

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

September 17, 2025

TO: Brook Bassan, President, City Council

FROM: Timothy M. Keller, Mayor *F*

SUBJECT: PLAN-2025-00002 - Community Planning Area Assessment Report – West Mesa CPA

This memo serves to transmit the West Mesa (Community Planning Area (CPA) Assessment Report to the City Council for its acceptance. The West Mesa CPA Assessment Report is the fifth CPA report to be transmitted to Council.

BACKGROUND

The Comprehensive Plan establishes 12 CPAs in the City, outlines a process to engage residents and community partners in an assessment of each CPA, and establishes performance metrics to gauge progress toward achieving the plan's vision and goals. The results of planning efforts for each CPA, when completed, are contained in a CPA Assessment Report.

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) Community Planning Area Assessments establishes parameters for CPA assessments, which inform updates to planning policies, zoning regulations, technical standards, and capital improvement priorities.

CPA assessments provide an opportunity to generate community-based recommendations for a given area. Though they inform updates and amendments to the Comprehensive Plan and the IDO, the CPA assessments themselves are not part of the ranked planning system.

REQUEST

The request to the Environmental Planning Commission (EPC) was for review and recommendation regarding the CPA Assessment Report for the West Mesa CPA. The West Mesa CPA is located west of the Rio Grande to the city's western edge, west of the Double Eagle II airport, and along Atrisco Vista Boulevard between I-40 and Montaño and Gila Roads.

The West Mesa CPA Assessment Report (Part 5) introduces 15 new policies particular to the West Mesa CPA Area. If accepted by the City Council, these new policies will be incorporated into the Comprehensive Plan, Chapter 4 Community Identity, Section 4.3.13 West Mesa CPA, in a future update.

ENGAGEMENT

The cornerstone of the CPA assessment process is engagement of residents, businesses, and other community partners. The West Mesa CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Planning staff gathered more than 1,500 responses and comments during the CPA community engagement process that served to inform the report and its recommendations.

EPC ROLE AND PROCESS

Pursuant to IDO §14-16-6-3(E)(7), the EPC has an advisory role in the CPA Assessments. The EPC's task is to review and recommend to City Council whether to accept recommendations in the CPA assessment reports. Pursuant to IDO §14-16-6-3(E)(7), the assessments shall be forwarded to the City Council for review and acceptance. This is a legislative matter.

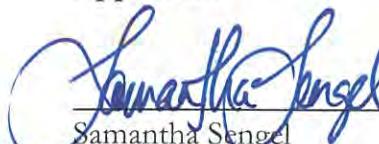
The EPC reviewed the report during a properly-noticed public hearing. At its August 21, 2025 hearing, the EPC discussed the report, heard public testimony, and voted to forward a recommendation of Acceptance to the City Council.

CONCLUSION

The EPC is forwarding a recommendation of Acceptance to the City Council of the West Mesa CPA Assessment Report. The Official Notification of Decision dated August 21, 2025 contains the EPC's findings and recommended conditions of approval that have been incorporated into the West Mesa CPA Assessment Report .

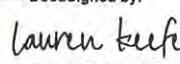
Title/ Subject of Legislation: Project #: PLAN-2025-00002 - Community Planning Area Assessment Report – West Mesa CPA

Approved:



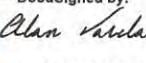
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Chief Administrative Officer

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Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:


Alan Varela Date
Planning Department Director

Cover Analysis

1. What is it?

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

2. What will this piece of legislation do?

The West Mesa CPA Assessment Report recommends new, place-specific policies that should be adopted into the Comprehensive Plan. The Action Matrix recommends specific projects and programs the City and other partners should undertake to achieve community priorities.

3. Why is this project needed?

CPA assessments generate community-based recommendations for new or revised policies for the Comprehensive Plan, and new or revised projects or partnerships with City Departments and partnering organizations.

The Comprehensive Plan includes CPA assessments in Chapter 14 (Implementation) to implement the City's vision, goals, and policies.

Council Resolution R-22-42 (Enactment #R-2022-061) establishes the order of CPA assessments. The West Mesa CPA Assessment Report is the fifth of twelve CPA Assessments.

The Integrated Development Ordinance (IDO) establishes criteria for CPA assessments in §14-16-6-3(E) Community Planning Area Assessments. The IDO requires that CPA Assessment Report recommendations that are accepted by the City Council, be included in policy updates to ranked plans (e.g. the Rank 1 Comprehensive Plan or a Rank 2 Facility Plan) and/or regulatory updates in the IDO annual update.

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

N/A- no funding is required.

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

No. N/A.

6. What will happen if the project is not approved?

The West Mesa CPA Assessment Report is required by Chapter 14 of the Comprehensive Plan, to implement the City's vision, goals, and policies. The IDO also includes a specific requirement that CPA Assessment Reports be utilized to make policy recommendations to City Council to update the Comprehensive Plan. If it is not accepted, then the West Mesa CPA policy recommendations reviewed by the EPC will not be integrated into the City's Comprehensive Plan.

7. Is this service already provided by another entity?

No.

FISCAL IMPACT ANALYSIS

TITLE: West Mesa Community Planning Area (CPA) Assessment Report

R:
FUND:O:
DEPT:

No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

(If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2026	Fiscal Years			Total
		2027	2028		
Base Salary/Wages	-	-	-	-	-
Fringe Benefits at	-	-	-	-	-
Subtotal Personnel	-	-	-	-	-
Operating Expenses	-	-	-	-	-
Property	-	-	-	-	-
Indirect Costs	-	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Estimated revenues not affected					0
<input type="checkbox"/> Estimated revenue impact					
Revenue from program					0
Amount of Grant					
City Cash Match					
City Inkind Match					
City IDOH					
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

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

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

This executive communication would facilitate City Council's acceptance of the West Mesa Community Planning Area (CPA) Assessment Report, the product of a year-long, community-based planning effort. The West Mesa CPA is located located west of the Rio Grande to the city's western edge, west of the Double Eagle II airport, and along Atrisco Vista Boulevard between I-40 and Montaño and Gila Roads.

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CITY OF ALBUQUERQUE
**WEST MESA
COMMUNITY
PLANNING AREA
ASSESSMENT**



As Accepted By City Council on ___/___/2025



IMPROVING PLACE FROM PLANNING TO ZONING





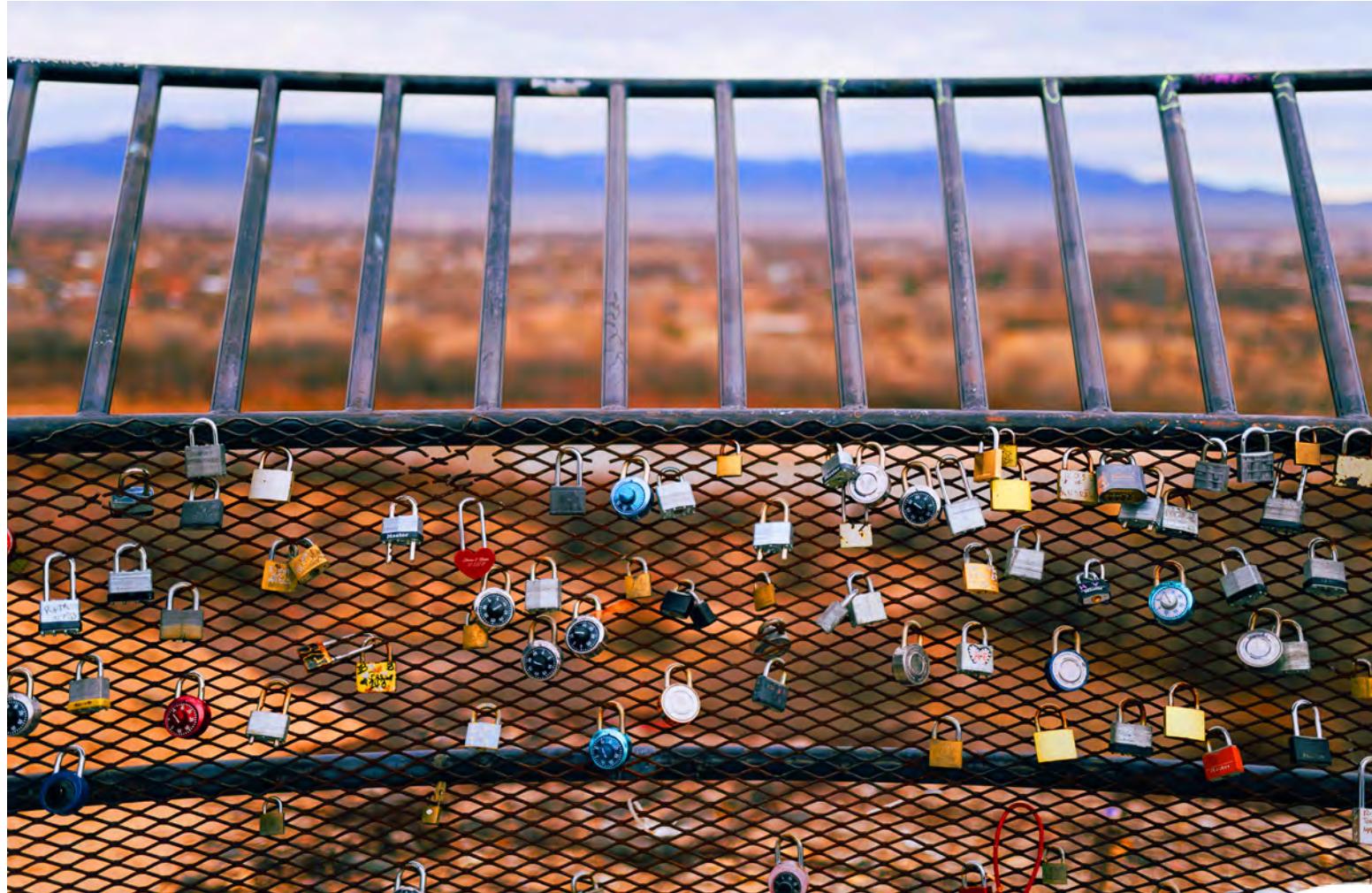
The outreach for and writing of this report happened on the unceded lands of the Tiwa people, whose descendants include the Sandia and Isleta Pueblos. We honor the continued presence, resilience, and vitality of the original stewards and the diverse Native populations that currently live in Albuquerque.

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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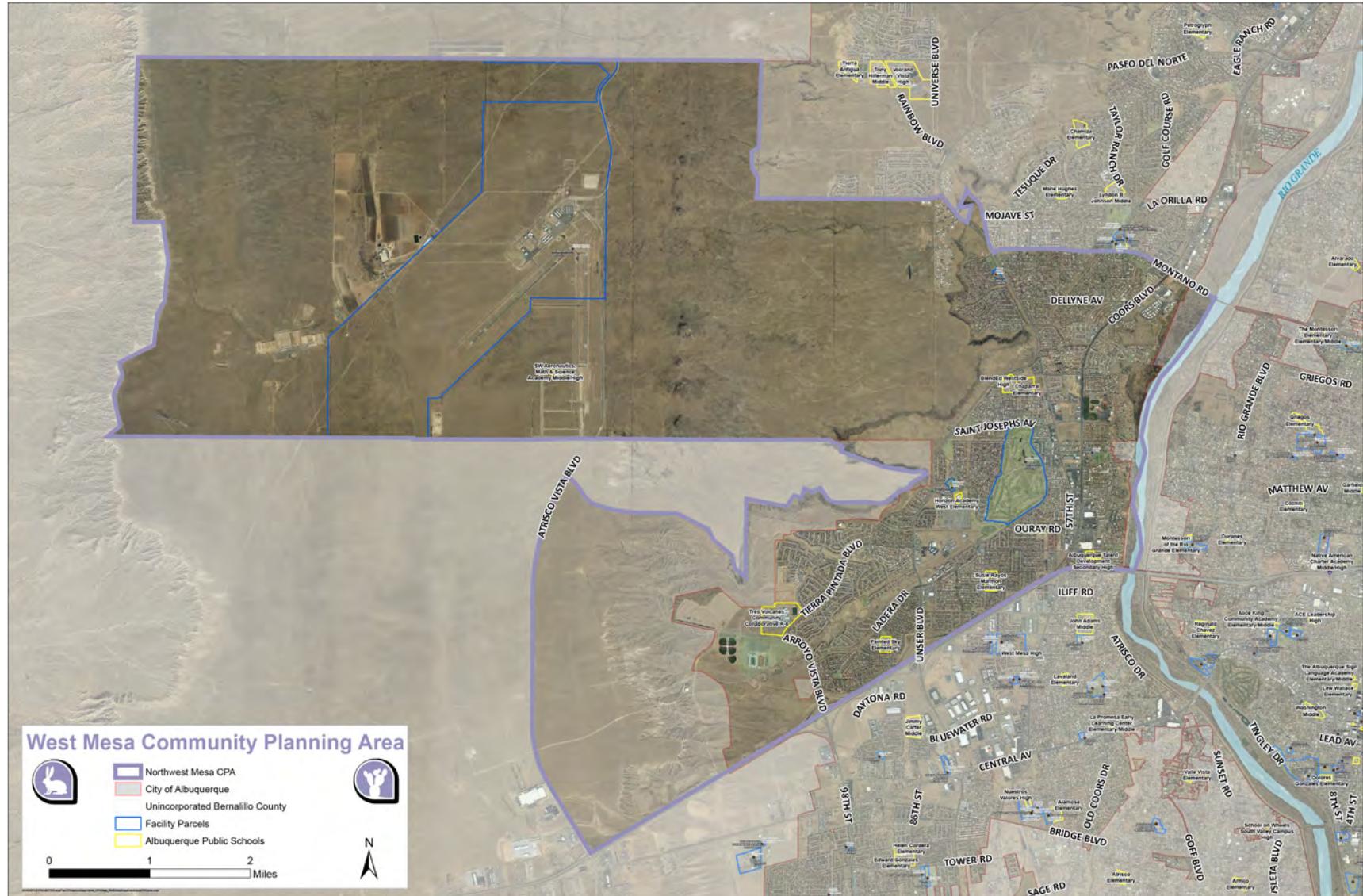
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PART 1. INTRODUCTION



FIGURE 1. WEST MESA COMMUNITY PLANNING AREA



1. INTRODUCTION

The West Mesa Community Planning Area (CPA) serves as one of the city's western gateways. It spans a significant area both within and outside the city limits, with Interstate 40 forming its southern boundary and the Rio Grande marking its eastern edge. To the north, its border extends to Montaño Road, while the western boundary is irregular, aligning with a neighboring CPA through the Petroglyph National Monument. Farther west, the CPA encompasses the Double Eagle II Airport and the City of Albuquerque Shooting Range before descending into the Rio Puerco Valley. The boundary then extends southward along Atrisco Vista Boulevard, encompassing the city's westernmost boundary.

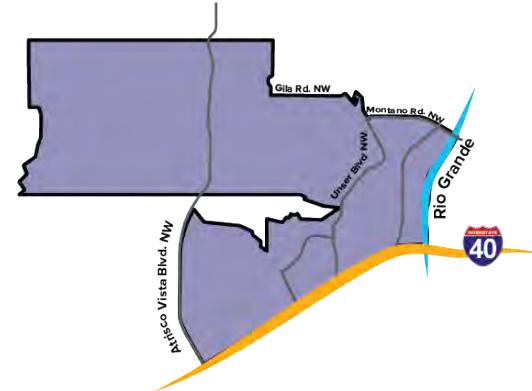
The West Mesa CPA has a rich history, with some of its earliest urban residents moving west of the Rio Grande in the 1960s and 1970s in search of affordable housing and more space beyond the congested downtown. These new neighborhoods offered stunning views of the Sandia and Manzano Mountains, the Bosque, and the volcanic formations to the west. The area is also home to significant historical and cultural landmarks, including one of North America's largest petroglyph sites, as well as

ruins of ancient Pueblo Indian settlements near the Bosque.

West Mesa consists of several well-established neighborhoods, such as Taylor Ranch, Vista Grande, Santa Fe Village, and others where many homeowners are the original residents from when the suburban communities were first built. Coors Boulevard serves as the primary north-south transit corridor, connecting the West Mesa to Interstate 40 and Montaño Road. This major thoroughfare also supports approximately 75% of the Westside's businesses and economic developments, making it a key commercial hub.

1.1 Overview

The City of Albuquerque's Long Range Planning team works with residents, community members, and businesses to document existing conditions and explore how future successes can be built on existing strengths. CPA assessments are one way for the City to engage with local communities equitably. City staff and local communities work together to inventory assets and create an action plan for each CPA. The CPA assessments are iterative processes facilitated by the Planning



Caption: West Mesa CPA Area graphic



Caption: Kayaking the Rio Grande



Caption: Gail Ryba Memorial Bridge and I-40 West Trail

Department to review, confirm, or propose changes to policies and regulations. This is an evolving strategy to ensure that community members have a say in the future of their neighborhoods. Ultimately, the CPA assessments strengthen connections between the City and its communities, promoting sustainable development and enhancing the quality of life for all Albuquerque residents.

1.2 Purpose

To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process is intended to ensure that all residents and areas benefit from long-range planning efforts, coordination, and problem-solving. The CPA assessment process seeks to develop positive relationships between the City and community members by focusing on actions that can lead to transformative changes in the community over time. Other City departments and agencies also follow and participate in the CPA process as needed to address relevant questions, issues, and opportunities.

The process is also designed to help ensure that best practices are implemented throughout the city and that plans complement and inform each other. Done well, CPA assessments will be vital tools over

the years to implement and track the Comp Plan and identify changes needed to better serve and protect neighborhoods and ensure thriving business districts and employment centers.

1.3 CPA Process

The idea of Community Planning Areas were first conceived 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 adopted into the Comp Plan in 2003, the same time that the Centers and Corridors framework was added.

The CPA assessment process is a community-based approach to enable residents, business owners, property owners, neighborhood associations, community groups, and other stakeholders to determine the future of their community and the priority actions needed to get there. Our process involves communities identifying and prioritizing a broad set of assets, opportunities, and challenges that contribute to an action plan. This action plan connects implementers in government, institutions, and community organizations.



Caption: Westside CPA Kickoff Meeting



Caption: West Mesa CPA - Block Party



Caption: West Mesa CPA - Block Party

FIGURE 2. CPA ASSESSMENT PROCESS

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 designated area through the CPA assessment process. This effort marks a significant departure from past planning efforts. Instead of reacting to immediate crises, the process is intended to be proactive. It is also intentionally designed to accommodate all areas of the city, learning from each and extending the benefits to all



Caption: Assets and Opportunities

1.4 Engagement

The West Mesa CPA assessment engagement began in September 2024 with two kickoff events: a Block Party at El Rancho Atrisco Park and a Virtual Kickoff on Zoom, ensuring accessibility for those unable to attend in person. Between September and November, the CPA team actively engaged with the community by setting up information tables and interacting with residents at local businesses, parks, community centers, and events throughout the West Mesa CPA.

Community input was gathered through a variety of outreach efforts, including individual conversations, focus groups, and public events. These activities were conducted in collaboration with other City departments to address community concerns more effectively.

During the early phases of CPA engagement, surveys were distributed in order to help verify and refine input and feedback received by members of the public. Surveys were distributed to validate and refine the policies and actions developed throughout the CPA process. These surveys were made available online via the CPA website and were actively promoted through the Planning Department's email list to encourage widespread participation.

TABLE 1. Engagement Summary

Date	Type of Engagement	# of Participants
SEPTEMBER 2024	KICKOFF	80+
SEPTEMBER 2024	BLOCK PARTY	150+
SEPTEMBER 2024	VIRTUAL MEETING	5+
OCTOBER, NOVEMBER 2024	COMMUNITY OUTREACH	500+
OCTOBER 2024	MEETINGS AND COMMUNITY EVENTS	200+
JANUARY 2025	CANDID COMMUNITIES	15+
FEBRUARY 2025	COMMUNITY WALK	15+
FEBRUARY 2025	HIGH DESERT PLAYBACK	30+
MARCH - APRIL 2025	RESOURCE FAIRS & FOCUS GROUPS	200+
ONGOING	ONLINE SURVEYS	150+
JUNE 2025	OPEN HOUSE	60



PART 2. COMMUNITY CONTEXT



2. COMMUNITY CONTEXT

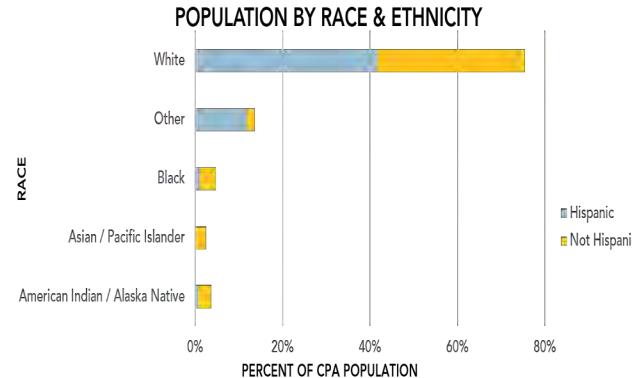
2.1 Area Description

The West Mesa Community Planning Area (CPA) is located on Albuquerque's western boundary. The CPA includes the western ridge along Interstate 40 (I-40), locally known as Nine Mile Hill and originally part of historical route 66, which descends into the valley with the Rio Grande at its base. West Mesa boasts expansive views of the Sandia and Manzano Mountains to the east with the greater Albuquerque metropolitan cityscape filling the entire valley. The metropolitan area is bisected by the Rio Grande flowing north to south, and dormant volcanoes sit atop the escarpment extending from West Mesa to the Northwest Mesa.

The West Mesa CPA is home to some of the earliest historical human settlements in the area. The Indigenous Pueblo people were the first residents. Ancient settlements have been discovered throughout the Bosque along the Rio Grande, and their stories are still graphically represented in petroglyph carvings on the mesa.

Starting in the late 1500s, the Spanish and Mexican people entered the area, establishing farming communities throughout the region, some of which still

exist. Ranching and other farming activities



in the West Mesa CPA continued until about 1939, when the area was developed into what is the present-day Taylor Ranch Neighborhood.

The West Mesa CPA boundary is irregular and includes a large portion of the city's undeveloped and Open Space land, including the Petroglyph National Monument, the City Shooting Range, and the Double Eagle II Airport. The western boundary follows the city's boundary west of Atrisco Vista to the Rio Puerco, but the southern portion follows the U.S. Census Tract boundary that follows Atrisco Vista and includes a portion of unincorporated Bernalillo County. The eastern border is the Rio Grande, and the southern border is

I-40. The northern border follows the city's boundary west of Del Oeste Drive and cuts down to Gila Road and again at Montaño Road to the east. Most of the West Mesa CPA population lives in the southeastern portion of the CPA between Montaño Road to the north and I-40 to the south along the Coors and Unser corridors.

Design & Character

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

2.2 Demographics

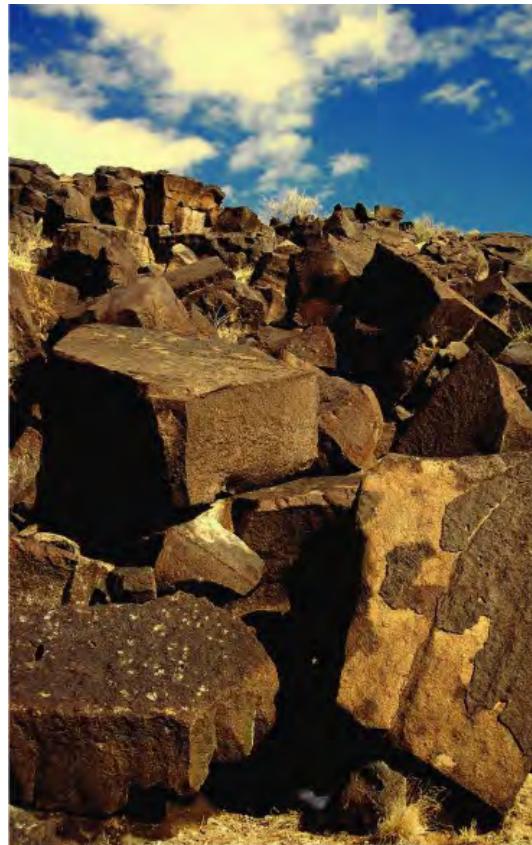
More than 40,000 people, or about 4% of Albuquerque's population, live in the West Mesa CPA. Due to geographic and political boundaries, the City of Albuquerque primarily has undeveloped land on the Westside, including the southwestern portion

of the West Mesa CPA. This means that the population of the West Mesa CPA will continue to grow over time, while other areas of the City are projected to remain stable or in some cases, decline in population. A large portion of the population in West Mesa is under 45 years old (64%). Roughly 25% of people in the West Mesa CPA have graduated high school or completed a GED, with 70% of residents having some higher education, which is the same as Albuquerque as a whole.

According to the latest census data, Forty-two percent (42%) of community members in the West Mesa CPA identify as Latino or Hispanic, which is slightly lower than the city as a whole at 50%. Two and a half percent (2.5%) of the people who live in West Mesa identify as Asian or Pacific Islander, compared to 3% in the city overall. 5.5% identify as American Indian.

As of 2022, most households (75%) were owner-occupied, while renters made up about 21% of the households. This ratio of homeowners to renters is significantly higher than the city overall (57% to 37%). Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are considered to be cost-burdened. Based on this threshold, 21% of homeowners and 59% of renters in the West Mesa CPA are cost-burdened compared to 34% of Albuquerque overall. When adding in transportation costs, West Mesa households

have higher costs than other Albuquerque households. West Mesa CPA residents spend 51% of their incomes on housing and transportation compared to 48% for other Albuquerque residents.



Caption: Petroglyph National Monument

In the West Mesa CPA, nine percent (9%) of households live below the poverty line, much lower than Albuquerque overall (18%). Over half of households (53%) in this area earn less



Caption: Rio Grande at the San Antonio Oxbow

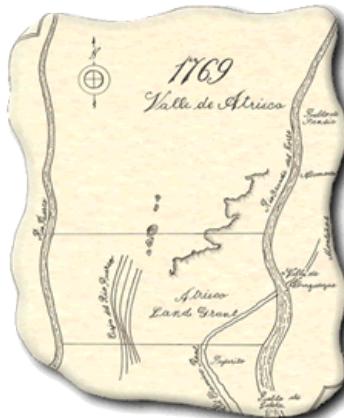
than \$50,000 a year, with 18% earning between \$25,000 and \$49,000. This is a slightly higher percentage than Albuquerque overall. A bigger difference is between those earning more than \$100,000 a year, with 32% of the West Mesa CPA population compared to 23% citywide.

2.3 History

Over 200,000 years ago an ancient lava flow from nearby volcanic eruptions rolled over the landscape. Over time, the landform has eroded, leaving the jagged-edged basalt rock escarpment of today. Early Native American inhabitants carved pictorial images, called petroglyphs, onto the volcanic rock. These images represented animals, people, and other iconography whose original meaning has been lost over time. These petroglyphs tell a story of historical inhabitants. Archaeological sites near the Bosque along the Rio Grande, offer further evidence of Indigenous Pueblo inhabitants and historic Spanish villages.



Community Context



Caption: Artist rendition - Atrisco Land Grant

When the Spanish arrived in the late 1500s, they farmed and raised livestock in the area and along the western bank of the Rio Grande. Ancestral Puebloans fought and expelled the Spanish in the Pueblo Revolt of 1680. Governor Diego De Vargas reclaimed New Mexico for the Spanish in 1692, and many settlers returned to reclaim their family lands. In 1769, Spain established the Atrisco Land Grant for settlers living in the area. The land grant was to be used for the benefit of the community. Evidence of the Spanish settlers can also be found in the petroglyphs, through crosses and cattle-brands that were carved into the volcanic rock, inspired by the carvings left by the early Indigenous inhabitants.

The Taylors purchased 800 acres in 1939 for cattle grazing. They sold around 300 acres to the Mr. and Mrs Poole, who moved to Albuquerque near the Oxbow in 1957. The Poole's sold a portion of their land to Ray Graham who hired Antoine Predock

to build the La Luz Town homes/Cluster development around 1968. The Taylors also sold land to Bellamah who began building most of Taylor Ranch in the late 70's. About the mid 1900s agricultural practices were replaced with industrialization, and the city began to grow in both population and size. In the early 1960s ranchers sold hundreds of acres to different housing developers, including what became the Taylor Ranch neighborhood. By 1966 commercial growth in Albuquerque accelerated, while banks and builders advertised the suburban lifestyle available on the Westside. Land that was once dominated by ranching and farming was transformed into a thriving suburban community dominated by single-family housing. The area provided a quiet place to own a home that boasted spectacular views of the mountains, the Bosque, and the volcanoes. Comprehensive planned communities with schools, shopping centers, and parks were constructed in the late 1970s. Commercial services such as grocery stores and healthcare were slow to follow, with the majority of employment opportunities and services remaining east of the Rio Grande.

Albuquerque's Westside was and still is the fastest growing area in New Mexico. Early zoning patterns allowed primarily single-family housing, but land along the Coors corridor has been re-zoned to allow higher density housing in recent years. In 1984 the Coors Corridor Sector Development Plan was adopted and established Coors Blvd. as a limited access parkway, with environmental and view preservation policies and design guidelines, to preserve the natural beauty

of the area, connecting the Southwest and Northwest Mesas, and ultimately connects the entire westside. In 2008 the interchange of I-40 and Coors Boulevard was completed, facilitating better transportation for commuters in and out of the West Mesa and Southwest Mesa.

In 1967, heirs of the Atrisco Land Grant settlers created the Westland Development Company. In 1990, Westland sold 2,000 acres to the federal government that became part of the Petroglyph National Monument. In 2006, Westland sold the remaining land to a private developer that created the Westland Master Plan, which was originally jointly adopted by the City and Bernalillo County. Subsequent amendments have created two separate plans – the Westland Framework Plan for the City's portion tied to the Planned Community zoning and the Upper Petroglyphs Sector Development Plan for the County's portion. Some of the City's portion has developed into residential subdivisions. The majority of the original Westland plan has yet to develop, including a town center just north of I-40

Today the West Mesa CPA is home to residents who moved across the river away from the greater population of Albuquerque to enjoy a quiet environment with great views, family-oriented neighborhoods, and amenities close by. The CPA process seeks to honor the area's history and facilitate the area's future in response to community engagement, research, and inter-governmental cooperation.



PART 3. AREA PROFILE





3.1 Community Identity



Caption: RWest Bluff Park - View of the Bosque, Sandia and Manzano Mountains

Albuquerque is home to distinct and vibrant neighborhoods supporting a wide range of urban, suburban, and rural lifestyles that reflect the unique history, culture, and environment of the region. This section provides an overview of Community Identity in the West Mesa CPA, reviews related assets and opportunities, and includes community input on this element. The analysis underscores the interplay of tradition and modernity in West Mesa, illustrating a community that is both rooted in history and open to change. See subsections, 4.1, 4.2, 5.1 and 5.5 for CPA-specific projects, programs, and community priorities 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

Albuquerque's Westside is a rapidly growing area that offers a unique blend of suburban comfort, cultural heritage, and stunning natural beauty. The West Mesa Community Planning Area (CPA) covers an area west of the Rio Grande along the western edge of Albuquerque, east of Bernalillo County, south of the Northwest Mesa CPA and north of I-40. Nestled amongst dusty covered mesas and dormant basaltic volcanoes, West Mesa offers spectacular views of the Sandia Mountains to the east, the lush Bosque valley below, and the greater Albuquerque area. The Sandias are renowned for their vibrant pink and red hues at sunset. These iconic mountains, with rugged peaks and shifting colors from sunrise pastels to fiery sunsets, create a stunning natural backdrop for the city. This constant, inspiring scenery reflects Albuquerque's deep connection to nature, providing tranquility amidst suburban neighborhoods and commercial activity for residents.



Caption: Volunteer Clean-up in the Bosque



Caption: Ladera Golf Course



Caption: Petroglyph National Monument Trail

Assets

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

Opportunities

- Misperceptions of the area
- Accessibility
- Community development

The West Mesa CPA includes a large portion of the Petroglyph National Monument, whose escarpment stretches 17 miles to the north. Long stretches of road follow the escarpment that was carved out by volcanic eruptions over 100,000 years ago. Established in 1990 and jointly managed by the National Park Service and the City of Albuquerque, this national monument protects cultural and natural resources. The monument features five volcanic cones, hundreds of archaeological sites, and 24,000 petroglyphs created by Ancestral Indigenous peoples and early Spanish settlers. These carvings, depicting animals, people, symbols, and abstract designs, reveal a rich cultural heritage dating back 3,000 years, with most from 1300 to the late 1600s. Accessible through four major sites, the monument remains a treasured cultural and recreational destination.

Neighborhoods in the West Mesa CPA have deep historical roots, originating from homesteads established west of the Rio Grande before the 1940s. Initially reflecting the region's agricultural and rural traditions, the area has evolved into a thriving suburban community that balances historical heritage with modern development. Today, West Mesa features diverse neighborhoods with predominantly single-family homes.

Many residential neighborhoods were designed with curvilinear streets and cul-de-sacs, which help limit the speed of through-traffic. This helps to provide a good urban environment for walking and biking in these areas. Surrounded by natural landmarks like the Petroglyph National Monument and the Bosque, these neighborhoods offer a peaceful suburban environment with easy access to outdoor recreation.

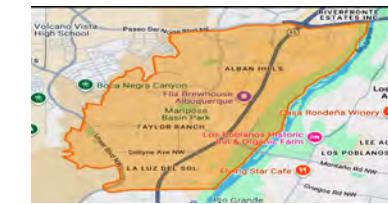
Active neighborhood associations foster a strong sense of community, while proximity to schools, parks, and local amenities minimizes long commutes. The area includes 11 Neighborhood Associations recognized by the City of Albuquerque, which foster community engagement, advocate local needs, and help shape each neighborhood's identity. Together, these neighborhoods create a diverse and historically rich community.

Neighborhood Associations

- Taylor Ranch
- Santa Fe Village
- Quaker Heights
- Vista Grande
- Ladera West
- The Courtyards
- Del Webb Mirehaven
- Las Lomitas
- Tres Volcanes
- Parkway
- Laurelwood

The Taylor Ranch Neighborhood

Association was founded in 1980 with a mission to preserve, protect, and enhance residents' quality of life. Nestled between the River, and the volcanic escarpment, with breath taking panoramic views of the Sandia Mountains, Rio Grande Valley, and City skyline. Taylor Ranch has long been recognized for its natural beauty and vibrant atmosphere.



Caption: Taylor Ranch Neighborhood Map

The Santa Fe Village Neighborhood

Association is uniquely positioned with the Petroglyph National Monument on three sides. This neighborhood offers residents a blend of seclusion, cultural heritage, and striking desert landscapes with ancient petroglyphs. Bordered by Montaño Road to the north, Unser Boulevard to the east, and Vulcan Road to the south, Santa Fe Village not only benefits from its scenic surroundings but also from its amenities for residents, including a neighborhood playground, two parks, and a dedicated dog park, all of which contribute to a comfortable lifestyle.



Caption: SF Village Neighborhood Sign

Quaker Heights is a tranquil neighborhood characterized by tree-lined streets and a diverse mix of housing. Its suburban charm is complemented by the proximity to local schools, parks, and recreational areas, along with easy access to major roads like Coors Boulevard and Interstate 40. This accessibility makes Quaker Heights especially appealing for residents who value both community engagement and convenient transportation to other parts of Albuquerque.



Caption: Quaker Heights Neighborhood Area

The Vista Grande Neighborhood

Association serves a diverse community that spans the City / County boundary. Vista Grande is bounded by Coors Boulevard to the west; St. Joseph's Drive to the north; the Rio Grande to the east; and Sequoia Road / Sequoia Court to the south. This neighborhood's character is shaped by a mix of urban built environment and natural features



Caption: Vista Grande Neighborhood Area

Officially recognized in 1990, **Ladera West Neighborhood Association** offers a picturesque environment with modern amenities. Situated between the Petroglyph National Monument and the City's Ladera Golf Course, residents of Ladera West enjoy impressive views of the Sandia Mountains, easy access to open desert and green spaces, and a serene atmosphere that blends suburban comfort with rugged Southwest landscapes.



Caption: West Mesa CPA Neighborhood Associations

Las Lomitas is a picturesque neighborhood that attracts residents who appreciate a peaceful lifestyle paired with convenient access to commercial amenities. Las Lomitas has easy access to shopping, dining, and entertainment, while its proximity to the Petroglyph National Monument supports a variety of recreational activities.

Del Webb Mirehaven, a master-planned residential community largely constructed in the mid 90's, is conveniently located near I-40. Close to the Nusenda Westside Stadium and the Albuquerque Regional Sports Complex, this neighborhood is also adjacent

to the Petroglyph National Monument. With over six miles of on-site trails and direct access to the Monument's trail systems, Del Webb Mirehaven offers abundant opportunities for outdoor recreation. A private multi-use trail along the Mirehaven Arroyo connects pocket parks and play areas, catering to residents seeking a lifestyle that balances suburban living with natural surroundings

The Tres Volcanes Neighborhood

Association, established in 2006, consists of several communities in one of Albuquerque's



Caption: Tres Volcanes Neighborhood Sign

fastest-growing residential and commercial areas north of I-40. Located between Unser Boulevard and 98th Street/Arroyo Vista along Ladera Boulevard, it includes neighborhoods such as Crossings, Sundoro, Sundoro South, and Storm Cloud. Historically tied to the Atrisco Land Grant, Tres Volcanes highlights both a rich past and a dynamic present.

The **Parkway** Neighborhood Association was recognized by the City in the mid 90's. The neighborhood was built by Sivage-Thomas Homes beginning in 1991 as the Parkway and Parkland View subdivisions. The subdivisions were designed with cul-de-sacs to promote a neighborly atmosphere.



Caption: Parkway Neighborhood Sign

The **Laurelwood** Neighborhood Association was established in 1983 and was once part of the historic Atrisco Land Grant,. Initially comprising the Cielo Grande and Cielo Dorado subdivisions, the area was renamed Laurelwood and was recognized by the City in 1987. The dedication of Laurelwood Park in 1996, along with later developments like Chamisa Encantada and enhanced connectivity through the I-40/ Coors interchange, has made Laurelwood a dynamic community with many recreational and retail amenities.



Caption: Parkway Neighborhood Sign

Coors Boulevard in Albuquerque, officially designated as New Mexico State Road 45, honors Henry G. Coors, a prominent district attorney and judge from the 1940s and early 1950s, not the Colorado brewery, as many assume. Today, this major thoroughfare is a vital north-south artery, on the Westside. Coors Boulevard connects suburban neighborhoods with essential services, including grocery stores, local and national retail centers, and dining establishments, making it a key commercial corridor. As an important expressway, Coors Boulevard provides critical connections to major transportation routes, including I-40 and Montaño Road, for residents, visitors, and commuters. As the street closest to the Rio Grande, it connects to all of the river crossings, serving as the most important corridor for east-west connectivity. Coors Boulevard is arguably the most important Westside corridor for its role in connecting communities and supporting the regional economy.



Caption: Coors Boulevard



Caption: Unser Boulevard

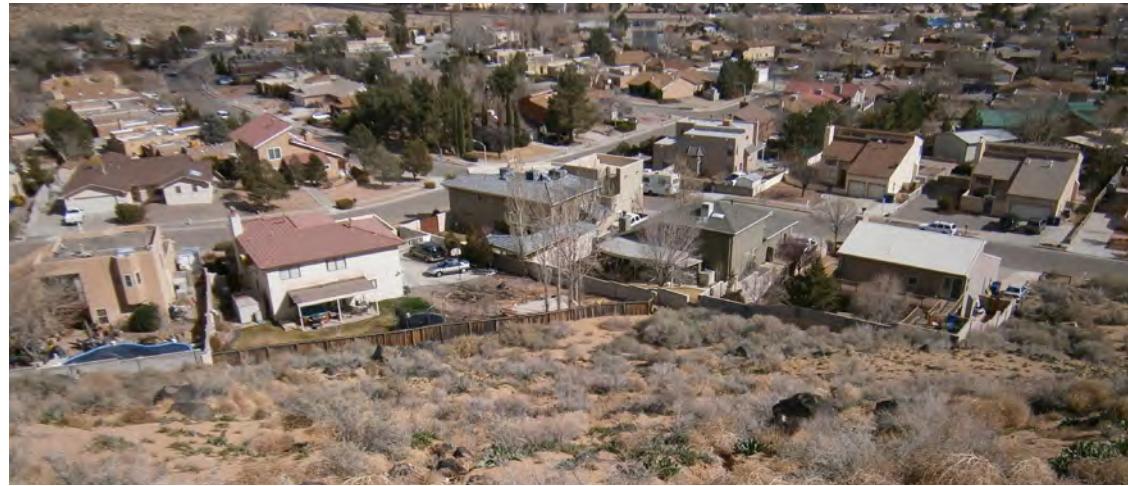
Unser Boulevard is another key thoroughfare on Albuquerque's Westside, playing an integral role in connecting neighborhoods and commercial areas. Running north-south through the West Mesa CPA, it serves as a vital corridor for neighborhoods such as Santa Fe Village, offering residents convenient access to essential amenities, schools, parks, and shopping centers. Over the years, Unser Boulevard has evolved from just a commuter street into a commercial corridor that serves the local community and the broader region.

West Mesa residents appreciate the suburban lifestyle on Albuquerque's Westside, citing its safety, tranquility, and appeal for families, retirees, and professionals.

The community takes pride in its scenic landscapes, and there is a strong desire to preserve open spaces and protect scenic views from overdevelopment. Parks, trails, and walking paths are highly valued amenities, contributing to a sense of connection with nature.



3.2 Land Use



Caption: View of Westside houses from atop the Petroglyph escarpment looking East



Caption: Parkwest Park



Caption: Landscape buffer along Coors

From shaping housing options to affecting air quality, land use influences how community members experience a place. This section provides an overview of land use in the West Mesa CPA, reviews the area's related assets and opportunities, and includes community input regarding this element. See Subsections 4.4 and 5.2, 5.3 and 5.5 for CPA-specific projects, programs, and policies related to Land Use.

3.2.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

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



CABQ Planning Department

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



Bernalillo County Planning and Development Services

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

3.2.2 SNAPSHOT

Land use in the West Mesa CPA is composed primarily of residential development, complemented by non-residential uses, significant expanses of parks and open spaces, and substantial areas of undeveloped land.

Parks and Open Space comprise the largest portion of the West Mesa CPA, accounting for approximately 36% of the total area.

Thousands of acres are within the Petroglyph National Monument, managed jointly by the National Park Service and the City's Open Space Division within the Parks and Recreation Department. The Monument and Major Public Open Space west of the Double Eagle II Airport create an island of permanent open space that splits the northwest portion of the CPA into western and eastern sections. The City's Ladera Golf Course is 244 acres. The Oxbow is 23 acres of Major Public Open Space between the Rio Grande and Saint Pius High School. The APS Nusenda Sports stadium is 110 Acres and the Jennifer Riordan Sports complex is 81 acres.

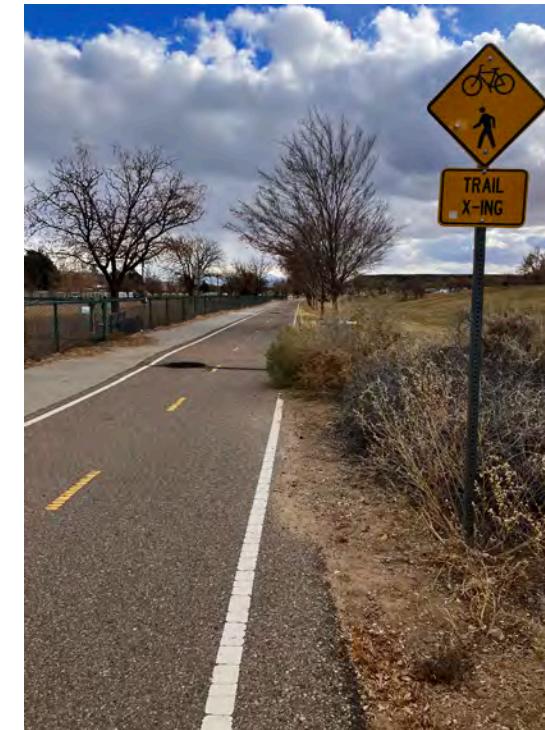
The second most prominent land use category is undeveloped land, accounting for roughly 25% of the CPA. Many undeveloped parcels are within the unincorporated Bernalillo County and are master planned in the Upper Petroglyphs Sector Development Plan, which was formerly part of the jointly adopted Westland Master Plan. The City's portion of the original Westland Master Plan



Caption: Multi Family Housing at Coors and Montaño

are now part of the Westland Framework Plan, zoned as a Planned Community. There are many acres of undeveloped land zoned Non-residential Commercial (NR-C) on either side of St. Josephs Drive between Coors Boulevard and Atrisco Drive. The Ladera Industrial Park, zoned Non-Residential Business Park (NR-BP) is located on Unser Boulevard just southwest of the Ladera Golf Course. Of the 116.6 acres in the Industrial Park, there are still some areas that are undeveloped.

The majority of developable land in the CPA is zoned for low-density residential development. Suburban neighborhoods surrounded by vast open spaces and protected cultural landscape of the petroglyphs enhances the community's character. A small number of multi-family and townhouse developments are along Coors Boulevard. The Westland Framework Plan allows a mix of single-family, townhouse, and multi-family development on approximately 3000 acres.



Caption: Multi-Use Trail - Santa Fe Village Park

Assets

- Viewsheds
- Developable land
- Variety of zoning
- Predominant parks and open space
- Housing Affordability

Opportunities

- Existing vacant land
- Rapid urban growth challenges
- Planning for remaining developable land

Non-residential zoning makes up less than 1% of the CPA and is generally located along Coors Boulevard. Office and commercial services are also allowed in Mixed-use zone districts, which generally line Coors or Unser Boulevards.

Notably, the West Mesa CPA is one of only two CPAs in Albuquerque that includes an airport within its boundaries, making it distinct from other areas. The Double Eagle II Airport is managed by the City Aviation Department and has a Master Plan last updated in 2024. The Double Eagle II Airport is 4,100 acres, with 60 acres designated as lease areas to support other non-residential development with employment opportunities. The Double Eagle Airport is designated as an Employment Center in the City's Comprehensive Plan.



Caption: The Courtyards Neighborhood - Single loaded street providing a buffer, drainage, sediment controls and views of the escarpment.



Caption: West Mesa CPA sunset - View of the open space and volcanoes

The undeveloped land in West Mesa, not to be confused with Open Space, is poised for future development as the region continues to expand to meet the needs of Albuquerque's growing Westside communities. Numerous projects and initiatives are underway to provide additional housing, commercial services, and businesses. While these developments aim to serve the community, participants in the CPA process expressed concerns about urban sprawl. Community members want to see a balance between fostering necessary growth and avoiding unchecked development that could adversely affect the area's character and infrastructure.



FIGURE 3. LAND USE BY CATEGORY

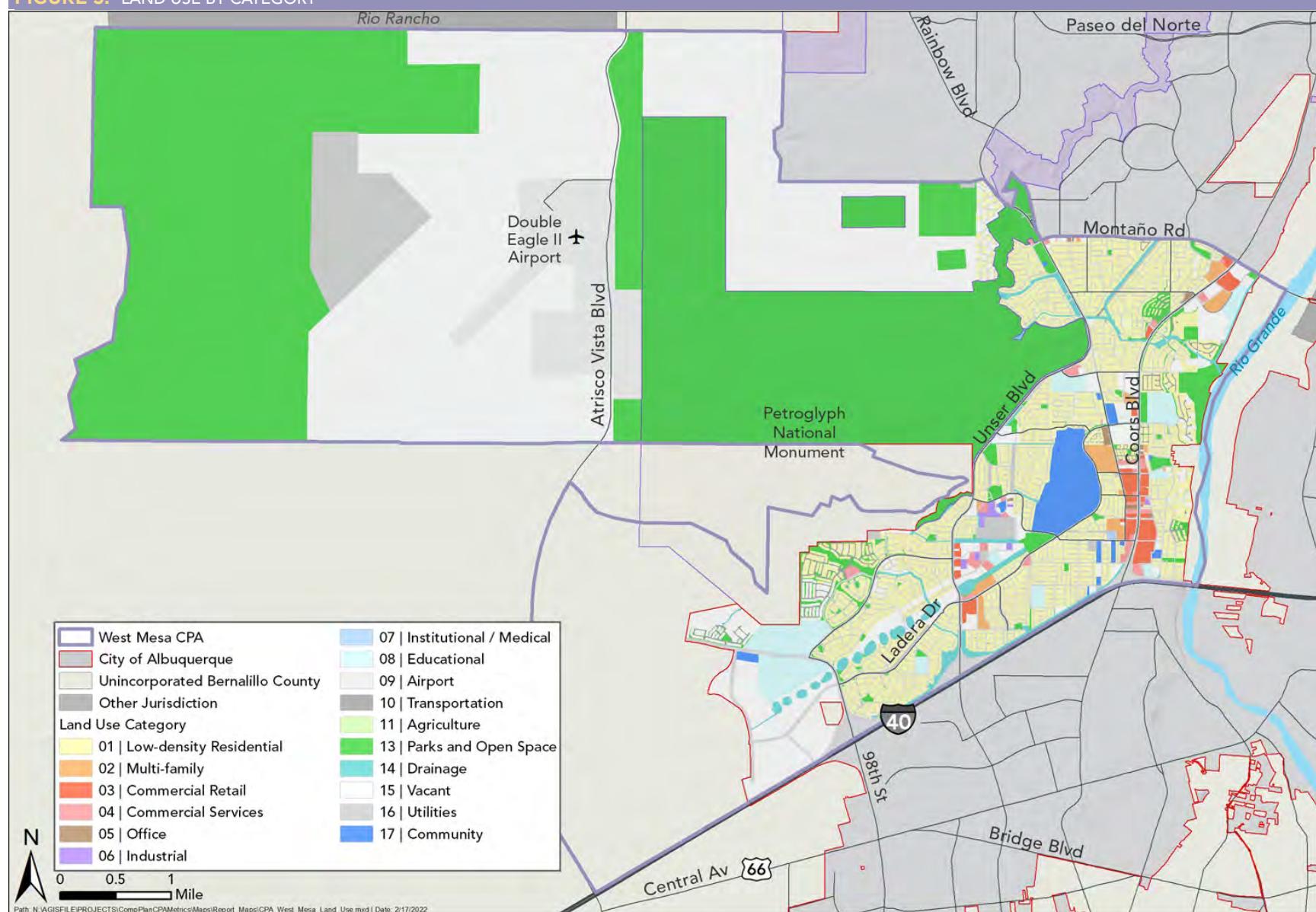
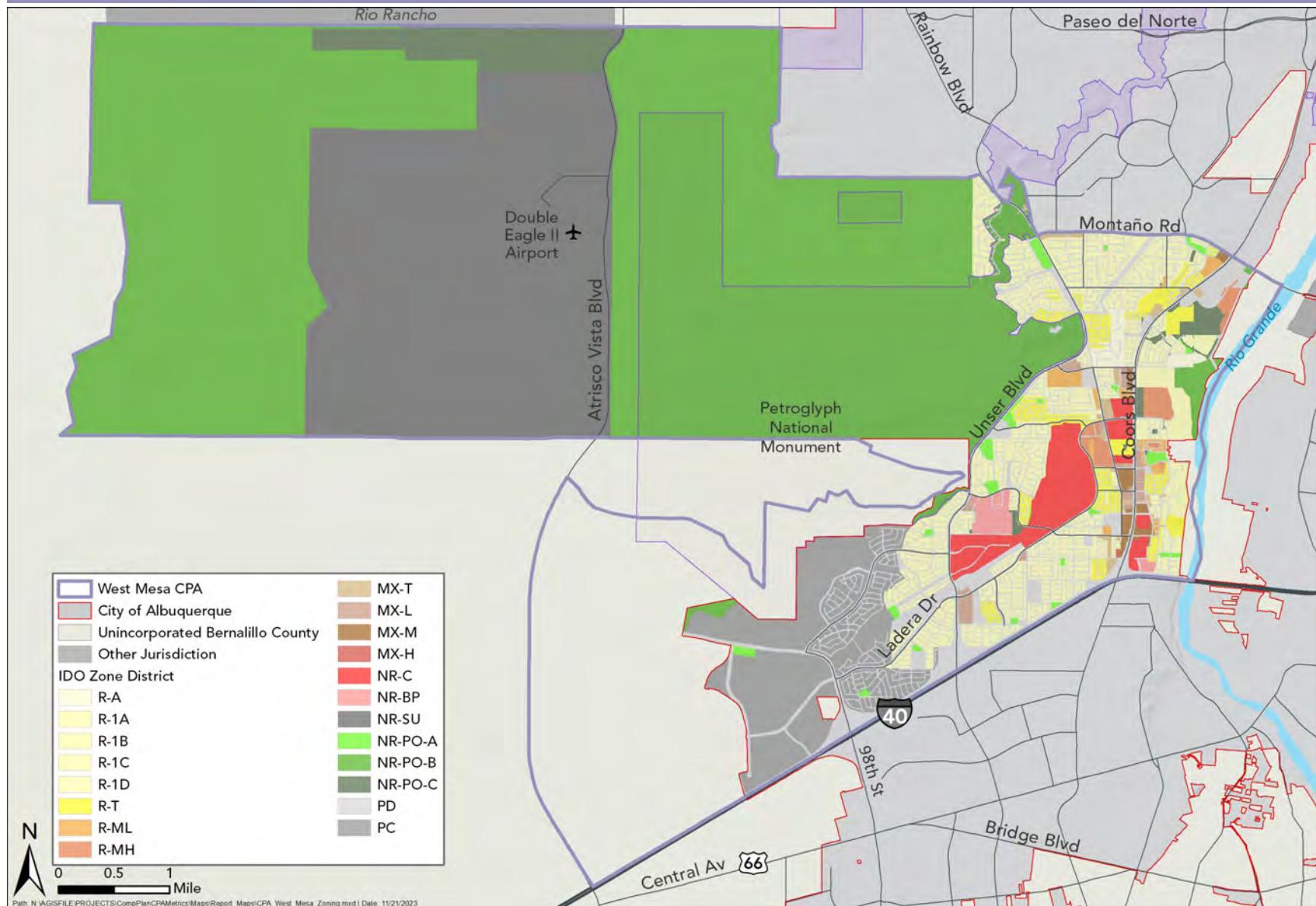




FIGURE 4. IDO ZONE DISTRICTS





3.3 Transportation



Caption: Montaño and Coors looking East



Caption: New Automated Speed Enforcement - Unser Blvd.



Caption: I-40 West Trail

Connections between the places where residents live, work, play, and learn is key to enhancing quality of life. What's needed for transportation infrastructure and services depends on the population and demographic make-up of different areas, the types and mix of land uses, and lifestyle choices, all of which change over time. This section provides an overview of Transportation in the West Mesa CPA, reviews related assets and opportunities, and includes community input on this element. See Subsections 4.4, 5.3, and 5.5 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](#)
- [Bikeway & Trail Facility Plan](#)



[Mid Region Council of Governments \(MRCOG\)](#)

- [Mid Region Metropolitan Planning Organization](#)
- [Transportation Improvement Program](#)
- [Transitions 2045 Metropolitan Transportation Plan \(MTP\)](#)
- [Long Range Bikeway System \(LRBS\)](#)



[CABQ Transit Department \(ABQ RIDE\)](#)

- [Routes & Schedules](#)



[New Mexico Department of Transportation \(NMDOT\)](#)

- [Active Projects](#)



[Bernalillo County Public Works](#)

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

3.3.2 SNAPSHOT

Street networks are made up of local streets that access collectors and minor arterials, which connect to principal arterial streets that connect different parts of the region. Unlike the Eastside, there is a limited grid of streets on the Westside. The Rio Grande limits east-west connections, so principal arterials with river crossings carry significant traffic, particularly at peak commuting times. The volcanic escarpment and the Petroglyph National Monument limit north-south connections, so Unser Boulevard to the west and Coors Boulevard to the east are the only streets that connect the West Mesa CPA to surrounding areas.

3.3.3 MULTI-MODAL

Coors Boulevard serves as a critical arterial street for the Westside, managed as a 6-lane state highway that connects neighborhoods and businesses and links to river crossings, I-40, and the City of Rio Rancho to the north. **Unser Boulevard** is a limited-access arterial managed by the City. A multi-use trail on the east side of Unser travels almost the entire length of the CPA. Originally planned as a ring road to connect I-40 with the City of Rio Rancho to north while avoiding congestion on Coors Boulevard, **Atrisco Vista Boulevard**

Boulevard provides access to the Petroglyph National Monument and other city-owned properties, such as the City of Albuquerque Shooting Range and Double Eagle II Airport.

Interstate 40 provides access to and from the West Mesa CPA by vehicle, but it serves as a barrier for pedestrians and cyclists traveling to the Southwest Mesa.

The design of local streets in West Mesa reflects a mix of suburban patterns across several planning areas. Many neighborhoods have curvilinear streets that accommodate the landscape, while some feature a more traditional grid-like street pattern. Curvilinear streets with cul-de-sacs have limited cross-through traffic, which generally slows traffic, but it also adds congestion at access points to arterial streets and decreases connectivity for pedestrians and cyclists to adjacent neighborhoods.

The majority of West Mesa residents commute to work alone by car (84%), primarily using river crossings to go to job centers on the Eastside.

There are only 2 Bus transit routes that serve the West Mesa CPA. These transit routes are the (777) along Coors Boulevard, and the (157) Montgomery/Montaño bus.

The bike network in the West Mesa CPA consists of existing bike lanes on a number of streets that include 98th St NW, Antequera, Atrisco, Bob McCannon Parkway, Golden, Ladera, Laurelwood, Mirandela, Mirehaven Pkwy NW, Montaño, St. Joseph's Avenue, Tierra Pintada Boulevard, Unser Boulevard,

Valle Vista, Vulcan, and Western Trail NW.

Most people are dependent on private cars to get from homes to nearby businesses and to job centers on the Eastside. The long distances between residential and non-residential land uses makes driving the most practical option for most trips. As a result, transit is not a widely used; less than 1% of commuters take public transit.

Approximately eighteen percent (18%) of households within West Mesa are within a 10-minute walk of a community facility, thirteen percent (13%) are within a 10-minute walk of a grocery store, and eighty-six percent (86%) are within a 10-minute walk of a park, and that does not include Ladera Golf course as a park.

Assets

- Sub-Highway like system (Coors Blvd)
- Bike & Trail Systems
- Roads are car-oriented

Opportunities

- Availability of public transportation & Bus Services
- Road connectivity
- Speeding and safety
- Constant Heavy Traffic
- Lighting and visibility

3.3.4 TRAFFIC SAFETY

Walking and biking in the West Mesa CPA pose significant challenges due to limited infrastructure and safety concerns. There are two major corridors within this CPA that both fall on the [City's High Fatal and Injury Network \(HFIN\)](#), being portions of Unser Blvd and Coors Blvd. Wide, multi-lane streets designed for higher auto speeds contributes to speeding and reckless driving behavior. Only certain parts of the area are pedestrian- or bike-friendly, leaving much of the community inaccessible or unsafe for active transportation (i.e. non-motorized travel options). These conditions create barriers for residents who would otherwise walk or bike for transportation or recreation.

Addressing the transportation concerns of West Mesa CPA will require a multifaceted approach. in addition to redesigning streets, land use must also be considered to slow traffic, with improved infrastructure for pedestrians and cyclists, expanded and more accessible transit options, and measures to curb reckless driving would all be needed to create a safer and more inclusive environment for active transportation. Such changes would enhance residents' quality of life and encourage more sustainable and equitable mobility option.



Caption: New Speed Camera on Unser Boulevard

3.3.5 ASSETS & OPPORTUNITIES

Community members appreciate the connectivity provided by Coors Boulevard, which links neighborhoods and facilitates travel between I-40 and the Westside.

As the Westside continues to develop, there are more demands to widen existing roadways to add lanes for vehicles; however, it is important to note that additional capacity always leads to more people choosing to drive over other transportation options or carpooling, so adding vehicle capacity often makes congestion worse. Adding vehicle capacity on north/south corridors or east/west corridors without widening river crossings, which is hugely expensive, highly impactful on the Bosque, and politically charged, will only increase the choke point at river crossings. Additionally, widening roadways can create more traffic safety conflicts because more people driving will lead to more crashes.

Improving transportation options other than private vehicles, such as transit, biking, walking, and scooters, can move more people more efficiently without needing to widen roadways. Prioritizing job growth west of the Rio Grande to balance jobs and housing is another factor that would reduce congestion on river crossings and improve the transportation system in the West Mesa CPA.

Participants reported that speeding and reckless driving behavior in residential neighborhoods and on major streets creates unsafe conditions for pedestrians and cyclists.

High-speed, reckless driving has heightened fears for those who attempt to walk or bike in neighborhoods. On streets with heavy traffic that connect neighborhoods, the situation is slightly different, pedestrians and cyclists expect fast-moving traffic and take extra precautions. This normalization of reckless driving has discouraged alternative transportation options in the area.

While bus services are available in the area, many residents report that these services are sparse, difficult to access, and insufficient to meet the community's needs.

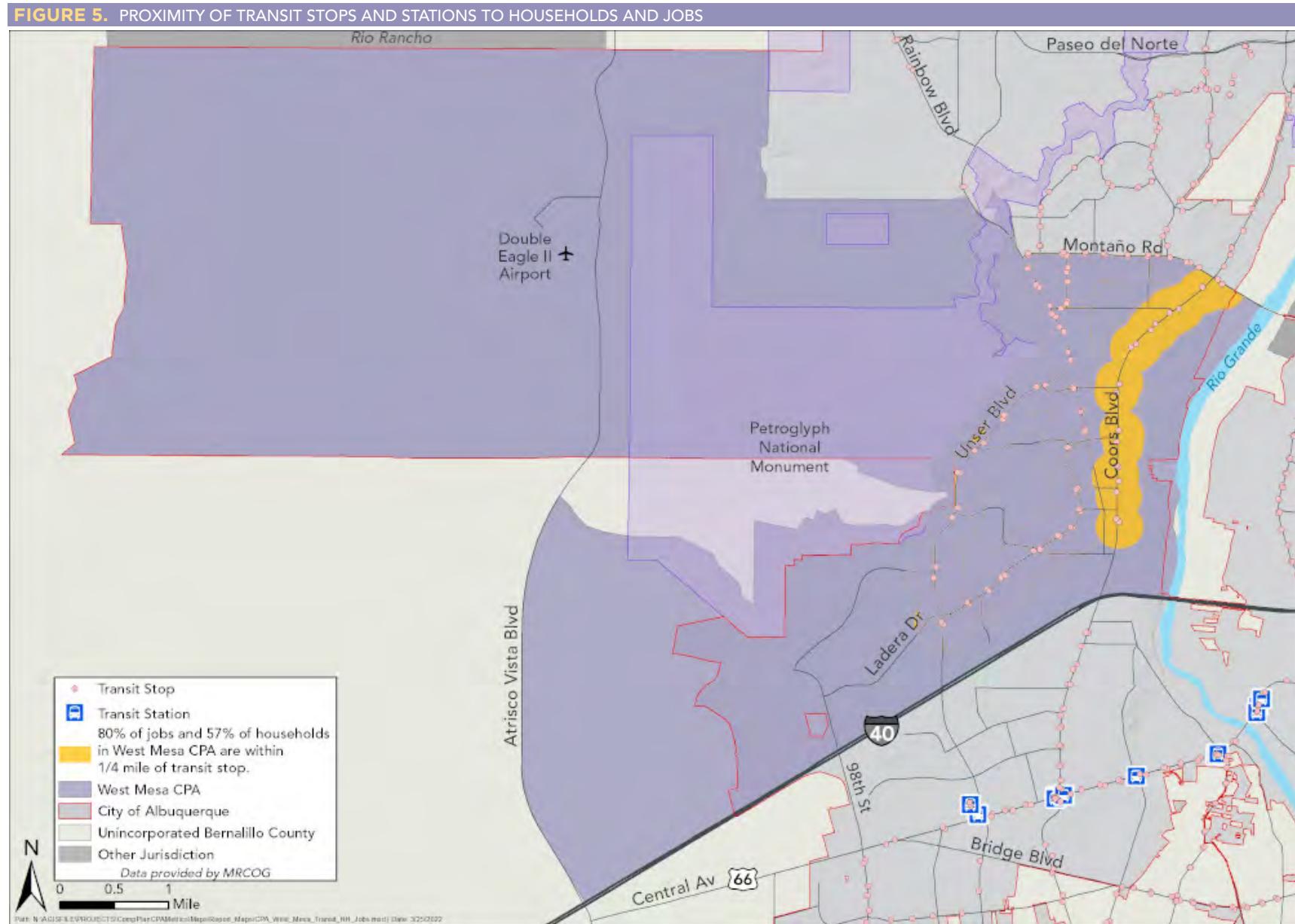
Community members requested infrastructure improvements and enforcement to make walking, biking, and driving safer throughout the area. Many residents reported that the car-centric design of West Mesa limits their ability to use alternative transportation methods, such as biking, walking, or public transit.

Assets

- Sub-Highway like system (Coors Blvd)
- Bike & Trail Systems
- Roads are car-oriented

Opportunities

- Availability of public transportation & Bus Services
- Encouraging commercial services closer to neighborhoods to reduce driving
- Speeding and safety
- Lighting and visibility
- Street design to slow and even out traffic to reduce travel delays and congestion



Caption: Graphic Representation of current situation. Percentages will be more accurate when 2028 Census data is calculated.

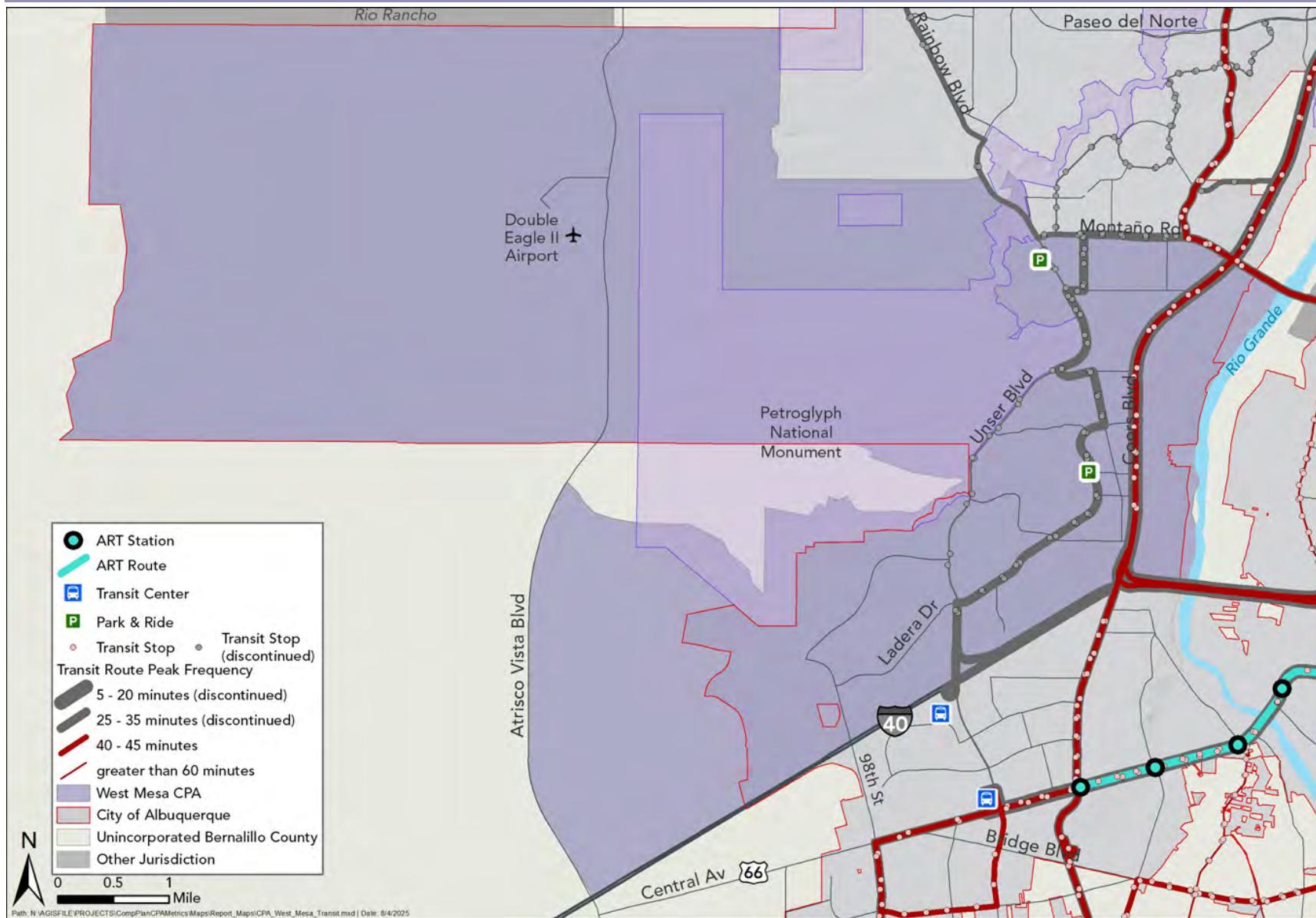
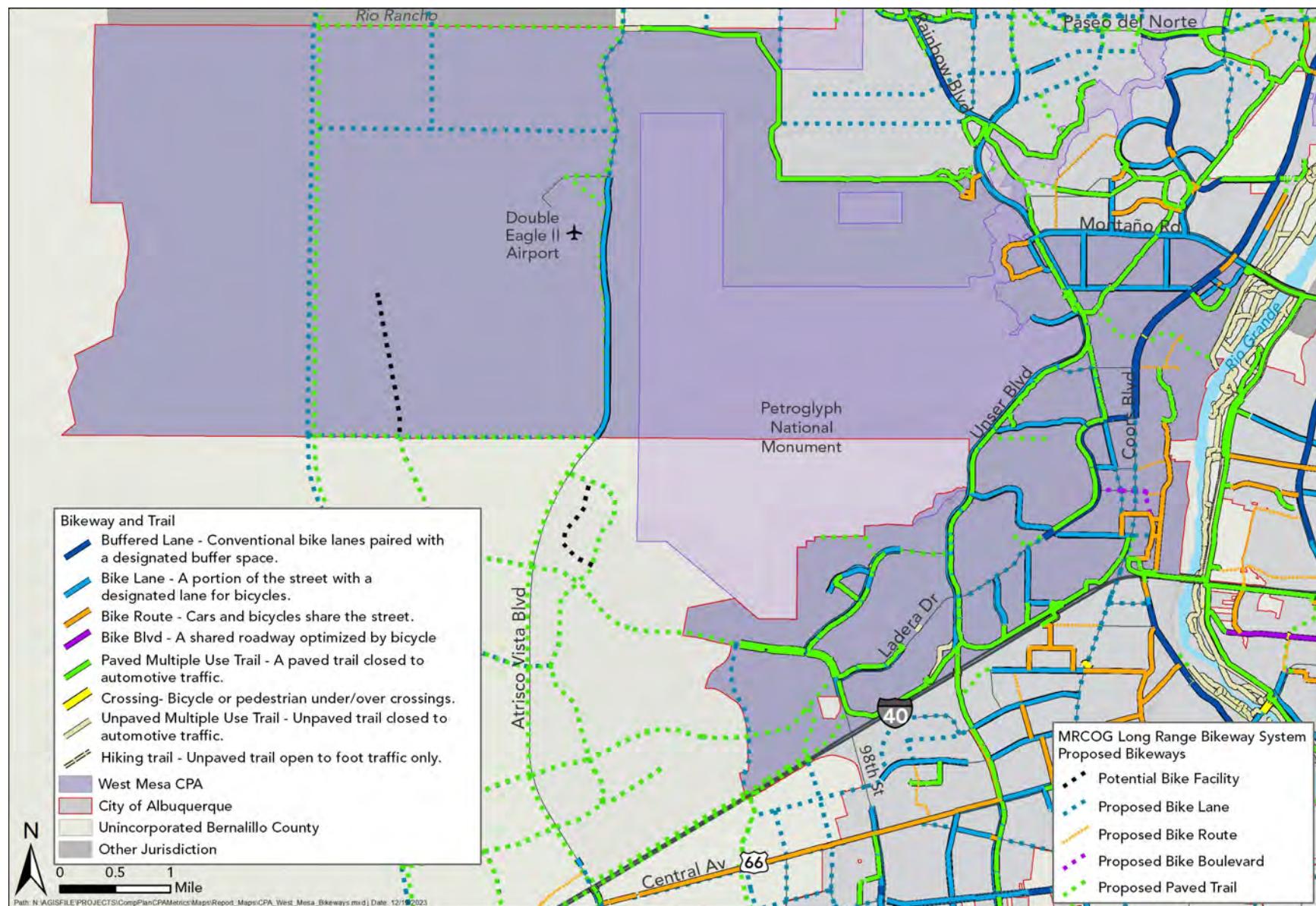
FIGURE 6. TRANSIT ROUTES, STOPS AND STATIONS

FIGURE 7. BIKEWAYS AND TRAILS IN THE WEST MESA CPA



Caption: See current Long range Bikeway System (LRBS) Maps here



3.4 Urban Design



Caption: Mixed Use Development at Coors and Motaño

The design of buildings, streets, green space, and infrastructure contributes to the health of a community. A healthy community is safe and comfortable and has economic vitality. This section provides an overview of Urban Design in the West Mesa, reviews related assets and opportunities, and includes community input on this element. See Subsections 4.1, 4.2 and 5.2, 5.3, 5.4 and 5.5 for CPA-specific projects, programs, and policies related to Urban Design.

3.4.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

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



CABQ Planning Department

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



CABQ Department of Municipal Development (DMD)

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



Mid Region Council of Governments (MRCOG)

[Long Range Transportation System Guide](#)



311 Community Contact Center

[311 app](#)

3.4.2 SNAPSHOT

West Mesa has experienced multiple waves of development with different forms of urban design. The area is represented by Neighborhood Associations, Homeowner Associations and privately owned lands, and this diversity of public entities, with proper engagement can strengthen the urban design process. However, the West Mesa CPA's urban design primarily reflects auto-oriented, suburban development patterns of the 1970s through 1990s. Few river crossings mean limited east-west streets connecting the entire CPA, and the volcanic escarpment and Petroglyph National Monument limit connections both north/south and east/west.

Unlike the Eastside, which was developed during an era when cities put in a street grid with infrastructure first, development generally expanded outward contiguously from the historic center to the east, Westside development took place after the City enacted impact fees, which gave deep discounts to incentivize development and generally did not intend to cover the cost of infrastructure, requiring each development to plan and cover the cost of its own infrastructure and utilities. This ad hoc development process resulted in a wide variety of development styles and patterns, often physically disconnected from surrounding areas. As a result, there is no predominant style or character of the built environment in the West Mesa CPA; rather, the area's natural features, the Bosque, views to the Sandia Mountains, the volcanoes, and the escarpment provide visual connections.

Current Urban Design in the area focuses its energy on creating places that are pedestrian friendly Activity Centers along the main transit corridor, Coors Blvd, like Coors/I-40 Center, Ladera Montaño and Westland off 98th street.

This patchwork of disconnected developments does not allow much room for future development of multifamily housing options. While low-density residential neighborhoods provide quiet, family-friendly environments, they also pose challenges for connectivity, often surrounded by walls, forcing the residents to use a vehicle to travel to nearby destinations. These exclusively residential areas often lack links to commercial corridors, creating barriers for accessibility and connectivity within the community. Many neighborhoods were developed in the 1970s and '80s with single-family homes on cul-de-sacs served by curvilinear streets with few access points to minor or major arterial streets. More recent developments offer pedestrian access between neighborhoods via landscaped paths and pedestrian walkways. Vehicle access to and from these subdivisions is challenging due to limited access points, few collector streets, and high traffic levels and congestion on the few major and principal arterials. Street grids disperse traffic congestion because drivers have multiple options to get where they want to go. With fewer streets and fewer intersections, drivers have fewer options, and travel delay is worse.



Caption: Nusenda Sports Complex

Coors and Unser Boulevards are the main thoroughfares in the West Mesa CPA, supporting both residential and commercial areas. These streets are designed as auto-oriented, high-speed, limited-access roadways. These multi-lane streets with wide lanes and wide medians provide a parkway that is visually appealing for those traveling by car but very hard to cross and unpleasant to walk next to for pedestrians and too high-speed and dangerous for all but the most confident cyclists. These corridors feature local establishments and national chain stores that cater to residents and visitors from nearby communities.



Caption: Landscape buffer along Coors blvd.

Suburban urban design patterns set buildings back from the road, with parking areas typically located at the front, convenient for people driving but not pedestrian-friendly or transit-oriented. Shopping centers along commercial corridors offer spaces for smaller businesses that tend to be locally owned and generous parking options for patrons. Some larger parking lots become unofficial park-and-ride locations for people taking transit on Coors. Residents have mentioned that a great location for a Park-and-Ride lot to be worked into the development design, would be at Coors and Montaño, where residents can catch major public transit routes east-west across the river and north-south to access locations on the westside.

During CPA engagement, West Mesa community members raised concerns about how the current urban design encouraged high traffic speeds along major corridors, which discouraged the use of non-automotive transportation to access local amenities. Additionally, natural features like the Bosque, Rio Grande, and the Petroglyphs National Monument, present significant challenges to connectivity. These barriers lead to residents in the northern part of the West Mesa CPA to travel southward before reaching destinations to the east or west, and the same challenge applies in reverse, further complicating transportation and accessibility in the area.



Caption: View Protection Overlay(VPO) along Coors blvd.

Enhancing connectivity in the West Mesa CPA and expanding non-automotive transportation options were frequently brought up by the community during phase one outreach. These concerns could be addressed through future targeted streetscape improvements like trail design along arroyos or along main street corridors to improve overall connectivity with other parts of the city. Currently, 84% of West Mesa residents commute to work alone in a car, while only 4% walk, use public transit, or rely on other non-traditional modes. (See West Mesa Commute To Work Chart.) For example, redesigning streets to narrow travel lanes and widen sidewalks can slow auto traffic and improve conditions for pedestrians. Better lighting along frequently traveled streets and better connections between multi-use trails and residential areas could make walking and biking to commercial hubs more feasible and attractive. Providing transit in medians would limit the number of lanes that transit users have to cross to access bus stops.

These improvements align with the community's vision for a broader range of transit options and integrated, multimodal systems. By prioritizing human-centered urban design, the Coors and Unser transit corridors could be transformed to support walkability, accessibility, and a variety of transportation alternatives beyond car travel.

Assets

- Diverse Vibrant Community Opportunities
- Scenic views
- Quiet neighborhoods
- Large rights-of-way for main thoroughfares
- Multi-use trail system
- Access to Petroglyph National Monument and Major Public Open Space
- Existing urban centers

Opportunities

- Infill development on vacant land
- Lack of commercial amenities near residential areas
- Streetscape enhancements that beautify public spaces
- Improve Multi-Modal connectivity between neighborhoods and commercial areas
- Redesign streets to narrow travel lanes, and widen sidewalks and trails
- Provide historical connections: Art, educational signage, or markers.



3.5 Economic Development



Caption: Sequoia Center - Coors

Each CPA has unique assets, businesses, and industries that contribute to the character of its neighborhoods and commercial districts, provide employment, and offer goods and services to residents and visitors. There are many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the West Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.3 and 5.2 and 5.5 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](#)



[West Central Community Development Group](#)

3.5.2 SNAPSHOT

Economic Development is an ongoing collaborative effort that requires vision and fortitude to see not only the present needs but to expand that vision far into the future so that today's decisions and labor can benefit others for generations to come.

West Mesa residents have a diverse range of educational backgrounds. About 7% have not completed high school, 25% hold a high school diploma or GED, 27% have taken some college courses, 29% have earned an associate's or bachelor's degree, and 13% have attained a master's degree or higher. In addition, 86% of the housing units in the West Mesa CPA are single-family homes, that are supported by jobs that typically offer less than full-time employment. The area features a mix of businesses, including retail stores, fitness centers, restaurants, national fast-food chains, and professional services such as tax preparation and real estate agencies. Major employers in the neighborhood include Walmart Neighborhood Market, Home Depot, and Presbyterian Urgent Care.

Commuters travel through the West Mesa CPA via its major thoroughfares. These commercial corridors cater to commuters and nearby residents, driving economic activity and fostering growth within the region. As a gateway to Albuquerque's Westside from I-40 to the south, the area has potential for economic opportunities. This location supports the growth of businesses

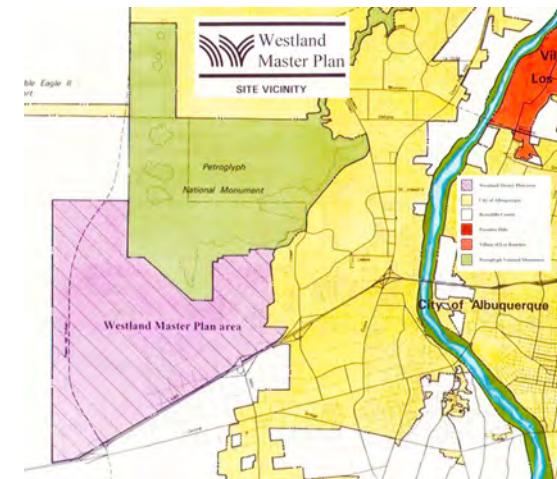


Caption: Sports Complex

and residential areas, making it a critical hub for connecting residents and visitors to essential services and recreational amenities.

Key facilities within the West Mesa CPA include the Ladera Golf Course, the City of Albuquerque Shooting Range, and Double Eagle II Airport. These landmarks are anchors for community and for economic activity, attracting both residents and visitors. Double Eagle II Airport is designated as an Employment Center in the Albuquerque-Bernalillo County Comprehensive Plan, and the Aviation Department designates 60 acres of lease area for major employers. The Double Eagle II Master Plan establishes a wide mix of non-residential accessory uses as appropriate on the airport property. Additionally, the Jennifer Riordan Regional Sports Complex, operated by the City and the Albuquerque Convention Center, includes five collegiate-level artificial turf baseball fields. These fields also host youth and adult softball games and accommodate regional and national tournaments, drawing sports tourism and economic benefits to the city.

Westland Planned Community is a mixed-use community where maximum opportunities for living, working, shopping, and playing will be available. It is located in an area that complements nearby residential areas with hopes to minimize adverse effects like traffic congestion by providing jobs in the form of a variety of commercial, office and employment. The design accommodates a wide range of residential development in conjunction with active recreational uses. Other properties zoned for non-residential activity like the Ladera Industrial Park continue to offer a variety of businesses and community scale small business options.



Caption: Westland Masterplan



Caption: Electric Playhouse

Retail businesses in West Mesa are concentrated along Coors Boulevard, which residents often refer to as a "small highway" due to its high traffic volume and critical role as a major transportation artery. Coors Boulevard facilitates connectivity within the CPA, and serves as an economic lifeline for the area. Businesses are particularly dense at major intersections, such as those at I-40, Ladera, and Montaño Road, where high levels of traffic provide prime locations for retail and service establishments. These intersections act as economic hubs of activity that cater to the needs of West Mesa residents and those traveling through the area, providing economic opportunities.



Caption: Jinja Restaurant windows look out to the Bosque

Although West Mesa provides the commercial services that most residents need, many community members are concerned about the dominance of large franchises and big-box retailers over local businesses. During public engagement, community members requested more support and opportunities for local entrepreneurs. They believe fostering local businesses would enhance the area's sense of community and enhance distinctive character and creativity to the region. An increased presence of local businesses could reduce reliance on outsourcing goods and services to other parts of the city or to online platforms, helping to cultivate a thriving, self-sustaining local economy.

While the clustering of businesses along Coors Boulevard offers both advantages and drawbacks, there is a growing call for more walkable, community-centered shopping areas in West Mesa. A centralized, pedestrian-friendly shopping district could address several concerns, including the challenges of accessing businesses without a vehicle and the limited transportation options available. Such developments could balance the economic benefits of centralized commerce with the need for more inclusive and sustainable accessibility.

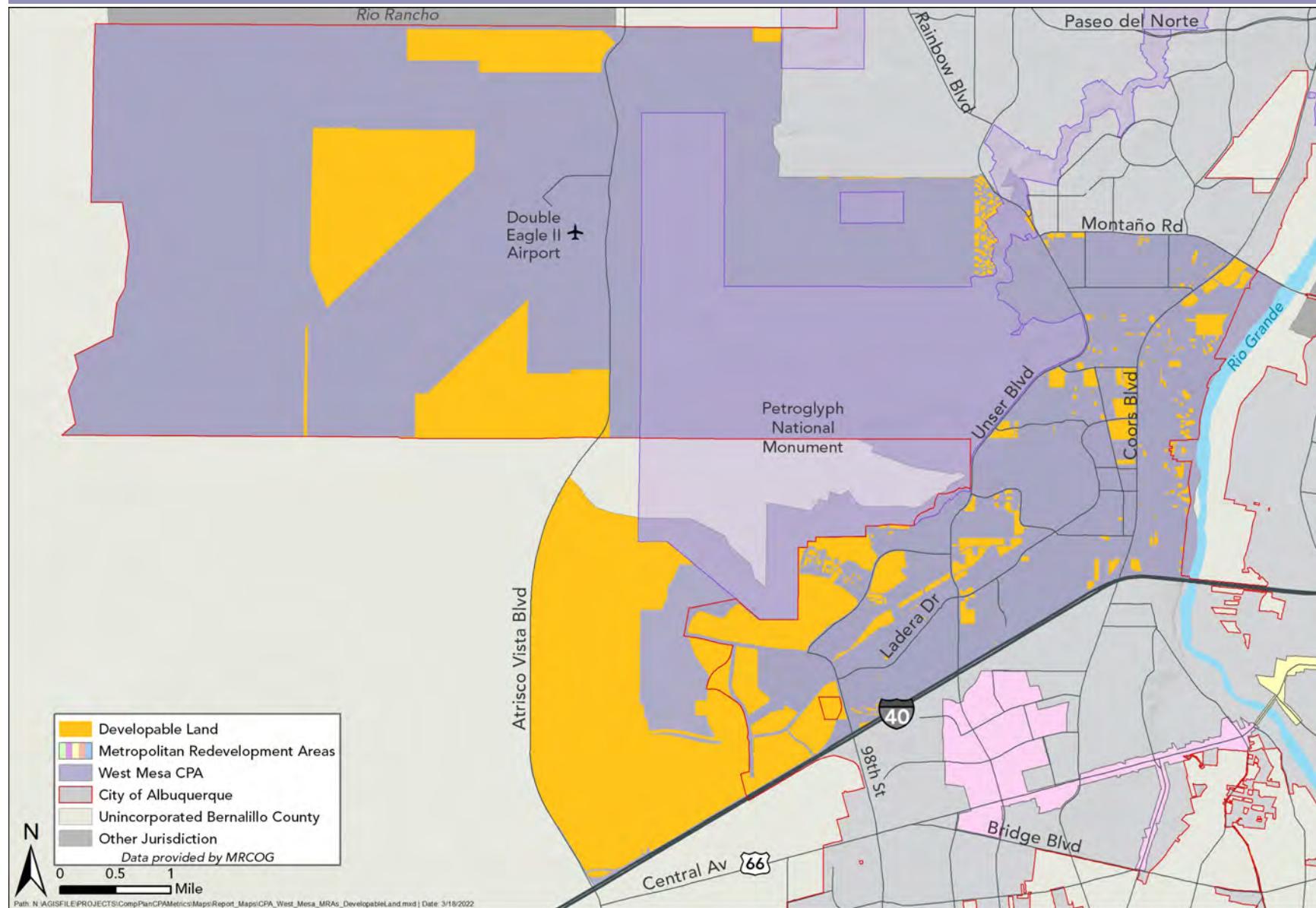
Assets

- Small businesses
- Plentiful businesses in the area to support communities
- Potential growth for multiple businesses

Opportunities

- Current businesses are too big box/ franchise heavy
- Lack of local businesses
- Businesses are clustered together
- Adequate infrastructure that can support development
- Businesses that invest in the community - give back

The economic development of West Mesa CPA is both its strength and challenge. The concentration of businesses along major thoroughfares supports and sustains nearby residents and commuters. With the current model, this could hinder the accessibility of the area with automobiles being the primary focus, thereby reducing the potential for local businesses and distancing concerns. The community input received from long-range teams will help address these issues and concerns to better the economic development opportunities.

FIGURE 8. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND



3.6 Housing



Caption: Multi-family Housing - Coors and Montaño



Caption: Westside Sunset



Caption: Housing variety in the West Mesa - Views of the Sandias

Every CPA has a unique mix of existing housing types and needs. This section provides an overview of Housing in the West Mesa CA, reviews related assets and opportunities, and includes community input on this element. See Subsections 4.5 and 5.2 and 5.5 for CPA-specific projects, programs, and policies related to Housing.

3.6.1 ACTORS, PLANS, & PROGRAMS



CABQ Family and Community Services Department (FCS)

[Community Development Programs and Services](#)
[Consolidated Housing Plan](#)
[Community Needs Assessment](#)
[Homeless Services](#)
[Affordable Housing Committee](#)



New Mexico Mortgage Finance Authority

[Housing Assistance](#)
[LIHTC Program Overview](#)
[Qualified Allocation Plan](#)



Albuquerque Affordable Housing Coalition (AAHC)



CABQ Planning Department

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



Albuquerque Housing Authority (AHA)

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



CABQ Department of Senior Affairs

3.6.2 SNAPSHOT

The West Mesa CPA is one of the fastest-growing areas of the city. Population grew from just over 37,000 people in 2010 to over 41,000 people in 2022, a 12% increase. According to U.S. Census data the CPA is comprised of just over 14,000 households, approximately 7% of the households within the City of Albuquerque.

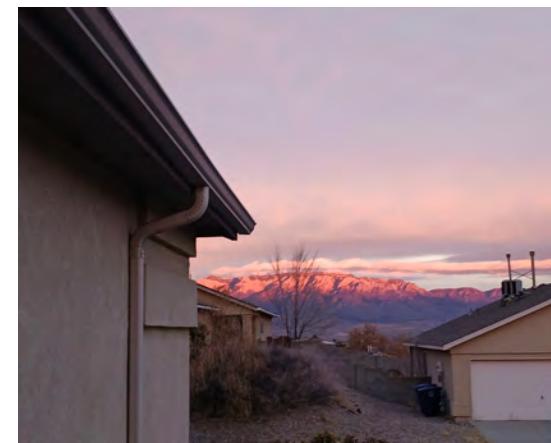
Similar to national and local trends, the average household size has decreased in the West Mesa for both owners and renters, which results in a higher need for housing units to accommodate the same number of people. For owners, households dropped from an average of 2.62 people in 2010 to 2.42 in 2022, which is still larger than for the city as a whole (2.33). This trend is even more dramatic for renters. Between 2010 and 2022, average household size for renters dropped from over 3 people per unit to just over 2.6.

Almost forty percent (39%) of families in the West Mesa CPA have children under 18, which is slightly less than the city as a whole (42%). Seniors make up 18% of the population in the West Mesa CPA, which is in line with the city as a whole (17%).

While many types of housing are available in the West Mesa CPA, the overwhelming majority of housing (74%) is made up of single-family detached houses within residential subdivisions, which tend to be the most expensive housing type per unit. Townhouses make up 12% of housing units. Multi-family units make up 14% of the housing stock. Of that 14%, most multi-family developments have 5 or more units. (See housing mix chart.) The majority of West Mesa CPA residents (72%) own their homes, which tracks with the majority of housing stock being single-family residences. This housing stock provides few rental options, creating challenges for those seeking diverse living options or rental opportunities.

The median home value in the West Mesa CPA has increased 30% between 2010 and 2022. The median home value of \$245,178 in 2022 is slightly below the city as a whole (\$259,695). As of 2022, more than 1 in 5 owners (21%) spends more than 30% of their household income on housing, which is considered cost-burdened.

Median rent in the West Mesa CPA increased 36% between 2010 and 2022 and is more expensive than the city as a whole (\$1,390 compared to \$1,262). As of 2022, almost 3 in 5 renters (59%) is cost-burdened.



Caption: Westside backyard view

Assets

- Plentiful Single-Family Housing
- High levels of homeownership
- Relatively affordable housing
- Quiet existing Neighborhoods
- Available land for future development

Opportunities

- Single Family Dominant Region
- Changing zoning and incentivizing more housing options
- Diverse Housing Variety Opportunities
- Adding more Affordable Housing
- Unhoused communities

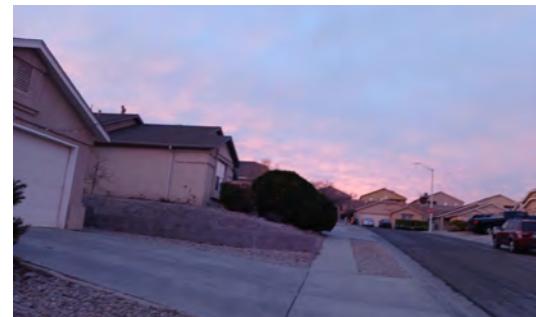
When adding housing and transportation costs, households in West Mesa CPA spend more than households citywide (51% compared to 48%).

Taken together, these statistics indicate that West Mesa is less affordable than other areas of Albuquerque for owners and renters, even though the total number of housing units has grown more in the West Mesa CPA than in the rest of the city (18% compared to 7%).

During CPA assessment engagement, affordability was a key concern raised by community members, reflecting a need for housing options affordable to a wider range of incomes. Because so little of the West Mesa CPA is zoned for anything other than single-family detached houses, zone changes to Residential zone districts that allow multi-family development (R-ML or R-MH) or to Mixed-use zone districts will likely be necessary.



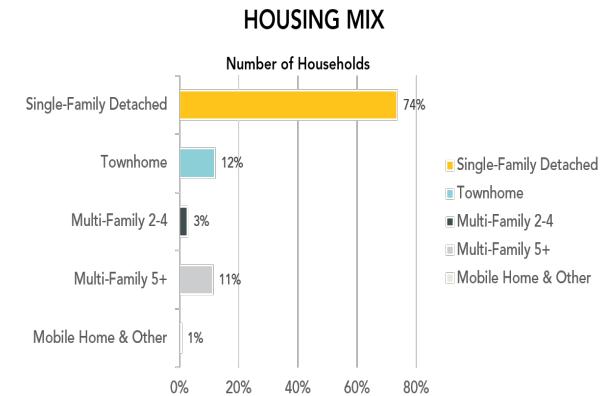
Caption: La Luz Housing Community



Caption: Westside Neighborhood

Community members also wanted to see greater housing variety, particularly mixed-use developments that combine residential, commercial, and recreational spaces. Such developments could offer rental opportunities while fostering walkability and bike-ability through expanded urban trail networks. There may be limited potential for adding mixed-use development in the future.

Even with the current housing challenges surrounding affordability and housing diversity, West Mesa community members value the safety and sense of community in their suburban neighborhoods. Participants appreciated the quiet, neighborly atmosphere and wanted to preserve these qualities as the area grows. By expanding affordable housing options while maintaining the character of existing neighborhoods, West Mesa can adapt to the evolving needs of its residents and foster more housing options.



Caption: Housing Mix in the Southwest Mesa

Assets

- Plentiful Single-Family Housing
- High levels of homeownership
- Relatively affordable housing
- Quiet existing Neighborhoods
- Available land for future development

Opportunities

- Single Family Dominant Region
- Changing zoning and incentivizing more housing options
- Diverse Housing Variety Opportunities
- Adding more Affordable Housing
- Unhoused communities



3.7 Parks & Open Space



Caption: Shawn Mcwethy Park

Parks, open spaces, and trails provide recreational opportunities, spaces for community gatherings, and environmental benefits – all of which generally improve neighborhoods and communities. Each CPA has a distinct 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 and Open Spaces in the West Mesa CPA, reviews related assets and opportunities, and incorporates insights from community feedback on this vital aspect of the area's development. See Subsections 4.1 and 4.2 and 5.1, 5.4 and 5.5 for CPA-specific projects, programs, and policies related to Parks and Open Space.

3.7.1 ACTORS, PLANS, & PROGRAMS



[CABQ Parks & Recreation](#)

[Parks Management](#)
[Open Space Division](#)
[Aquatics](#)
[Recreation](#)
[Bikeway & Trail Facility Plan](#)
[Major Public Open Space Facility Plan](#)
[Esperanza Bicycle Safety Education Center](#)
[Featured Projects](#)
[Volunteer Opportunities](#)
[Neighborhood Park Activate Program](#)
[Official Albuquerque Plant Palette](#)



[Bernalillo County Parks & Recreation](#)

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



[Albuquerque Public Schools](#)

[Facilities Usage Procedures](#)



[National Park Service](#)

[Open Space](#)
[Petroglyph National Monument](#)

3.7.2 SNAPSHOT

The West Mesa Community Planning Area (CPA) has more open space than any other CPA in Albuquerque, about 17,000 acres of Major Public Open Space, or roughly 179 acres per 1,000 residents. The Petroglyph National Monument, covering 7,236 acres, is jointly managed by the National Park Service and the City's Open Space Division; most of the monument is within the West Mesa CPA boundaries. A key goal of the CPA plan was to establish multi-use trails and enhance connectivity across West Mesa's open spaces. This priority was partly driven by the fact that many recreational activities, especially mountain biking and horseback riding, had been excluded from large parts of the Petroglyph National Monument. Phase I of the plan is complete: two new parking areas and trailheads have been added, and 6.5 miles of multi-use trails have been built. A chain of five dormant volcanoes are a popular hiking destinations, with trails winding through the Monument.

Atrisco Terrace Open Space, on the western border, features caliche-capped "badlands" with eroding hills extending to Nine Mile Hill. As the former western boundary of the Rio Grande Valley,



Caption: Atrisco Terrace Open Space

its landform remains largely intact due to caliche's resistance to erosion. The area is a key east–west drainage and wildlife corridor connecting the mesa to the river, supporting human activity for thousands of years. Recognized for its ecological and cultural importance, it was designated as a Major Public Open Space (MPOS) in the 1979 Comprehensive Plan for protection.

The "Poole Property," a 23-acre area near the San Antonio Oxbow, originally planned for residential development but acquired by the City's Open Space Division, is part of the ecologically crucial San Antonio Oxbow Bluffs connecting to the Rio Grande. As the most sensitive ecological zone in the Rio Grande Valley State Park, it is a key site along the central Rio Grande. The wetlands around the Oxbow are the only remaining river-connected wetlands between Bernalillo and Bernardo, forming a vital habitat with the Oxbow, Rio Grande, Bosque, and nearby areas.

Parks and Open Spaces in the West Mesa CPA offer a range of amenities for different recreational interests. Residents can enjoy hiking trails along the Bosque, the escarpment, arroyos, and drainage facilities. There are about 25 miles of trails to explore in the West Mesa CPA. Other recreational opportunities include dog parks, disc golf courses, skate parks, and picnic areas. Ladera Golf Course, the only City golf course on the Westside, provides affordable, high-quality golfing.



Caption: Rinconada Park

The West Mesa CPA features over two dozen parks, accounting for almost 2% of the area and providing over 11 acres of parkland per 1,000 residents. This aligns closely with the citywide median for park availability. Additionally, 86% of residents are within a 10-minute walk of a park, just under the citywide figure of 90%. and that does not include Ladera Golf Course which is zoned NR-C, not zoned as a park.

Community members take pride in the abundant recreational and open space options. Participants in the CPA engagement recognize the value these spaces bring to their community, fostering health, connection, and environmental preservation while offering convenient access to nature and recreation close to home. Community members emphasized the need for an adequate buffer be required between open space and new development, whether a single loaded street or trail system to separate.

Community members in the West Mesa Community Planning Area (CPA) feel fortunate to enjoy a well-balanced mix of parks and open spaces, contributing to a high quality of life on Albuquerque's Westside.

Community members want to activate their public spaces for the benefit of the community and to encourage more civic engagement. Participants suggested more programming, community events, food trucks and markets, and free lunch programs. Participants were interested in developing new parks, given the CPA's undeveloped land, and in improving the amenities and play features of existing parks.



Caption: Albuquerque Baseball Complex



Caption: Wildflowers in the Petroglyph National Monument

Community members raised concerns about safety in parks, suggesting installing more lighting that complies with 'Night Skies' ordinances and signage to increase awareness of rules. Community members suggested improvements to comfort for park users, including weed control, more shade structures, and additional maintenance to ensure that parks remain welcoming and usable.

Assets

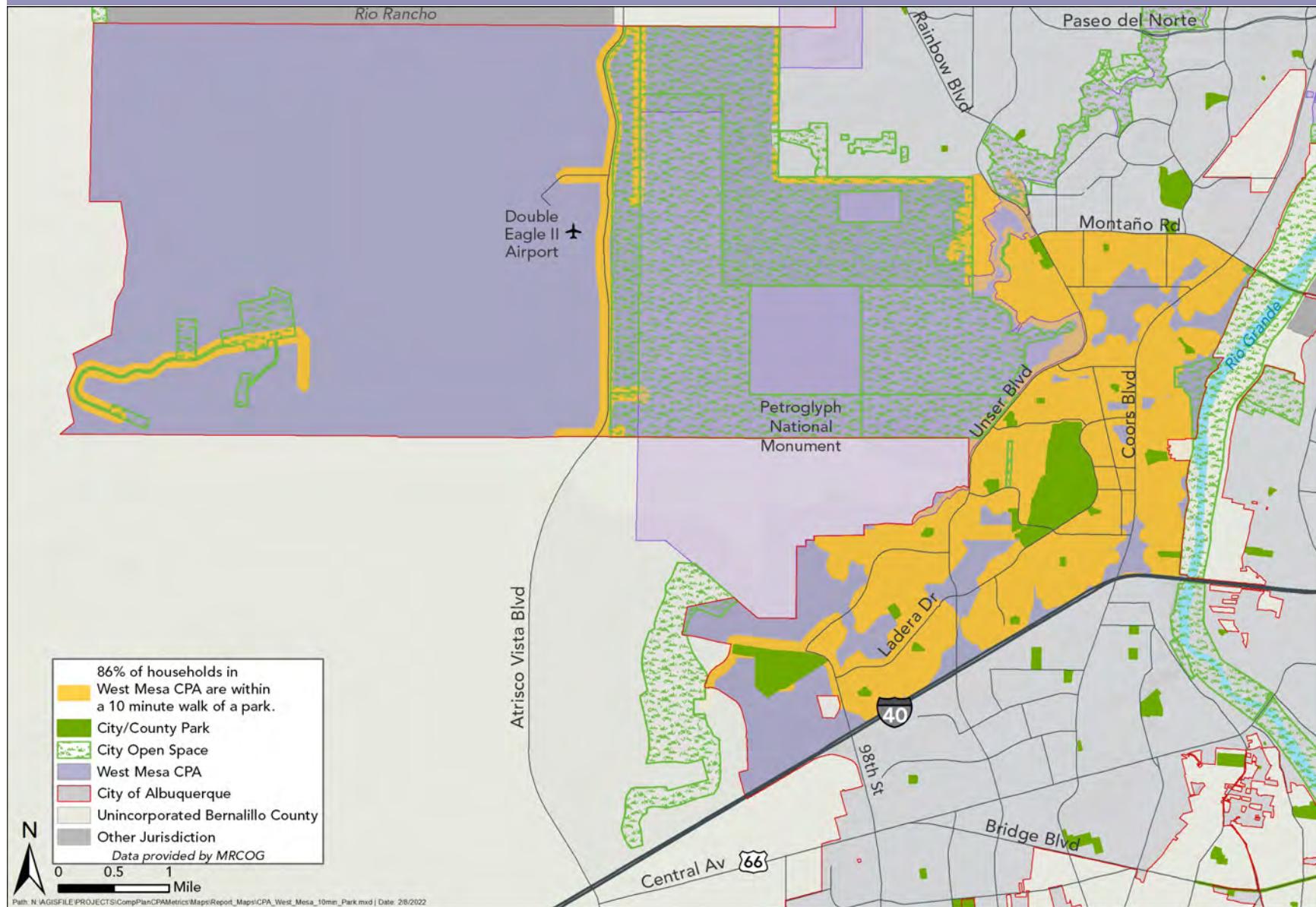
- Stunning Views
- Abundant parks and open spaces
- Access to parks and open space
- Multi-use trails

Opportunities

- Improving Facilities & amenities in parks
- Park Maintenance & Safety
- Environmental preservation through thoughtful development
- Recreational activities for youth and families
- Enhance Open Space protections from future development



Caption: Open Space Shooting range

FIGURE 9. HOUSEHOLDS WITHIN A 10 MINUTE WALK OF A PARK



3.8 Heritage Conservation



Caption: Petroglyph National Monument

Albuquerque has a diverse history and culture, reflected in numerous heritage sites, cultural services, and archaeological resources. This section provides an overview of Heritage Conservation in the West Mesa CPA, reviews related assets and opportunities, and includes community input on this element. See Subsections 4.2 and 5.1, 5.4, and 5.5 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](#)



[National Park Service](#)

[Open Space](#)

[Petroglyph National Monument](#)

3.8.2 SNAPSHOT

The West Mesa CPA has a rich and diverse heritage, reflected in iconic petroglyphs, archaeological ruins, and development history. Heritage conservation encompasses all efforts aimed at preserving the city's cultural and historical resources, safeguarding them from harmful changes, and ensuring their legacy endures. Residents have a deep connection to the land, fostering a profound sense of identity and community pride. Conserving heritage—spanning cultural, historical, and natural features—bridges connections between the community's past and future.

Albuquerque's Westside provides an expansive view of the valley, including the Bosque and Rio Grande at its center, the Sandia and Manzano Mountains to the east, and the volcanic escarpments and dormant volcanoes to the west. These views tell the geological story of how the earth shifted to form the towering mountains and how ancient lava flows sculpted the land long before human settlement in this valley.



Caption: Sandia Mountain & Petroglyph National Monument



Caption: Views from Petroglyph National Monument

Dominating the western horizon, the Petroglyph National Monument preserves both cultural and natural heritage with its volcanic features and ancient artifacts. The Monument is estimated to hold over 24,000 petroglyph images carved into volcanic rock. These carvings, considered sacred by Native American communities, offer a glimpse into the spiritual and cultural history of the region. Today, the Monument's network of hiking trails allow residents and visitors to experience these petroglyphs while enjoying panoramic views from the volcanic outcroppings and mesa tops.

Assets

- Multi-cultural history
- Well-established community
- Commitment to preserving and celebrating heritage
- Parks and Open Space

Opportunities

- Cultural heritage resources
- Mural projects and oral histories.
- Adding public art along trails, bikeways, and streets and in parks
- Promoting cultural diversity in programming, education, and events.
- Add educational signage or historical markers



Caption: "The concept of La Luz involves a basic attitude toward the land, urban environment and open natural areas should exist together" - Antoine Predock

The history of the West Mesa is deeply connected to the Atrisco Land Grant, one of the oldest land grants in the United States. Established by the Spanish king to promote economic development and settlement in New Mexico, the grant allocated large tracts of land to Spanish officials. These lands, initially used for farming and ranching, laid the foundation for what has become Albuquerque's Westside, influencing its growth, community design, and residential neighborhood developments.

A more recent development is recognized on the National Register of Historic Places for its

importance in architectural history for its innovative design, blending urban living with the natural environment. The La Luz del Oeste townhouse development on 21 acres was designed by Antoine Predock between 1967 and 1974. La Luz sits between Coors Boulevard and the Bosque, featuring townhouses integrated with open spaces, tennis courts, fountains, a pool, walking paths, and public areas with pedestrian access to Coors Boulevard.

Community members proposed ways to enhance the area's unique sense of place and shared heritage, while also boosting awareness

and appreciation of the Westside's multi-generational, cross-cultural histories. West Mesa residents suggested hosting more cultural events together, incorporating heritage programs into school curricula, and developing spaces to celebrate diverse histories. Such spaces could include community centers, parks, schools, and open areas dedicated to education and cultural engagement. Given the scarcity of permanent public art installations in the West Mesa CPA, residents requested more public art projects along trails, bikeways, streets, and parks. The Open Space Division provides numerous opportunities for community participation through volunteer and stewardship programs, public events, and educational initiatives. See the OSD's [Community Engagement Plan](#).



Caption: La Luz Community 1967 - Antoine Predock

FIGURE 10. ANNEXATIONS INTO THE CITY OF ALBUQUERQUE

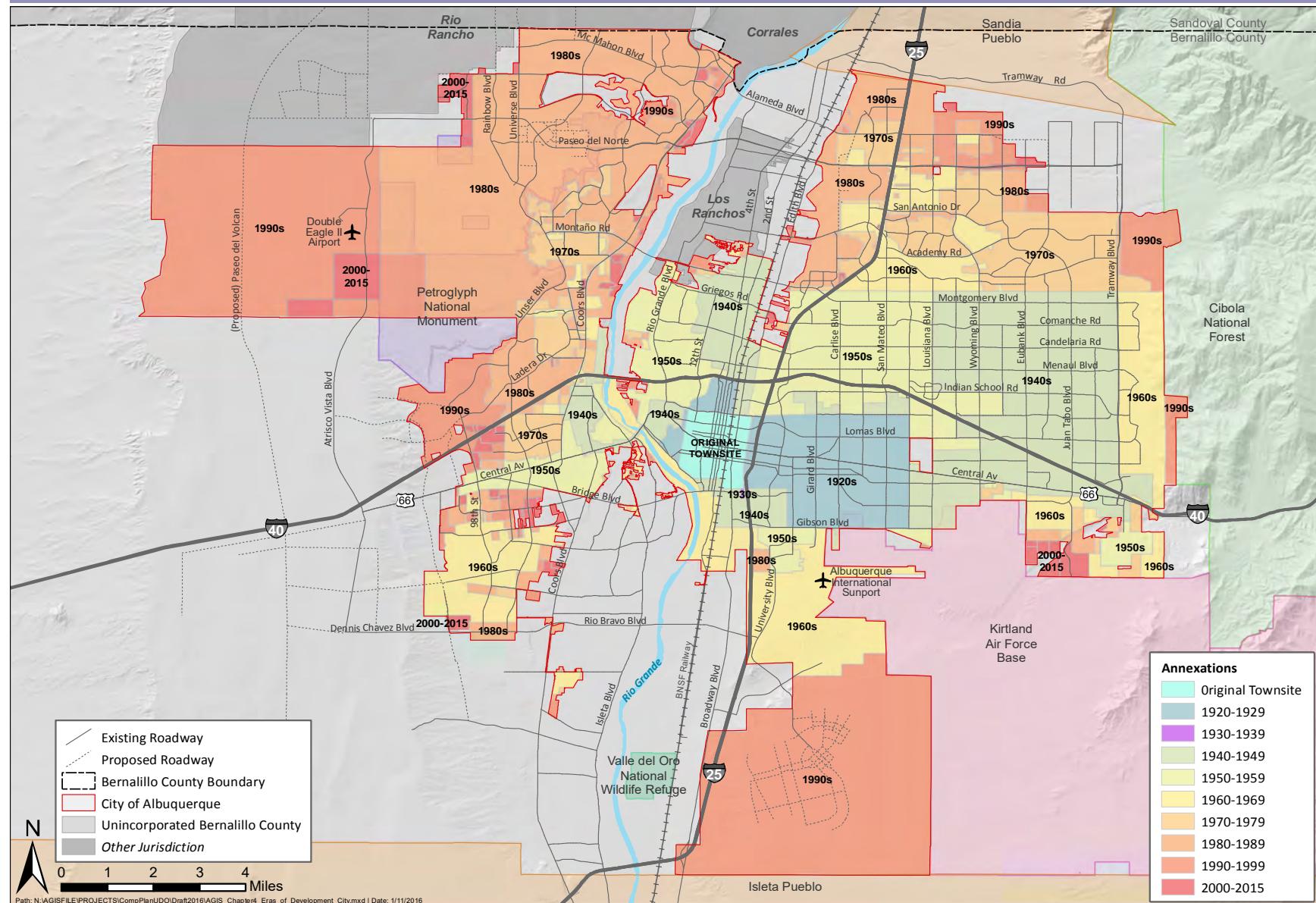
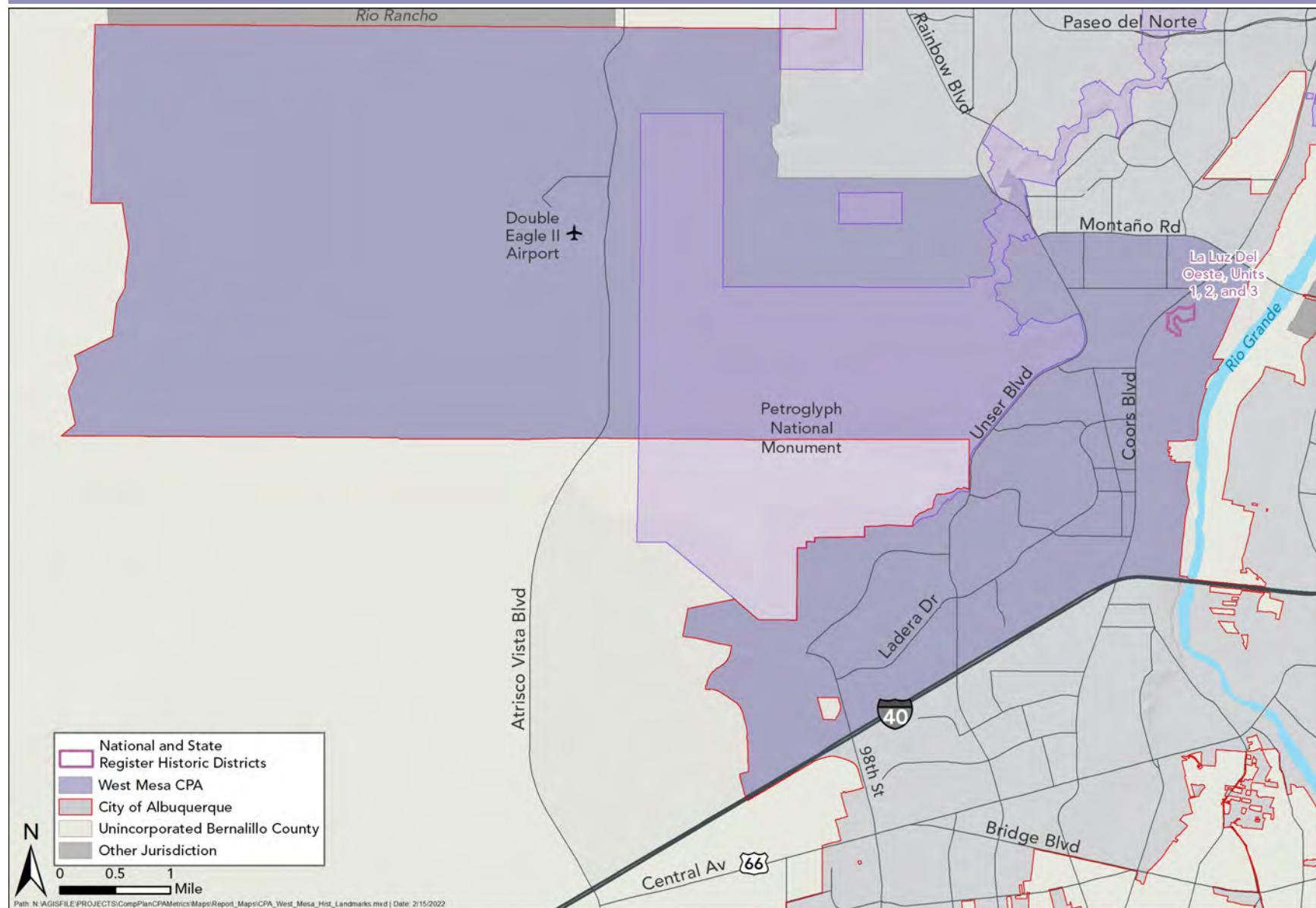


FIGURE 11. HISTORIC DISTRICTS AND LANDMARKS





3.9 Infrastructure, Community Facilities & Services



Caption: APS Community Stadium

The infrastructure, facilities, and services that serve a community impact quality of life and access to resources and community benefits. Key components 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 West Mesa, reviews related assets and opportunities, and includes community input on this element. See Subsections 4.1, 4.2 and 5.5 for CPA-specific projects, programs, and policies related to Infrastructure, Community Facilities, & Services.

3.9.1 ACTORS, PLANS, & PROGRAMS



[Albuquerque Community Safety Department \(ACS\)](#)
[Reports](#)



[Albuquerque Fire Rescue \(AFR\)](#)
[Reports](#)



[Albuquerque Police Department \(APD\)](#)
[Reports](#)



[CABQ Department of Municipal Development \(DMD\)](#)
[Capital Implementation Program \(CIP\)](#)



[CABQ Department of Senior Affairs](#)
[Age-Friendly Family Action Plan](#)



[CABQ Family and Community Services Department \(FCS\)](#)
[Community Recreation Educational Initiatives Division](#)



[CABQ Solid Waste Department](#)
[Information about Solid Waste collection](#)



[Bernalillo County Department of Behavioral Health Services](#)



[Albuquerque Public Schools](#)
[Facilities Usage Procedures](#)

3.9.2 SNAPSHOT

The West Mesa CPA includes a distinctive cluster of sports facilities, which serve as regional attractions and local gathering points. The Jennifer Riordan Regional Sports Complex, operated by the City and the Albuquerque Convention Center, includes five collegiate-level artificial turf baseball fields hosting youth and adult softball games as well as regional and national tournaments. Nearby, the Community Stadium, operated by the City and Albuquerque Public Schools (APS), hosts football games, track and field events, community gatherings, and other local and national sports and events.

The West Mesa CPA includes three public elementary schools and two private middle-high schools. High school students in the West Mesa CPA attend either West Mesa High School to the south or Volcano Vista High School to the north. Only seventeen percent (17%) of dwelling units are within a 10-minute walk of a public school. The area also includes five charter schools, two magnet high schools, two pre-K facilities, and the Tres Volcanes Community Collaborative serving students from kindergarten through eighth grade.

Currently, the West Mesa CPA has a limited number of community facilities, including a public library, a municipal golf course, and only a few tennis courts at Rinconada Park. While two community centers, two public



Caption: Tres Volcanes Community Collaborative School

swimming pools, and pickleball courts are located just outside or near the CPA boundaries, the facilities within the CPA are insufficient to meet community demand. Only 18% of West Mesa residents are within a 10-minute walk of a community facility, and there are no senior centers within the CPA.

During CPA engagement, participants emphasized the significance of community infrastructure and facilities in supporting active neighborhoods. Participants



Caption: George Maloof Model Air Field

Assets

- Taylor Ranch Community Center
- Variety of youth and teen programming opportunities in community facilities
- Recreation Facilities, Community Sports Complex, Baseball Complex and Ladera Golf Course.
- Taylor Ranch Library

Opportunities

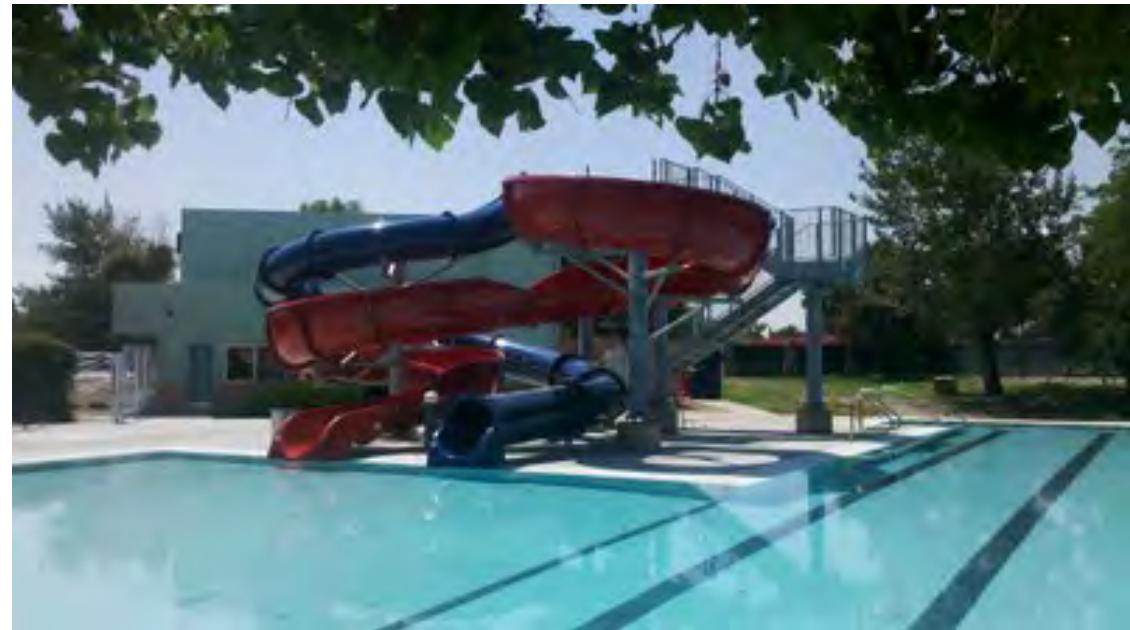
- Adding a Senior Center, Community Center or Multigenerational Center
- Improving existing facilities
- Crime & public safety
- Better connections to existing services in surrounding CPAs
- Add a Post Office



Caption: APD Northwest Command Area Sub-Station

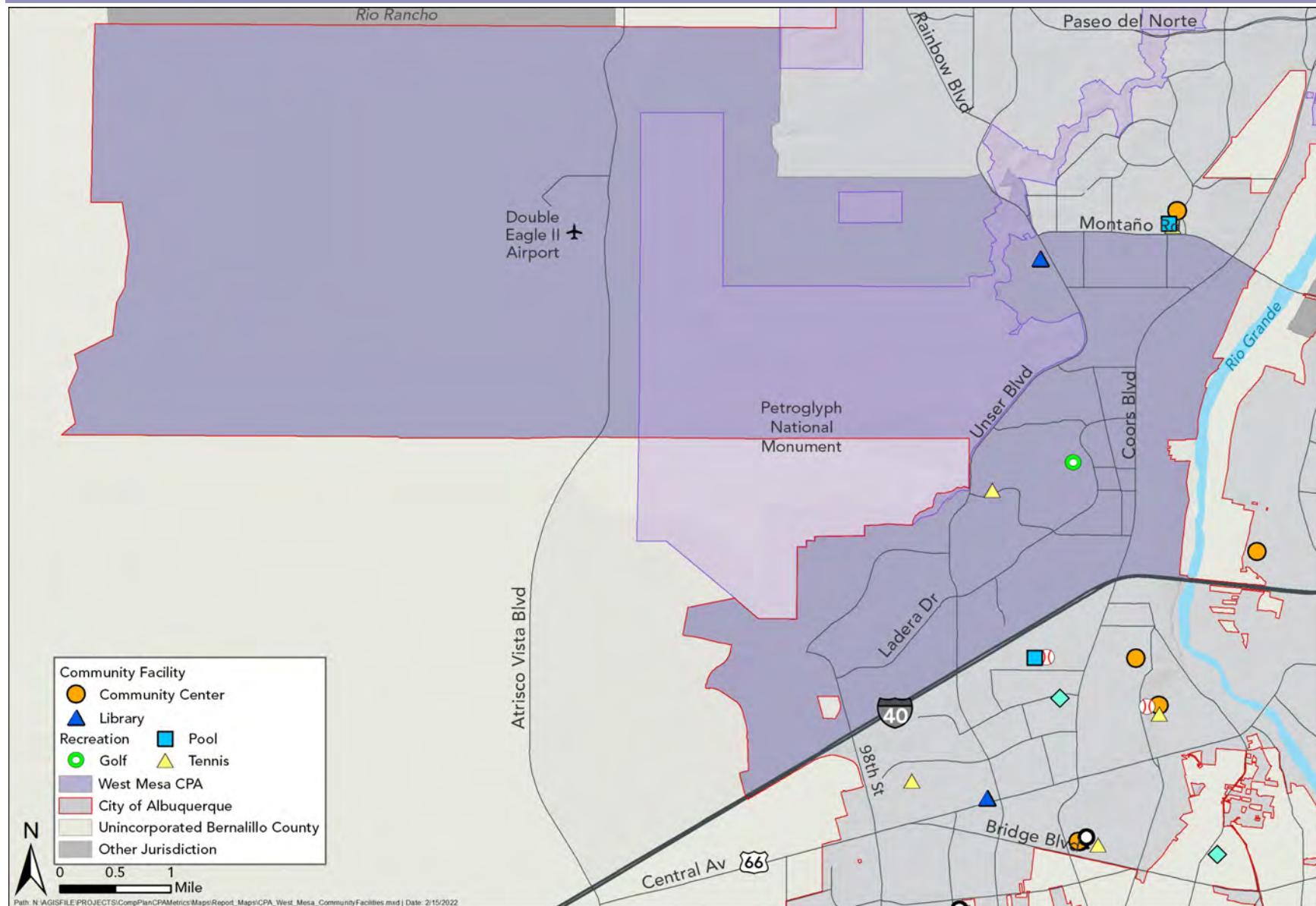
Community members advocated for a community center or multi-generational center in the western part of the CPA. Suggestions included near the Regional Sports Complex and Community Stadium or atop the mesa as future development occurs. Such a center could provide spaces for programming for all age groups, Indigenous services, senior activities, and after-school resources.

Community members expressed concerns about safety and infrastructure maintenance. Participants requested improved sidewalks, more street lighting, and other measures to address public safety and crime.



Caption: Sierra Vista Pool

FIGURE 12. SOUTHWEST MESA COMMUNITY FACILITIES





3.10 Resilience & Sustainability



Caption: AMAFCA Drainage ditch Volcano at 98th street and Interstate 40.

How our communities grow and change will have long-term environmental, quality of life, and public health impacts. Growth patterns also affect our long-term ability to adapt to changing environmental conditions, as well as the resilience and sustainability of our community.

Resilience and sustainability also provide a unifying lens for understanding how patterns of growth, development, and daily life interact with the natural environment. This section provides an overview of Resilience & Sustainability in the West Mesa CPA, reviews related assets and opportunities, and includes community input on this element. See Subsections 4.7, 5.4, and 5.5 for CPA specific projects, programs, and policies related to Sustainability.

3.10.1 ACTORS, PLANS, & PROGRAMS



[Let's Plant Albuquerque Initiative](#)

[ABQ NeighborWoods Program](#)



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

[Rebates](#)



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

[Storm Drainage Design Section](#)



[CABQ Environmental Health Department](#)

[Sustainability Office](#)



[CABQ Office of Emergency Management](#)

[Hazard Mitigation Plan](#)



[Albuquerque Beekeepers Society](#)

3.10.2 SNAPSHOT

Resilience and sustainability provide a lens to understand the interplay between humans and the natural environment. We can cultivate healthier communities by connecting the abundance of natural features within the landscape that creates opportunities for trails, walking paths, parks, and open spaces. The volcanic mesas form natural corners, or Rincons, that historically provided barriers for farmers raising livestock. The Rio Grande Valley continues to showcase a rich agricultural heritage, nurtured first by Native Americans and later by Spanish settlers. This deep history highlights the enduring need for green spaces, local food access, and thriving small businesses, all of which bridge the relationship between our environment and our well-being as a growing city.

The West Mesa is home to some of the most effective multi-use flood control facilities, designed to balance fiscal responsibility with flood protection while enhancing the city's natural beauty. These initiatives serve as a model for integrating infrastructure with long-term sustainability and flood protection.

Community members recognize the importance of preserving and enhancing natural spaces to improve quality of life. Participants in the CPA assessment suggested planting more trees and adding shade structures in parks and playgrounds to mitigate the urban heat island effect. Participants also proposed innovative



Caption: Grocery Store at Coors and Montaño

solutions, such as installing solar panels in parking lots to provide shade. A top community priority was protecting vital ecosystems, including the Bosque, Petroglyphs, natural arroyos, and other open spaces. Community members emphasized the need to combat illegal waste dumping and hold regular clean-up events to foster community pride and maintain the area's beauty for future generations. Community members requested efforts to improve air and noise quality, especially noise and emissions from loud automobile mufflers due to street racing or excessive vehicle speeding.

Assets

- Extensive network of flood control facilities
- Use of native vegetation in aesthetic landscaping
- Local sustainable programs, tree planting, water use reduction practices.
- Access to Bosque and other natural features

Opportunities

- Proximity of Grocery and Health facilities is a drive
- Water availability and resource conservation
- Investment in sustainable development
- Preserve natural resources, bosque and Petroglyphs
- Littering and illegal dumping

Community members also advocated for improvements to walkability and access to essential services as part of quality of life. Participants support grocery stores within walking distance of neighborhoods and fewer drive-up fast-food establishments. Community members appreciate the convenience of health clinics, grocery stores, and other services along Coors and Unser Boulevards, creating vibrant corridors while preserving the tranquility of neighborhoods.



Caption: Hahn Arroyo

Community concerns about water resource management are particularly pressing in this arid region. Community members advocate for replacing grass medians with drought-resistant vegetation and rock landscaping to conserve water. They also support increased public education on water use and water conservation techniques to ensure sustainability during periods of drought.

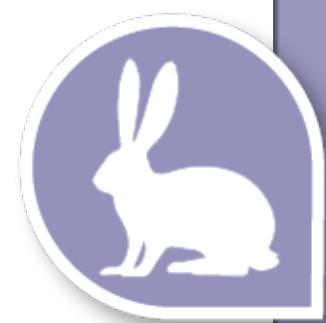


Caption: AMAFCA Systems Maintenance Map

Community priorities include fostering green spaces, enhancing walkability, promoting sustainable practices, and protecting natural resources. By prioritizing these values, the community seeks to create a vibrant, healthy, and sustainable future—one where people can enjoy a strong connection to the environment while supporting local businesses and maintaining the area's cultural and historical heritage.



PART 4. PROJECTS & PROGRAMS



4.1 Parks & Open Space Projects

West Mesa residents expressed a deep appreciation for their local parks and open spaces as vital community assets. Managed by City, County, and federal agencies, these areas provide recreation, environmental benefits, and a sense of neighborhood identity. Additionally, the community emphasized that a well-distributed park and trails network fosters a sense of place while ensuring accessibility, safety, and recreation integrity.

4.1.1 NEIGHBORHOOD AND REGIONAL PARKS

There are currently 23 parks located throughout the West Mesa CPA. These parks vary in scale and function, from small neighborhood parks with playgrounds and picnic tables to larger, multi-use recreational hubs such as the Ladera Golf Course and the Jennifer Riordan Regional Sports Complex. Notably, Santa Fe Village Park and Shawn McWethy Park were frequently highlighted during community engagement events for their accessibility, cleanliness, and variety of uses. Both serve as prime examples of successful park design that meet a range of community needs.



Caption: Andalucia Park

Programming across these parks includes youth sports, fitness activities, dog recreation, and family-oriented spaces. Improvements, such as new shade structures, upgraded play areas, and enhanced signage, have been initiated through the City's capital improvement planning. Community members have consistently called for better maintenance, lighting, and clearer signage to address safety concerns and improve usability. Albuquerque has responded with initiatives to activate parks, like the Park Activation Program, which is a mobile pop-up trailer filled with games and activities to encourage positive, sustained engagement with your local park. Another addition to some parks is 'Nature-Play,' which integrates environmental education and play with natural occurring features. This unstructured outdoor play is crucial to fostering creativity, cognitive skills, and a sense of connection to the natural environment.

4.1.2 TRAIL SYSTEMS AND THE WEST MESA TRAILS PLAN

The City's Parks and Recreation Program completed the West Mesa Trails Plan in May 2024. Its goal is to connect people with nature via a trail network, outlining trail uses, demographics, and connectivity options. Developed with feedback from residents, advocacy groups, and agencies, it envisions accessible and sustainable recreation.

The plan serves hikers, runners, cyclists, and equestrians, focusing on natural surface trails that link neighborhoods, open spaces, and regional systems like Paseo de la Mesa and Petroglyph National Monument. It encourages environmental stewardship by recommending scenic routes and resource-preserving trails. In line with the Major Public Open Space Facility Plan, it emphasizes low-impact recreation, education, and maintenance, highlighting etiquette and multi-modal connections.

Recently, Albuquerque's Open Space Division added new trailheads and parking areas, including the 6.5-mile Volcano View trail, accessible from 81st Street or Atrisco Vista Blvd. The trail offers views of volcanoes and Sandia Mountains, suitable for riders and

as an out-and-back or loop on the Paseo de la Mesa trail.

4.1.3 SPECIALIZED OPEN SPACE: MALOOF AIRPARK

Situated on the West Mesa, the George Maloof Air Park caters to remote-control aviation enthusiasts. Managed by the City's Open Space Division of the Parks and Recreation Department, it offers an 800-foot paved runway, helicopter pads, and a control line field. Community members have expressed a desire for upgrades to the drone and helicopter areas, including improved wind protection and routine maintenance such as weed removal, as detailed in the proposed Action Matrix.

With an increasing interest in drone technology and remote-control aviation, there are opportunities to expand programming aimed at youth outreach, hobbyist education, and regional events, potentially transforming the park into a center for model aviation. The use of small drones and model airplanes is restricted to the airfield and not permitted over the Petroglyph National Monument. Recently, the City's Open Space Division enhanced the Maloof facility, including improvements to parking, the runway, shade structures, pilot boxes, signage, and amenities. The division continues to collaborate with various groups to explore further enhancements in RC cars, helicopters, drones, and U-line areas.



Caption: Boca Negra Horseman's Complex

Action

Provide bi-annual tumbleweed removal and runway maintenance at the George Maloof Airfield and the Horseman's complex.



Caption: George Maloof AirPark

4.1.4 BOCA NEGRA HORSEMAN'S COMPLEX

The Boca Negra Horseman's Complex is a unique equestrian facility covering 160 acres of land owned by the City. It is the only public cross-country equestrian course in New Mexico. The complex provides various training and competition features, including water jumps, starter jumps, and event courses, all accessible to the public at no cost. The local volunteer group, The Eventing Association, partners with the City's Open Space Division to operate and maintain the facility.

The complex currently has restroom facilities; however, there is a need to install a new waterline and meter to support additional amenities on-site. Volunteers are essential for maintenance, and community support is increasing to fund future improvements. Long-term plans include upgrading infrastructure, offering more programs for beginner riders, and forming new educational partnerships.

This site is located outside the Petroglyph Monument within City Open Space lands. The Petroglyph Monument and the City maintain a strong collaborative relationship and participated in the National Park Service's Visitor Use Plan. Horses are permitted at the Horseman's Complex and on the Open Space Division's unpaved and paved trails outside the monument, including



Caption: Open Space Shooting Range Park

4.1.5 OPEN SPACE SHOOTING RANGE PARK

The Shooting Range Park is one of the most comprehensive public shooting facilities in the region. Designed to offer a safe, regulated environment for recreational shooters, the range also serves as a training location for multiple law enforcement agencies, including the Albuquerque Police Department and the Metro Detention Center.

Facilities include rifle and pistol ranges, skeet and trap fields, silhouette ranges, and classrooms for firearm safety education. The range plays a critical role in promoting responsible gun ownership and reducing illegal shooting activity.

4.1.6 SAN ANTONIO OXBOW BLUFFS AND POOLE PROPERTY

The San Antonio Oxbow Bluffs, including the adjacent 23-acre Poole Property, represent a rare stretch of conserved land along the Rio Grande Bosque. The area is valued for its ecological significance and potential for community-based open space programming. A site plan approved by the Environmental Planning Commission in 2023 outlines the creation of nature trails, educational nodes, and pollinator gardens, while protecting wetland and riparian habitats. The San Antonio Oxbow is the most important, and most sensitive, ecological area within the Rio Grande Valley State Park, and one of the most important sites in the entire central reach of the Rio Grande.

Community members, particularly residents in nearby neighborhoods, view this project as an opportunity to preserve the area's natural character while making it more accessible. Planned enhancements include infrastructure to manage stormwater and signage that fosters ecological literacy. The City's Open Space Division of the Parks and Recreation Department will also provide programming, such as guided nature walks and habitat restoration volunteer days. ([Weblink](#))



Caption: Oxbow Bluffs panoramic view

Oxbow Trailhead Improvements

Phase One construction is scheduled to begin in 2025. Phase one will include upgrades to the parking lot, installation of a trail system and grassland loop, creation of an outdoor classroom, and enhancements to the horno area to establish a Poole Recognition Space.



Caption: Oxbow Bluffs Schematic Design

The Oxbow wetlands is the only remaining river connected wetlands between Bernalillo and Bernardo (Located in Socorro County) and an important habitat complex that includes the Oxbow, Rio Grande, Bosque and sites across the river including the Rio Grande Nature Center State Park and the Candelaria Nature Preserve.

Policy

Engage local educational institutions to develop educational programs to maintain Major Public Open Space and parks, share information about natural resources and conservation, and foster connections to public facilities.



Caption: Ladera Golf Course - Lights at the Driving Range

4.1.7 LADERA GOLF COURSE AND DISC GOLF COURSE

Ladera Golf Course, the only municipal golf course on Albuquerque's West Side, offers recreational green space and a sense of place that distinguishes between residential developments on either side. The facility includes a 9-hole executive course, a par-3 course, and the only lighted driving range for a municipal course on the Westside. The course offers junior golf programming to introduce youth to the sport, its etiquette, and lifelong benefits.

Nearby, the Ladera Disc Golf Course provides an open play space for a growing population of disc golf enthusiasts. The course has minimal shade, but the terrain supports long throws and some challenging course features. Planned enhancements, supported by grants, include new signage, improved drainage, and expanded play areas at both Ladera and Piedras Marcadas.

4.1.8 YOUTH SPORTS AND WEST MESA LITTLE LEAGUE

Redlands Park, home to West Mesa Little League, is a hub of community activity. Operating under a lease agreement with the City, the league is responsible for maintaining fields and facilities, while the City handles irrigation infrastructure. In 2020, the league received \$100,000 in improvements through the "Play Ball" initiative, aimed at enhancing bathrooms, clubhouses, and concessions.

West Mesa Little League offers multiple youth divisions in baseball and softball, engaging children from ages 4 to 15. Beyond sports, the league fosters community values and leadership skills and provides a constructive outlet for youth. Additional community financial support will be needed to invest in field lighting, turf management, and other requested amenities.



Caption: Ladera Disc Golf Course



Caption: West Mesa Little League Opening Day 2024

4.1.9 PARK SAFETY AND ACTIVATION

The City created the Park Activation Program in response to community concerns about safety and the underutilization of public parks. Launched in 2020, the initiative encourages local organizations to bring programming to parks—concerts, fitness classes, and cultural events—that discourage negative activity and build community pride.

The program has shown some success, and City departments are exploring partnerships with neighborhood associations and schools to expand its reach. Future priorities include wayfinding signage, educational installations, and long-term funding for programming.

NEIGHBORHOOD CRIME WATCH



4.1.10 PARK MAINTENANCE

The Park Management Division of the Parks and Recreation Department is responsible for maintaining City parks. This division helps promote community well-being through access to clean, functional, and safe public spaces.

Residents are encouraged to report routine maintenance issues, such as damaged facilities or overgrown vegetation by calling 311.

4.1.11 COMMUNITY STEWARDSHIP AND VOLUNTEERISM

Recognizing that the City cannot meet all park maintenance needs, a network of volunteer stewardship programs complements City efforts in parks and public spaces. The Adopt-A-Park/Trail program invites local groups and individuals to regularly care for a park or trail segment—picking up litter, weeding, and tending plants—with the City recognizing their contributions with signage. Such civic engagement not only improves park conditions but also builds community pride. The City is working to expand these programs (and related initiatives like One Albuquerque Clean-Up Day) by promoting year-round volunteer events and recognizing dedicated stewards.



Caption: Tree Planting Park Volunteers

4.1.12 DOG PARKS AND PET-FRIENDLY AMENITIES

Dog parks are a popular component of Albuquerque's park system. In the West Mesa CPA, Santa Fe Village Park and Ouray Park feature designated off-leash areas that are heavily used and widely appreciated. City-wide initiatives are underway to expand access to dog-friendly spaces, improve maintenance, and explore additional locations for new dog parks.

Public input suggests that dog parks foster social connection among pet owners, reduce conflict in shared-use spaces, and meet an important recreational need. Planned upgrades include shade structures, better lighting, and waste disposal infrastructure.

Policy

Work with residents to identify appropriate locations near trailheads for designated electric scooter pick up and drop off areas, including signage to help educate the public about where electric scooters are permissive.

4.1.13 E-BIKE ORDINANCE AND MULTI-MODAL ACCESS

In September 2024, Albuquerque passed Ordinance O-24-14, which officially allows the use of e-bikes on paved multi-use and open space trails, with some exceptions. The ordinance establishes a city-wide speed limit of 20 mph for e-bikes and encourages multi-modal trail use. On the West Mesa, the paved Paseo de la Mesa Trail is open to e-bikes, while unpaved trails remain under review pending further community input and signage upgrades.

E-Bikes can represent a valuable option to facilitate residents' access to parks, trails, and transit services. The development of multimodal routes to parks aims to reduce dependency on automobiles. Specific enhancements include establishing a connection between Laurelwood Park and regional trails, along with progressing the proposal for a West Side Indoor Sports Complex near Coors Boulevard and St. Pius.



Caption: E-Scooters are back in Albuquerque

4.2 Community Identity, Culture and Heritage

Community members from the West Mesa CPA revealed a community character, conscious of its cultural roots. Residents expressed a sense of pride and respect for their area's Native American and Hispanic heritage. Among the most significant cultural landmarks is the Petroglyph National Monument, which serves as both a historical and recreational resource. Its ancient rock carvings are not only protected as sacred cultural expressions but also offer educational opportunities for residents and visitors alike.

Community Member Comments

- The murals in ABQ speak to our heritage and should be supported
- Racial age and gender diversity
- Retaining culture - families have been here for centuries
- Need more community clean up events by the city.

4.2.1 MULTIGENERATIONAL INCLUSIVITY AND COMMUNITY SERVICES

A hallmark of the West Mesa CPA's social fabric is its multigenerational community connections. Many comments from workshops highlight how elders, adults, and children share neighborhood spaces—parks, churches, community centers—in ways that foster mutual respect and safety.

A common concern is the lack of a local senior center. West Mesa CPA seniors currently must travel to other parts of Albuquerque to access elder services. Community advocates call for a dedicated senior or multi-generational facility within the CPA. Such a center would not only support older adults with activities and resources but would also provide a venue for intergenerational programs, strengthening bonds between youth and elders.

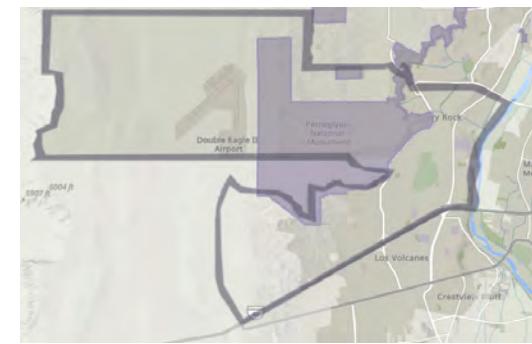


Caption: Petroglyph National Monument

4.2.2 PETROGLYPH NATIONAL MONUMENT

The Petroglyph National Monument spans 17 miles along Albuquerque's West Mesa, preserving thousands of ancestral petroglyphs etched into volcanic basalt. It represents one of the largest petroglyph sites in North America and serves both as a cultural landmark and an educational resource. The monument includes several public areas such as Boca Negra Canyon, Rinconada Canyon, and the Volcanoes Day Use Area.

The National Park Service offers a range of educational programs, including guided field trips, curriculum materials, and volunteer opportunities. Community members have expressed a strong desire for more interpretive programs and collaborative stewardship efforts, especially those involving youth and indigenous voices. Partnerships between the National Park Service and local schools continue to grow, emphasizing experiential learning and cultural preservation. ([weblink](#))



Caption: Petroglyph National Monument Boundary

4.2.3 HISTORICAL PRESERVATION AND CULTURAL LANDMARKS

The City's Historic Preservation team in the Planning Department helps safeguard significant cultural sites and architectural heritage. Local efforts have successfully recognized sites like the La Luz Housing Complex on the State Register of Cultural Properties, ensuring long-term protection and access to preservation funding and incentives.

4.2.4 FACILITIES FOR CULTURAL AND COMMUNITY PROGRAMMING

A wide array of public facilities provides cultural programming and community services within and adjacent to the West Mesa CPA.

- **Don Newton Community Center:** This center offers diverse programming for all age groups, including senior events like dance socials, space rentals, and intergenerational classes
- **Taylor Ranch Library:** A hub for learning and family engagement, the library hosts a variety of events such as Story Time, STEM-focused "Wacky Wednesdays," and creative play activities like Lego Day.
- **West Central Route 66 Visitor Center:** Located in the adjacent Southwest Mesa CPA, this center anchors cultural tourism and community events, including car shows and pop-up markets. It supports local artists and celebrates the historic legacy of Route 66 through public art and planned programming by the Arts and Culture Department.
- **Open Space Visitor Center:** Though located just outside the West Mesa CPA boundary to the north, the Open Space Visitor Center supports cultural interpretation through exhibitions, agricultural programming, and curated art shows that honor New Mexico's environmental and cultural landscapes.



Caption: Taylor Ranch Public Library



Caption: Taylor Ranch Community Center



Caption: Rt. 66 Visitor Center



Caption: Open Space Visitor Center

4.2.5 SPORTS, RECREATION, AND YOUTH DEVELOPMENT

Recreational facilities play an important role in community cohesion and youth engagement. While no public swimming pools are located directly within the West Mesa CPA, residents benefit from nearby access to high-quality aquatic centers.

- **West Mesa Aquatic Center:** This Olympic-size indoor facility features lap lanes, diving boards, water slides, and an accessible recreation pool. It regularly hosts swim meets and community classes, serving as a key regional destination for aquatic recreation.
- **Sierra Vista Pool and Tennis Facility:** Offering tennis instruction, pickleball courts, and swimming programs, this multi-sport facility meets a wide range of recreational needs while also offering employment opportunities in aquatics and recreation management.



Caption: West Mesa Aquatic Center



Caption: Sierra Vista Public Pool



Caption: Sierra Vista Pool and Tennis Facility

Policy

Expand community programming and youth development opportunities



Caption: Outdoor Recreation Climbing wall

- **Albuquerque Baseball Complex:** Officially named the Jennifer Riordan Regional Sports Complex, this venue supports youth and adult sports, from baseball and softball to regional tournaments, with facilities designed to national standards.

- **APS Community Stadium:** A collaboration between the City and Albuquerque Public Schools, this stadium supports high school athletics and community events with seating for large audiences and state-of-the-art track and field amenities.



Caption: Jennifer Riorden Regional Sports Complex



Caption: APS Community Stadium

4.3 Economic Development

4.3.1 SMALL BUSINESS SUPPORT

West Mesa community members prioritized continuing to establish new businesses, particularly small and independently owned enterprises. Recent additions have contributed to a more resilient local economy by expanding commercial diversity and providing residents with a broader range of retail, dining, and service options.

Small businesses are playing a pivotal role in shaping the community's economic identity. They not only offer essential goods and services but also act as cultural and social anchors that foster neighborhood cohesion. The recent increase in small businesses reflects both the entrepreneurial spirit of local residents and the increasing demand for community-scale commerce that prioritizes authenticity and accessibility over national chains.



Caption: ONE Albuquerque Sign

4.3.2 LOCAL BUSINESS ORGANIZATIONS

West Side residents want to see economic development that supports locally owned businesses rather than large national retailers. Community members prefer retail environments that reflect West Side character and that provide opportunities for local entrepreneurs to thrive.

Grassroots Coalitions of Local Businesses

in the West Mesa CPA advocate for small business interests and improve communication between business owners and government entities. These coalitions aim to empower local business owners by informing them of relevant legislation, organizing calls to action, and promoting civic participation. Their advocacy often extends to opposing policies perceived as harmful to small businesses, such as proposed tax increases, environmental

- **West Bluff Business Coalition**
(I-40 to Western Trail)
- **Montaño Business Coalition**
(Montaño Road and Coors Boulevard area)



Aabqedd.com/wp-content/uploads/2024/01/
CABQ-EDD_3-year-plan_document-
updated-0124.pdf

4.3.3 EXPANDING EMPLOYMENT OPPORTUNITIES

Despite the positive momentum generated by recent small business growth, residents continue to emphasize the limited high-wage employment opportunities in the area. Many residents have to commute long distances to work, which increases household transportation costs and contributes to regional traffic congestion and greenhouse gas emissions. Creating more local employment options would reduce dependence on vehicle travel.

The City's Economic Development Department helps to grow businesses, diversify industry, and advance workforce. These programs are designed to retain existing businesses, attract new investment, and ensure that economic benefits are broadly shared across districts. The City provides services through the Small Business Office, the Minority Business Development Agency, and the Business Development Division.



Caption: Business Training



The ABQ Film Office and the Outdoor Recreation Economy Team focus on leveraging Albuquerque's unique cultural and geographic assets, such as those in the West Mesa CPA, to attract creative industries and eco-tourism enterprises. The film industry and outdoor recreation, and the Petroglyph National Monument increase travel to the region, which also benefits hospitality and tourism. Productions filmed in New Mexico bring revenue to the state and are incentivized to hire New Mexico residents and buy from New Mexico vendors.

Other Economic Development Programs:

- **OMBPS** - Office of Military Base Planning and Support
- **JEDI** - Justice, Equity, Diversity, and Inclusion
- **LEADS** - Local Economy Assistance and Development Support
- **FUNDIT** - Funding Agencies
- **Business Incubator Certification**

Double Eagle II Airport represents a key opportunity to develop employment in the West Mesa CPA. Designated as an Employment Center in the Comprehensive Plan, the airport has a master plan that envisions a wide range of possible land uses, including a film production studio. Renewable energy firms—such as solar companies—have expressed interest in locating near the airport, which could contribute to both employment growth and Albuquerque's sustainability goals. Any development on the airport site must adhere to federal aviation regulations and coordinate with tribal governments.

4.3.4 WORKFORCE DEVELOPMENT

West Mesa residents highlighted the importance of workforce development and vocational training as tools for building a more inclusive economy. There is broad support for expanding access to job training programs. As businesses set up shop in New Mexico, they create job opportunities, boost tax revenue, and contribute to the overall economic vitality of the state. In March of 2022 Gov. Michelle Lujan Grisham signed Senate Bill 140, the New Mexico Opportunity Scholarship Act, making college tuition-free for most New Mexicans, in hopes to foster a skilled workforce that can contribute to the growth of emerging industries. The majority

of residents must commute to jobs from their Westside homes, which raises household expenses. West Mesa CPA residents advocated for more support for small businesses, increase higher paying jobs and improved access to job training and quality mixed-use developments to bring jobs closer to residences and reduce transportation costs for families. Many partners provide training opportunities and other workforce development services. Of these partners, the State of New Mexico, Albuquerque Public Schools, Workforce Connection of Central New Mexico, and the City's Economic Development Department have training opportunities for individuals and for small businesses.

Policy

Prioritize support for local businesses at a neighborhood scale level of development.

Policy

Prioritize development that expands the range and quality of employment opportunities.

Policy

Prioritize development that expands retail options, especially those that are within neighborhood walking distance.

Job Training Albuquerque

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

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

4.3.5 SMALL BUSINESS RESOURCE FAIRS

Following the completion of the Southwest Mesa CPA report, goals were established to host Small business Fairs. In 2023, this goal was achieved and the Economic Development and Planning Departments fulfilled this promise to host four more fairs, annually, one in each quadrant of the city. It establishes a venue that continues to ask small business owners how the City could support small businesses. Ideas range from supporting more venues, such as vendor markets and food truck courts, to help addressing transportation and housing challenges.

Goals for these resource fairs include:

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

4.4 Transportation Programs

4.4.1 STREET MAINTENANCE

Many West Mesa residents report that local streets are in poor condition, with visible cracking and uneven surfaces. Residents noted that medians have overgrown vegetation, which impacts safety and detract from neighborhood aesthetics.

The City's Department of Municipal Development is responsible for ongoing street maintenance and addresses issues throughout the city, prioritizing safety projects. The City has a limited budget for maintenance that comes out of the general operating fund. Residents can report maintenance issues and track progress through the Street Repair Request platform for potholes and crack repair.

The City's Solid Waste Department is responsible for maintaining medians. Residents can report maintenance issues and track progress through 311.



Caption: Near I-40, Coors Medians



Caption: CiQlovia Event and CABQ Bike Thru Burque.

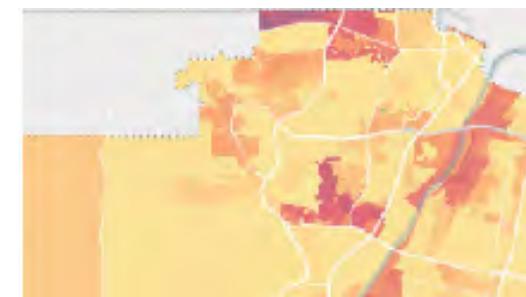
4.4.2 WALKING AND BIKING INFRASTRUCTURE

Residents of West Mesa emphasize the need for safe, interconnected walking and biking infrastructure. While some trails are in place and well-used, many are not connected to the larger trail network and require significant upgrades for expanded use. The current trail system often ends abruptly and fails to link residential areas to commercial and recreational destinations. Residents do not feel sufficiently protected on bike lanes that are too close to high-speed vehicular traffic. Community members advocate for separated, protected bike lanes and expanded accessibility features that accommodate diverse users, including older adults and those using adaptive bicycles.

Key projects include extending the Rim Trail to the Paseo del Norte overpass and completing the multi-use trail on Unser Boulevard near Vulcan Avenue.

The City is constructing a roundabout at Tierra Pintada Boulevard and Mirehaven Parkway, which will feature enhanced pedestrian and bicyclist infrastructure, reflecting efforts to enhance roadway safety. Another project at the Ladera Drive and Market Street intersection will reorganize traffic flow and improve retail access. Both projects are locally funded and involve collaboration with the City Arts and Culture Department to integrate public art and placemaking strategies.

The City's 2024 Rank 2 Bikeway and Trail Facilities Plan seeks to improve West Mesa's transportation network. It features a dedicated sidepath on Atrisco Vista Boulevard from Double Eagle Airport Road to Paseo del Norte, a short trail linking to Paseo de la Mesa Trailhead, separated bike lanes on Montaño Road, and a protected bike boulevard on 94th Street. These upgrades integrate West Mesa neighborhoods into the citywide trail system, offering easier access to jobs, schools, shops, and parks without cars. Overall, these



Caption: West Mesa Bicycle Network Analysis (BNA)

4.5 Housing and Homeless

Housing affordability was a concern brought up by many West Mesa residents. Long-time residents note that what was once a relatively affordable market has tightened considerably and that many individuals and families in the area struggle to secure affordable and stable housing.

Residents specifically called for housing tailored to the needs of seniors, including income-based rental assistance and utility cost controls. As many older residents age in place, the need for accessible, affordable housing designed for those on fixed incomes becomes increasingly urgent.

Residents further emphasized the importance of robust code enforcement and property maintenance to ensure neighborhood aesthetics and property values are preserved, even in areas facing economic hardship.

Policy

Support quality housing development that increases affordable housing within Centers and along Major Transit Corridors, and that complements the surrounding area.

Policy

Support development that increases housing options at varying price points, including cluster development.

4.5.1 HOUSING FORWARD

To help address housing affordability, the City launched Housing Forward in 2022. The Department of Health, Housing, and Homelessness (HHH); the Planning Department; Senior Affairs; Economic Development; Metropolitan Redevelopment Agency; and the Office of Equity and Inclusion all coordinate efforts to expand housing access and affordability by increasing housing options across all neighborhoods.



Action

Provide opportunities for converting single-family zoning to higher-density and mixed-use zone districts to allow for duplexes, multifamily, and mixed-use development to increase housing supply and affordability.

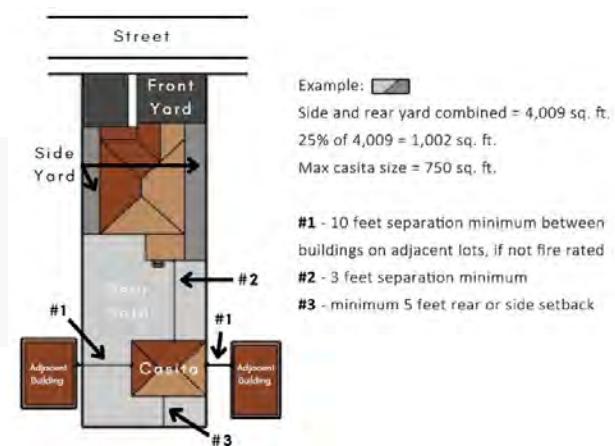
4.5.2 CASITAS

To expand housing options, the Planning Department has helped pass zoning reforms in 2023 to allow Accessory Dwelling Units (i.e., casitas) throughout the city.

The Department offers free casita construction plan sets to help reduce the cost of construction.

HHH is working on a program that would offer low-cost loans or grants for casitas constructed for low-income rentals.

Senior Affairs has partnered with AARP to distribute a guide that helps homeowners, particularly seniors, understand the benefits of casitas to provide options to age in place.



Caption: (ADU) Accessory Dwelling Unit - Guidelines

4.5.3 HOMELESSNESS AND HOUSING INSECURITY

While homelessness is recognized as a citywide issue and becoming visible everywhere, even in parts of the West Mesa CPA, the city is working toward solutions that require a comprehensive and positively motivated response. West Mesa residents expressed concern over the effects of homelessness on small businesses, public safety, and neighborhood stability, emphasizing the need for stronger support systems and services for vulnerable populations. West Mesa residents supported expanding social services, shelter options, and transitional housing that would serve individuals on the path toward stability and self-sufficiency.

To address structural inequities that lead to homelessness, City programs aim to provide stable shelter, consistent meals, mental and physical healthcare, addiction treatment, employment assistance, and long-term housing placement. These services are intended not only to alleviate immediate suffering but also to address the underlying causes of housing insecurity through wraparound support systems and policy reform.

The City also provides services aimed at preventing homelessness and helping people stay in their homes. These include eviction prevention programs, rental assistance funds, housing vouchers, and educational materials such as the "Renter's Guide to the Albuquerque Housing Code." These initiatives work together to prevent displacement and foster long-term housing security for vulnerable residents.



Caption: Gateway Westside Shelter

Policy

Expand access to social services and mental health care, particularly for individuals experiencing homelessness or behavioral health issues.

HOUSING PARTNERS



ALBUQUERQUE HOUSING AUTHORITY



4.5.4 GATEWAY SHELTER PROGRAMS

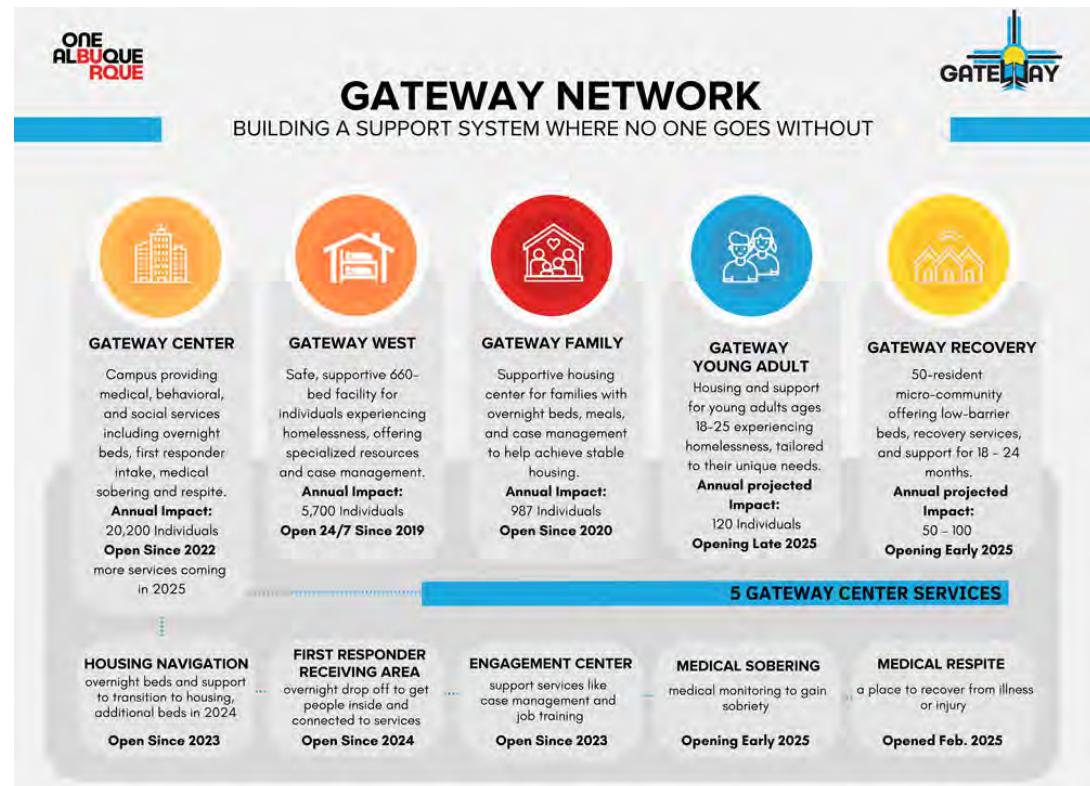
In 2025 the **Gateway Center** opened its doors to both men and women providing services such as housing navigation, medical sobering, medical respite, and access to services. The Gateway Center hosts tenant organizations providing medical, behavioral health, and social services. The City is building out the campus to add additional health resources for the community as well as centrally located overnight beds and wraparound services to connect people with the help they need on their pathway to housing.

Gateway West, is the most significant homelessness resource located within the West Mesa CPA, formerly known as the West Side Emergency Housing Center. As Albuquerque's largest overnight shelter, Gateway West features dedicated facilities for pet care, including kennels and exercise areas, which help eliminate a barrier for individuals with companion animals. The shelter also provides three meals daily and functions as a centralized intake facility, where caseworkers assess individual needs and coordinate transitions to more specialized programs. Its low-barrier policy ensures access to anyone not exhibiting violent behavior toward themselves or others.

Family Gateway serves families in need of housing, while the Young Adult Gateway focuses on youth and teens who may be fleeing domestic violence or experiencing homelessness. The Gateway Center on Gibson offers a range of support services, such as housing navigation, medical respite, and first responder receiving areas to stabilize individuals and prepare them for more permanent housing solutions.

Gateway Young Adult Campus is prioritizing the needs of our homeless young adults by creating a dedicated housing navigation campus with age-appropriate services for this vulnerable population.

The Recovery Gateway represents a longer-term model, offering pallet homes, vocational training, and wellness services to help participants regain independence and rejoin the broader community.



GATEWAY NETWORK
BUILDING A SUPPORT SYSTEM WHERE NO ONE GOES WITHOUT

GATEWAY CENTER
Campus providing medical, behavioral, and social services including overnight beds, first responder intake, medical sobering and respite.
Annual Impact: 20,200 Individuals
Open Since 2022
more services coming in 2025

GATEWAY WEST
Safe, supportive 660-bed facility for individuals experiencing homelessness, offering specialized resources and case management.
Annual Impact: 5,700 Individuals
Open 24/7 Since 2019

GATEWAY FAMILY
Supportive housing center for families with overnight beds, meals, and case management to help achieve stable housing.
Annual Impact: 987 Individuals
Open Since 2020

GATEWAY YOUNG ADULT
Housing and support for young adults ages 18-25 experiencing homelessness, tailored to their unique needs.
Annual projected Impact: 120 Individuals
Opening Late 2025

GATEWAY RECOVERY
50-resident micro-community offering low-barrier beds, recovery services, and support for 18-24 months.
Annual projected Impact: 50-100
Opening Early 2025

5 GATEWAY CENTER SERVICES

- HOUSING NAVIGATION** overnight beds and support to transition to housing, additional beds in 2024
Open Since 2023
- FIRST RESPONDER RECEIVING AREA** overnight drop off to get people inside and connected to services
Open Since 2024
- ENGAGEMENT CENTER** support services like case management and job training
Open Since 2023
- MEDICAL SOBERING** medical monitoring to gain sobriety
Opening Early 2025
- MEDICAL RESPITE** a place to recover from illness or injury
Opened Feb. 2025

4.6 Community Safety

To address structural inequities that lead to homelessness, City programs aim to provide stable shelter, consistent meals, mental and physical healthcare, addiction treatment, employment assistance, and long-term housing placement. These services are intended not only to alleviate immediate suffering but also to address the underlying causes of housing insecurity through wraparound support systems and policy reform.

The City also provides services aimed at preventing homelessness and helping people stay in their homes. These include eviction prevention programs, rental assistance funds, housing vouchers, and educational materials such as the "Renter's Guide to the Albuquerque Housing Code." These initiatives work together to prevent displacement and foster long-term housing security for vulnerable residents.

4.6.1 LAW ENFORCEMENT PRESENCE AND INNOVATIONS

The Albuquerque Police Department (APD) operates its Northwest Area Command close to the West Mesa CPA serves as a base for patrol and links the public to APD resources. and affordability by increasing housing options across all neighborhoods.

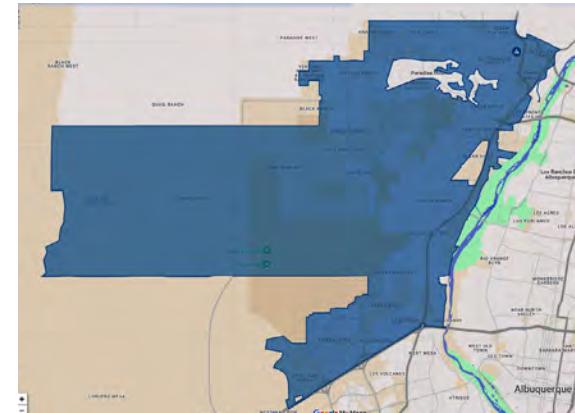
A new mini-substation is being constructed near West Bluff and the Electric Playhouse, which will provide a localized base for patrol operations and public engagement. This facility will operate just like other Mini-Substations of its size from 9am-6pm. It will support filing reports, community policing, and launching drones for rapid surveillance.

Recent technological advancements have strengthened APD's crime prevention and response capabilities in West Mesa.



Caption: New APD Helicopter

- Automated License Plate Readers have been installed at several key intersections, allowing officers to track suspects fleeing from crime scenes.
- New ShotSpotter technology near Cottonwood Mall enables rapid detection and response to gunfire incidents.
- A citywide drone program, currently being piloted in this area, provides aerial support for various incidents, particularly those detected by ShotSpotter.
- A second helicopter has been added to the aerial patrol fleet—the first time the City will operate two helicopters simultaneously.



Caption: APD Northwest Area Command

Crime statistics for 2025 indicate a modest decline in several categories, including robberies, sex crimes, and shoplifting. Auto burglaries remain at 2024 levels.

Traffic enforcement has intensified, with over 1,000 citations issued in 2025 so far—an increase of 200 from the previous year. Locations such as Coors Boulevard and Ladera Drive remain problematic for street racing and illegal Off-Highway Vehicle (OHV) use. In response, APD is collaborating with the New Mexico Department of Game and Fish to enforce off-highway vehicle laws. Violators may be fined \$200 or more.



Caption: APD North West Area Substation

4.6.2 ALTERNATIVE PUBLIC SAFETY RESPONSES: ALBUQUERQUE COMMUNITY SAFETY DEPARTMENT

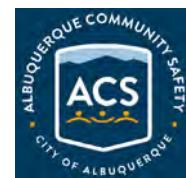
Established in 2021, the Albuquerque Community Safety (ACS) Department provides a non-police response to behavioral health-related emergencies, operating as a third branch within the City's 911 response system. ACS teams specialize in handling calls related to mental health crises, homelessness, suicide risk, and wellness checks.

ACS has become a key partner in addressing the root causes of public safety concerns in West Mesa. The department transports an average of 200 people each month to service providers, with approximately half directed to hospitals for psychological evaluations. During colder months, ACS also transports people to emergency overnight shelters, helping unhoused individuals avoid exposure-related health risks.



Caption: ACS Response Team

This service model relieves pressure on law enforcement while ensuring that individuals in crisis receive the appropriate care. As the department continues to expand citywide, its presence in and around West Mesa is expected to play a growing role in promoting safety through prevention, intervention, and social service engagement.



ACS addresses a variety of issues including:

- **Behavioral health crises**, such as a loved one with a mental health disorder who has become upset and is making threats.
- **Suicidal ideation**, when you or a loved one are thinking of committing suicide and may even have a plan and the means to do so.
- **Disturbances**, such as someone yelling outside a business.
- **Welfare checks**, such as an elderly parent you haven't been able to get ahold of.
- **Wellness checks**, such as a person lying in a median whose safety you're concerned for.
- **Unsheltered individuals**, who need support and connection to services.
- **Panhandlers**, when they are in need of support or are in an unsafe location.
- **Other Crises** that do not involve a crime or a medical emergency

4.6.3 COMMUNITY-BASED SAFETY PROGRAMS

The City supports a variety of community-based programs aimed at fostering local involvement in crime prevention and neighborhood safety. These include the **Neighborhood Watch Program**, which empowers residents to serve as block captains and communicate directly with the Crime Prevention Specialist. The **House Watch Program** allows residents to register their homes for drive-by surveillance by APD while they are out of town, adding a layer of security for traveling families.

The **Safe City Project**, **Crime Stoppers**, and ongoing community policing help residents collaborate with law enforcement to address issues proactively. The **Northwest Community Policing Council (NW CPC)** serves as a vital forum for dialogue between residents and police representatives, with a focus on accountability, trust-building, and transparency in policing practices.



CREATING POSITIVE CHANGE

4.7 Maintenance, Sustainability and Natural Resources

Maintenance, clean ups, and environmental sustainability were priorities for many West Mesa residents.

4.7.1 ILLEGAL DUMPING

Illegal dumping has emerged as one of the most persistent environmental and aesthetic challenges in the West Mesa CPA. Given its large tracts of undeveloped land and location on the city's western edge, West Mesa often sees illegal dumping of unwanted furniture, mattresses, tires, and construction debris. This activity not only degrades the visual environment but also contributes to safety and environmental hazards.

The City of Albuquerque's Solid Waste Department cleaned up over 9,600 illegal dump sites in the 2024 fiscal year, totaling nearly 179 tons of waste. By February 2024, the City had already cleaned 5,319 sites, collecting 167 tons of waste.

The City promotes proper disposal through public education campaigns.



Caption: illegal dumping in the Petroglyphs

4.7.2 CLEAN-UP PROGRAMS

City efforts are amplified with community participation in a wide range of programs, many of which are active in the West Mesa CPA. These include graffiti removal, pothole reporting, weed and litter removal, and special services like large item pickup and excrement clean-up. Programs such as "Adopt-a-Spot", "Adopt an Open Space", and "Keep Albuquerque Beautiful" encourage volunteerism and community investment.

Other targeted efforts—such as the Wildflower Project, One Albuquerque Cleanup Day, and trail and median maintenance programs—provide seasonal and location-specific interventions that address both aesthetics and ecological health.

CLEAN CITIES PROGRAMS

- **Graffiti Removal**
- **Report a Pothole**
- **Keep Burque Clean**
- **Excrement Clean Up**
- **Keep Albuquerque Beautiful**
- **Large Item Pick-up**
- **Weed & Litter Removal**
- **Adopt an Open Space**
- **Wildflower Project**
- **Green Waste Curbside Collection**

4.7.3 ENVIRONMENTAL SUSTAINABILITY

The West Mesa community is interested in aligning public facility improvements with long-term sustainability goals.

The City's Department of Sustainability provides programs to increase climate resilience, lower energy use and water consumption and retention, reduce waste, and convert to renewable energy. Key programs include the Climate Action Plan, Heat Island Mitigation, Renewable Energy Initiatives, Sustainable Building Tax Credit, and Waste Reduction Strategies, just to name a few. See also, Section 3.10 Resilience and Sustainability.

By fostering a dialogue among residents, City departments, and environmental advocates, the department is laying the groundwork for coordinated action and measurable progress toward climate readiness.

In West Mesa, the department engages with residents through listening sessions and community-based task forces funded by external grants. These forums allow residents to share input and co-design sustainability programs that reflect local values and concerns.



PART 5. POLICY & REGULATION REVIEW





5.1 Community Priorities & Existing and Proposed Comprehensive Plan Policies

This section outlines existing policies and regulations related to the community priorities identified through public outreach and engagement. It also compiles recommended policies for the West Mesa Community Planning Area into a matrix. (See Section 5.4 in this report.)

These policies reflect community priorities in the West Mesa CPA to guide future land use and investment decisions, balancing them with other citywide policies. See Section 6 in this report for a matrix of proposed actions. Proposed policies in this report may be incorporated into the Comprehensive Plan, the city's land use policy document. Proposed actions will be monitored over time and may lead to regulatory changes to the Integrated Development Ordinance (IDO).



Caption: Westside - looking west from a hot air balloon

5.1.1 COMMUNITY PRIORITIES AND EXISTING POLICIES

Existing Comprehensive Plan policies address many of the priorities and concerns the Planning Team heard from community members during the engagement process. This report recommends adding policies to the Comprehensive Plan for the next update, to be explicitly applied to the West Mesa CPA. The proposed policies are supported by existing Comp Plan Policies. If adopted, the recommended West Mesa policies will be incorporated into Chapter 4 of the Comp Plan.

The proposed policies for the West Mesa Community Planning Area (CPA) are grounded in extensive public engagement, interdepartmental collaboration, and alignment with the City's Comprehensive Plan. These recommendations are designed to address the pressing challenges and aspirations identified by residents, community partners, and City staff throughout the CPA public engagement process. Broadly, the recommendations aim to improve pedestrian friendly design, expand youth programming options, prioritize support for local businesses, encourage design that improves climate resilience, and increasing housing options at varying price levels.

These recommendations reflect the community's desire for thoughtful development that balances growth with preservation, equity with efficiency, and innovation rooted in local community identity. Through continued coordination with City departments, agencies, and community organizations, the West Mesa CPA aims to present the policy recommendations in a way that honors the diverse voices and values of its residents.



Caption: West Mesa view of the Volcanos

Policy

Expand participation in climate action and sustainability planning efforts and programs.



5.2 Centers and Corridors - Centers in the West Mesa CPA



Caption: West Mesa CPA - Centers and Corridors Map

The **Centers and Corridors** vision guides current and future development in Albuquerque by encouraging growth in existing Centers connected by Corridors that provide effective mobility for pedestrians, cyclists, and transit users. Development in designated Centers and Corridors is characterized by higher densities, land use intensity, and a mix of land uses, including a variety of housing types at a range of affordability. The mix of uses aims to create easy access to employment, commercial services, arts, and entertainment.



Caption: Coors/Montaña Plaza

This approach to growth leverages existing infrastructure and public facilities, making development more cost-effective and sustainable. A compact built environment with multimodal transportation options can reduce reliance on fossil fuels and the need for surface parking, along with their associated climate impacts. While the land use types, patterns, and transportation characteristics vary among Centers and Corridors designations, this planning approach is a long-range growth strategy promoting development that is sustainable and cost-effective for both public and private investments.

There are two types of Centers within the West Mesa CPA:

- [Activity Centers](#)
- [Employment Centers](#)

Centers in West Mesa CPA

- Atrisco Vista/I-40 **Activity Center**
- Westland **Activity Center**
- Coors/I-40 Center **Activity Center**
- Ladera **Activity Center**
- Coors/Montaña Village **Activity Center**
- Double Eagle II Airport **Employment Center**
- Atrisco Vista Shooting Range **Employment Center**
- Atrisco Vista/I-40 **Employment Center**

5.2.1 CENTERS

There are five types of Centers in the Comp Plan, each with a different level of intensity and market area. Centers vary in their degree of urbanization and walkability, which will evolve. Most Centers are intended to be highly walkable and well-served by transit. Within the West Mesa CPA, there are 3 Activity Centers, 1 Urban Center, and an Employment Center.

Each Center type is tailored to its context, aiming to enhance accessibility, economic vitality, and quality of life across each CPA.

5.2.2 ACTIVITY CENTERS

Activity Centers are the ideal spots for new development and redevelopment. They are planned to combine residential areas and neighborhood services that are easily reachable within a 20-minute walk. These centers should include pedestrian-friendly features, and policies on centers and corridors should promote mixed-use and multi-family housing in these locations. Activity Centers serve as the main hubs of economic activity, marked by clusters of development.



ATRISCO VISTA / I-40 ACTIVITY CENTER

Various industrial developments continue to expand along the west side of Atrisco Vista Boulevard. A large, undeveloped parcel of land east of Atrisco Vista Boulevard, located atop the mesa, will soon become the Atrisco Vista/I-40 Activity Center. This activity center plans to include residential neighborhoods, commercial spaces, designated open areas, and amenities such as Recreation Centers or Multi-Generation Centers, and possibly a Senior Center.

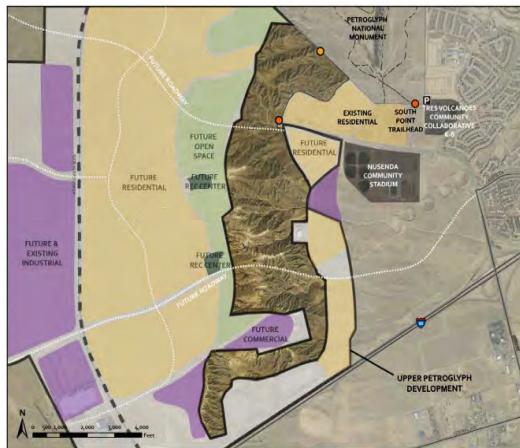


FIGURE 23. ATRISCO TERRACE EXISTING CONDITIONS AND PROPOSED DEVELOPMENT

- ENTRANCE TO MPOS
- ENTRANCE TO PETROGLYPH
- EXISTING COMMUNITY FACILITY

FUTURE RESIDENTIAL
FUTURE COMMERCIAL/INDUSTRIAL
FUTURE OPEN SPACE
FUTURE RECREATION CENTERS



Caption: I-40 9 Mile Hill - looking West

WESTLAND ACTIVITY CENTER

This Activity Center is still in the design phase. Future neighborhoods within the Westland Activity Center Master Plan may showcase scenic views and natural landscapes, all supported by the nearby Petroglyph National Monument. This area primarily consists of single-family homes and lacks community-scale amenities such as walkable access to grocery stores, small businesses, and restaurants. The Westland Activity Center will offer residents several services that are currently absent in the area.



Caption: Atrisco Vista Activity Center



Caption: Coors/I-40 Activity Center

COORS BOULEVARD/I-40 ACTIVITY CENTER

This is one of the oldest commercial activity centers on the west side of Coors Boulevard. It is located at the entrance to the West Mesa CPA, just a few blocks north of Interstate 40. It offers a variety of businesses, including restaurants, animal services, vehicle services, child care facilities, car washes, banks, and self-storage units. It is mainly an auto-oriented center with very limited walkability.



Caption: Coors/I-40 Activity Center



LADERA ACTIVITY CENTER

Ladera Activity Center is one of the last undeveloped areas along Coors Boulevard. Community and neighborhood-scale development is proposed north and south of St. Joseph's Drive at this location. St. Joseph's on the Rio Catholic Church and the Learning Experience Child Care Center are among the few non-food-related establishments in the area. Most existing businesses along Coors Boulevard are food establishments with a drive-through. This Activity Center, however, is slated to be the location of a future City-operated indoor sports facility featuring basketball, volleyball, and other gymnasium-based activities. This location is also slated for a future Target grocery store, which will offer a variety of produce, bulk foods, and other essential goods.



Caption: Ladera Activity Center - in development



Caption: Coors/Montaño Village Center

COORS BOULEVARD/MONTAÑO VILLAGE CENTER

This Activity Center was established to preserve the views of the Sandia Mountains by setting specific height limits to maintain a clear line of sight from Coors Boulevard. The buildings primarily follow a southwest color palette and serve various functions, including a senior living community, upscale multi-family housing, and commercial spaces such as a Sprouts grocery store, as well as small local businesses. A large area of undeveloped land is located within the activity center, situated at the southeast corner of Coors Boulevard and Montaño Road, providing space to meet the diverse needs of the West Mesa CPA community.



Caption: Coors/Montaño Village Center

5.2.3 EMPLOYMENT CENTERS

Employment Centers prioritize job creation, focusing on industrial and business development, which is supported by retail and residential uses. Employment Centers tend to be auto-oriented, with excellent access for delivery trucks and connections for the freight network. Employment centers should be located near major intersections or along highways or principal arterials. Street design should prioritize the efficient movement of vehicles while also accommodating pedestrians within business parks. It may be appropriate and beneficial to introduce mixed-use or high-density residential development within established or near-fully developed Employment Centers.



Caption: Double Eagle II Employment Center



DOUBLE EAGLE II AIRPORT EMPLOYMENT CENTER

The Double Eagle II Airport Employment Center is a key economic hub on Albuquerque's West Mesa, created to support aviation-related industries and promote job growth in aerospace, defense, and advanced manufacturing. The employment center aims to attract businesses and investments that enhance the airport's operations and support its development. Its goal is to diversify the local economy, generate skilled jobs, and ease congestion at the Albuquerque International Sunport. With large parcels of developable land and direct access to aviation infrastructure, the center acts as a catalyst for workforce development and innovation in high-growth sectors.



Caption: Shooting Range Park Entry Sign

ATRISCO VISTA SHOOTING RANGE EMPLOYMENT CENTER

The Atrisco Vista Shooting Range Employment Center is a job generating area anchored by the City of Albuquerque's Shooting Range Park off Atrisco Vista Road. By designating this space as an employment hub, the city promotes investment, infrastructure upgrades, and workforce training that help turn open-space amenities into real economic and career opportunities. This employment center exists to boost economic growth on the West Side by clustering facilities, including a shooting range, parking, training classrooms, and nearby businesses. It currently provides over 500 jobs in various roles, including range supervision, instructor services, facility management, and general support staff.

ATRISCO VISTA / I-40 EMPLOYMENT CENTER

The Atrisco Vista / I-40 Employment Center is a designated economic development zone near the Atrisco Vista Boulevard interchange, north of Interstate 40 on the edge of the West Mesa CPA. This employment center aims to balance the area's housing growth with job creation, reducing commutes across the Rio Grande River. Currently, the center is anchored by the 465,000 sq. ft. Amazon fulfillment center, which aims to attract larger employers and logistics operations. It exists to boost the West Side economy by clustering industrial, warehousing, commercial, and transport-related businesses on affordable land close to a major interstate. As a result, this center helps create a more self-sufficient and economically resilient west-side community, eases traffic congestion downtown, and supports long-term regional growth.



Caption: Atrisco Vista / I-40 Employment Center



5.3 Centers and Corridors - Corridors in the West Mesa CPA

The Comp Plan establishes five types of Corridors for major public streets – Premium Transit, Main Street, Major Transit, Multi-Modal, and Commuter Corridors. Differing Corridor types are intended to balance the street system by identifying different streets that prioritize bicycling, walking, or transit use between Centers. The character of a Corridor and adjacent land uses should change within Centers and near low-density neighborhoods to reduce auto travel speeds and increase pedestrian safety.

Corridors are most effective when they are well-connected through transportation networks and adequately supported by utility infrastructure. A variety of corridor types have been developed to balance the street system by designating streets that prioritize bicycling, e-scooters, walking, or transit use within and between Centers.

5.3.1 MAJOR TRANSIT CORRIDORS

Major Transit Corridors prioritize transit over other modes to provide a convenient and efficient transportation system. Walkability along these corridors is crucial for creating a safe and inviting pedestrian environment and ensuring access to goods and services for pedestrians, cyclists, e-scooters, and transit riders, both along these corridors and within the centers they connect.

Major Transit Corridors

- Coors Boulevard
- Montaño Road

Major Transit Corridors are expected to be served by high-frequency and local transit options (e.g., ABQ Ride, regional, and commuter buses). Development along these corridors should prioritize transit and pedestrian orientation near transit stops, while maintaining an auto-oriented approach in other segments. Building heights and development densities may be greater in centers along these corridors; however, transition zones should be used to maintain compatibility with existing neighborhoods and adhere to any applicable View Protection Overlay zones.



Caption: Coors Boulevard

COORS BOULEVARD

serves as a major transit corridor crossing three community planning areas, providing access to Interstate 40 (I-40) and other key river crossing arterials, such as Rio Bravo, Bridge, and Central (Route 66) to the south, and Montaño Road, Paseo Del Norte, and Alameda to the north.

The Coors Boulevard and I-40 interchange project, finished in 2008, features an aesthetic theme inspired by the escarpment that reflects the natural landscape of the West Mesa CPA area. Planning efforts for Coors Boulevard aim to create new mixed-use centers along this central transit corridor, which is within walking distance of nearby neighborhoods. ABQ Ride continues to review Albuquerque's bus routes, especially on the west side along Coors Boulevard, to update the city's plans for both short-term and long-term improvements to the transit network. This supports the development of diverse economic housing options, particularly within designated centers. Coors Boulevard would benefit from increases bus transit quantities, a more sustainable transportation system and improved zoning strategies that promote affordable housing near transit stops, along with community-scale commercial uses that can enhance livability along the corridor. The northernmost premium transit station is located at the intersection of Ellison and Coors Bypass, offering a transit option for residents of the far west side and Rio Rancho commuters. Ultimately, Coors Boulevard functions as the primary transit corridor for the west side.



MONTAÑO ROAD is a major transit corridor on the northern edge of the West Mesa CPA. It serves as the primary east-west arterial and one of two river crossings for the West Mesa CPA, connecting residents by car and bike path to a Rail Runner station. The road passes through the North Valley and the Eastside of Albuquerque. One of the few public art installations on the west side features colorful mosaic tiles as you cross the river in both directions.



Caption: Montaño Road - Public Art

5.3.2 COMMUTER CORRIDORS

Within urban centers, commuter corridors are meant to serve as multimodal transportation routes that accommodate large numbers of people commuting to and from jobs, services, and housing, while also supporting the walkable, mixed-use character of the Center. These corridors are designed not only as roads for cars but as complete streets that safely and efficiently accommodate transit, bicycles, and pedestrians. Goals such as 6.1 and 6.4 encourage investment in improved transit services along key corridors to decrease reliance on automobiles and connect Urban Centers to other parts of the city.

ATRISCO VISTA BOULEVARD is a designated commuter corridor in the West Mesa CPA and plays a vital role in connecting West Side residential neighborhoods to regional employment centers. The corridor is guided by ABC Comprehensive Plan transportation goals (such as Goals 6.1 and 6.4) that focus on efficient, multimodal mobility throughout the city, including improved transit service, bike lanes, and pedestrian amenities. The city and county have prioritized infrastructure upgrades, such as realigning the roadway, adding wider shoulders, sidewalks, lighting, and drainage improvements, to handle increasing traffic and support future transit. Atrisco Vista Boulevard was used for the time trials for the USA Cycling Collegiate Road National Championships in 2024 for its long straight runs and high mesa views.



Caption: Atrisco Vista Boulevard

- Commuter Corridors**
- Atrisco Vista Boulevard
- Unser Boulevard

UNSER BOULEVARD is recognized as a commuter corridor designed to efficiently transport substantial volumes of regional traffic along this West Side thoroughfare. Based on ABC Comprehensive Goal 5.1 Centers and Corridors and supported by Policy 5.1.12, the plan permits auto-oriented developments, such as retail and service campuses, while also requiring buffering for neighboring residential zones and minimizing new curb cuts to maintain steady traffic flow. Unser Boulevard is planned for multimodal improvements, including sidewalks, bike lanes, bus lanes, and synchronized signals, to enhance transit effectiveness, walkability, and safety. Bus service is currently non-existent but the return of commuter service and the creation of connector service to Coors would be an asset and potentially make some functional public transit available to nearby residents. These efforts could promote reduced auto dependency, encourage development along existing infrastructure, and align with Albuquerque's broader strategy of guiding growth into well-connected, high-capacity corridors.



Caption: Unser Boulevard



5.4 Existing IDO Regulations

Many community priorities are addressed through existing zoning regulations and design standards. The IDO establishes land-use regulations that govern permitted uses on land, as well as design standards, such as building height restrictions and setback requirements. For example, block dimensions in the IDO are intended to shape a walkable built environment as development occurs over time.

The IDO encompasses rules that apply citywide, as well as regulations specific to smaller areas within the city. IDO Table II provides an index of particular rules for small areas within the West Mesa CPA, listed in alphabetical order by small area, including Overlay Zones, Use-Specific Standards, and Development Standards.

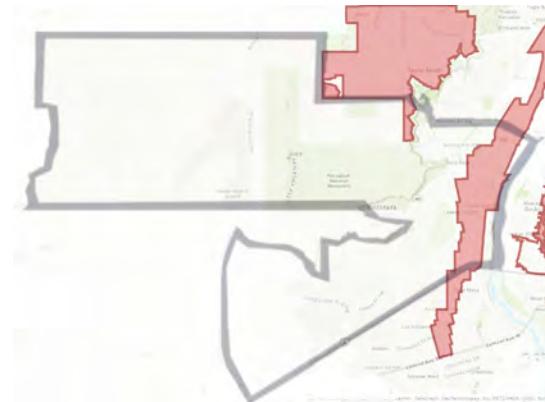
5.4.1 OVERLAY ZONES

Overlay zones enhance underlying zone district standards by adding extra regulations or protections. Overlay zones can establish design standards to preserve the existing character, safeguard views, and support specific land uses, such as those near the airport. Overlay zones carried over regulations initially established in Sector Development Plans when the IDO was adopted in 2017.

Sector Development Plans were often created for places where a compact, pedestrian-friendly, and sustainable built environment was desired, which differed from the auto-oriented, suburban patterns set by the existing citywide zoning code. The standards for Coors Boulevard draw from the former Coors Corridor Plan, including height restrictions and design controls to preserve scenic views of the river, Bosque, Petroglyph escarpment, and Sandia Peak. Standards for development near the Petroglyph Monument draw from regulations to minimize impact and conserve sensitive lands in the Northwest Mesa Escarpment Plan and the, Volcano Cliffs, Volcano Heights, and Volcano Trails Sector Development Plans.



Caption: La Luz Neighborhood entry sign

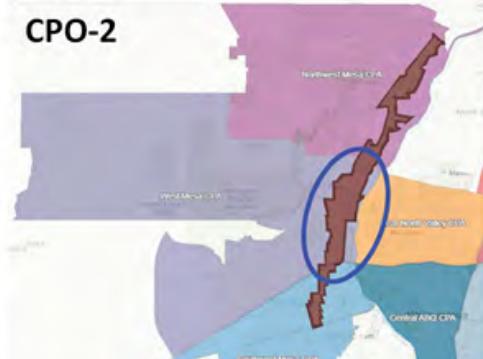


Caption: West Mesa CPA - Character Protection Overlays

5.4.2 CHARACTER PROTECTION OVERLAY (CPO) ZONES

The IDO establishes Character Protection Overlay (CPO) zones in §14-16-3-4. CPO zones aim to protect areas with distinctive architectural and cultural character that may not qualify as Historical Protection Overlay (HPO) zones.

Since CPO zones focus on the pattern and character of the built environment, they do not include use restrictions.

**CPO-2**

Caption: Coors Boulevard – CPO-2

CPO-2 Coors Boulevard - Overlay Standards

- Site Standards
- Setback Standards
- Building Height and Bulk

Other CPO-2 Development Standards

- Floodplain
- Grading
- Landscaping in the Setback along Coors Blvd.
- Outdoor Lighting
- Architectural Design and Details
- Signs
- (See IDO Section 14-16-3, page 112)

5.4.3 (CPO-2) COORS BOULEVARD

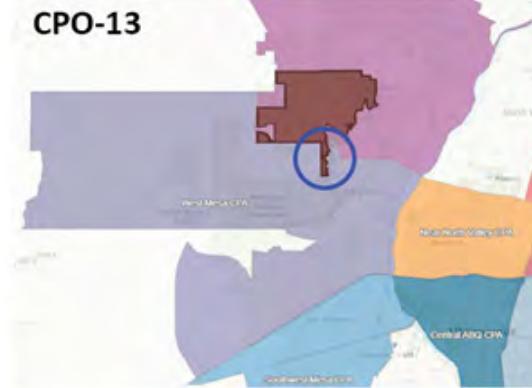
Following the boundaries of the original Coors Boulevard Corridor Plan, the Coors Boulevard CPO-2 includes regulations for traffic, environmental protection, and view protection along the corridor.

5.4.4 (CPO-13) VOLCANO MESA

The boundary for the Volcano Mesa CPO-13 was determined by the West Side Strategic Plan boundary for Volcano Mesa, which aligned with early boundary lines of the Northwest Mesa Escarpment Plan. The purpose of CPO-13 is to protect distinctive natural features by encouraging a pattern of urban development that integrates with open spaces and respects the river, mesas, mountains, volcanoes, and arroyos. The mesas offer the most suitable level sites for urban development, complementing the natural landscape. CPO-13 provides visual relief from urbanization by preserving accessible and usable open areas.



Caption: View from the Petroglyphs looking east

CPO-13

Caption: Volcano Mesa – CPO-13

CPO-2 Coors Boulevard - Overlay Standards

- Site Standards
- Setback Standards
- Building Height

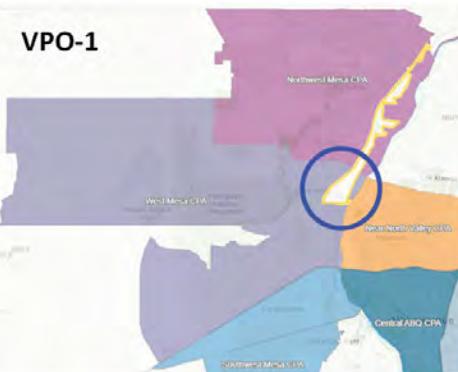
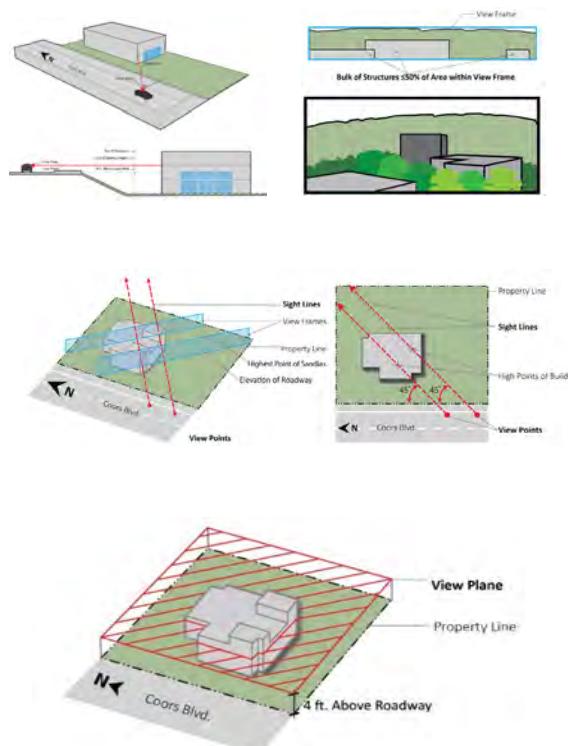
Other CPO-2 Development Standards

- Façade Design
- Building Design Standards
- Residential Garage Access
- Street Cross Section
- [IDO § 14-16-3-4(N)]



5.4.5 VIEW PROTECTION OVERLAY (VPO) ZONES

The IDO establishes View Protection Overlay (VPO) zones in §14-16-3-6. VPO zones establish building height limits, color restrictions, and other design standards to minimize the visual impact of development to protect important views from the public right-of-way.



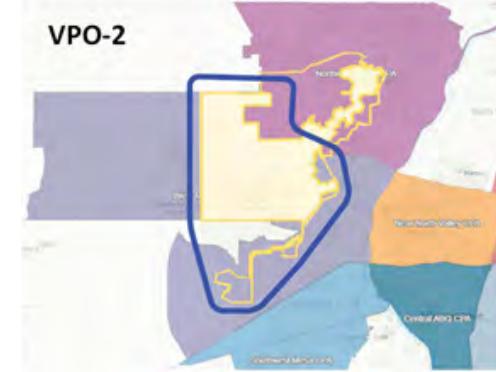
Caption: VPO-1 - Coors Boulevard

5.4.6 (VPO-1) COORS BOULEVARD

VPO-1 follows the boundaries of the former Coors Boulevard Corridor Plan. Views protected by VPO-1 are from Coors Boulevard, along the segment between Western Trail/ Namaste Road and Alameda Boulevard, looking east toward the Rio Grande Bosque and the ridgeline of Sandia Peak from each viewpoint. VPO-1 includes restrictions on structure height, bulk, and massing, as well as landscaping and exterior color. Parking reductions for Major Transit Corridors do not apply within VPO-1. [IDO §14-16-3-6(D)]



Caption: Coors Boulevard – VPO-1



Caption: VPO-2 Northwest Mesa Escarpment

5.4.7 (VPO-2) NORTHWEST MESA ESCARPMENT

The boundary for the VPO-2 was established based on the Northwest Mesa Escarpment Plan and the Volcano Heights Sector Development Plan. Views protected by VPO-2 include those looking to and from the Petroglyph National Monument. VPO-2 also includes the requirement to shield mechanical units and restrictions on structure height and the exterior colors of structures. [IDO §14-16-3-6(E)]

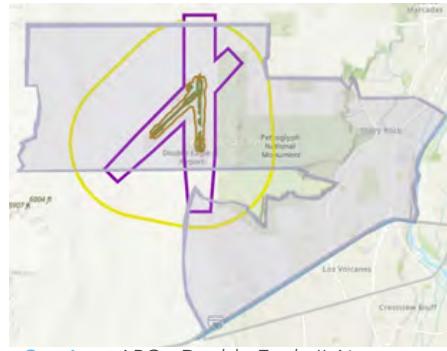


Caption: La Cuentista views towards the volcanoes



5.4.8 AIRPORT PROTECTION OVERLAY (APO) ZONES

The IDO establishes Airport Protection Overlay (APO) zones in §14-16-3-3. The purpose of the APO zone is to safeguard the public from noise, vibration, and hazard impacts of airport operations, as well as to protect aircraft operators from the adverse effects of surrounding development. APO zones regulate the height of structures, reflective surfaces, lighting, and land uses in the vicinity of airports.



Caption: APO - Double Eagle II Airport



Caption: Summer Fly In - Double Eagle II Airport



Caption: Double Eagle II Airport - Aerial View

Air Space Protection Sub-area - This sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area at each airport, resulting in a Horizontal Surface at 6,028.0 feet in elevation for the Double Eagle II Airport.

Runway Protection Sub-area - This sub-area includes the runways, adjacent Approach Surfaces, and trapezoidal flares at the end of each runway.

Noise Contour Sub-area - This irregularly shaped sub-area reflects the intermittent noise levels expected in each airport area, based on averaged ambient conditions and existing and projected aircraft operations (including landings and takeoffs).

5.4.9 USE SPECIFIC STANDARDS

Use restrictions for small areas are established in IDO §14-16-4-3 and indexed in Table I (organized in order of the IDO) and Table II (organized alphabetically by small area).

Freestanding wireless telecommunication facilities are prohibited within 660 feet of Coors Boulevard. [IDO §14-16-4-3(E)(13)(k)2.c] Uses that may have negative impacts on Major Public Open Space are prohibited or made conditional within 330 feet of or adjacent to Major Public Open Space lands (zoned NR-PO-B, IDO §14-16-2-5(F)).

- Car Wash
- Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair
- Light Vehicle Fueling Station
- Light Vehicle Repair
- Light Manufacturing
- Heavy Manufacturing
- Natural Resource Extraction
- Energy Storage System (ESS)
- Wireless Telecommunications Facility (WTF)
- Recycling Drop-off Bin Facility
- Solid Waste Convenience Center
- Waste and/or Recycling Transfer Station
- Warehousing
- Wholesaling and Distribution Center
- Drive-through or Drive-up Facility
- Safe Outdoor Space



5.4.10 DEVELOPMENT STANDARDS

Development standards for Site Design and Sensitive Lands aim to minimize the impacts of development on natural and cultural resources. These standards also help protect against potential hazards on sensitive lands and foster more distinctive neighborhoods by linking them to surrounding natural features and amenities. [IDO §14-16-5-2]

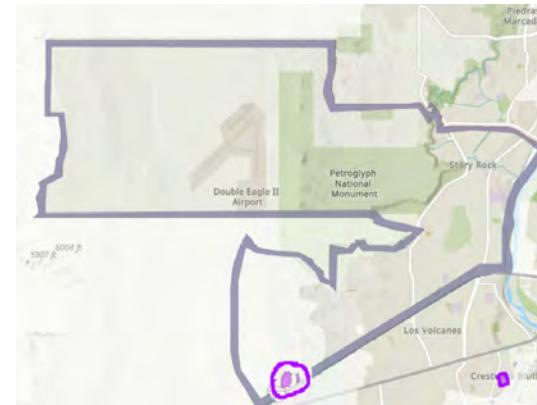
Site design standards aim to enhance the visual appeal of nonresidential development (e.g., prohibiting off-premises signage), create visual connections to topographic features, promote street and neighborhood character, and strengthen the pedestrian environment.

5.4.11 LANDFILLS AND LANDFILL BUFFERS

Sensitive lands include both closed and active landfills, with designated landfill buffer zones to reduce the release of harmful gases. [IDO §14-16-5-2(l)]

Development within these landfill gas buffer zones, as identified by the City's Environmental Health Department and shown on the map on this page, requires a Landfill Gas Mitigation Approval to ensure potential health and safety risks are appropriately addressed before development proceeds.

In the West Mesa CPA, the applicable Landfill and Landfill Buffer Standards apply to the closed Nine Mile Hill Landfill, located nine miles west of downtown Albuquerque, off the north side of Interstate 40 near the Atrisco Vista exit. The Landfill closed in 1985, and the site is currently planned for development. The Upper Petroglyphs Sector Plan, situated on the east side of Atrisco Vista Road, is currently undergoing amendments and is expected to be fully built out by 2050; however, the former Landfill site is planned to be designated as open space. The Upper Petroglyphs area is envisioned as one of the future Atrisco Vista/I-40 City Centers. (See Section 5.1 in this report.)



Caption: Landfill Buffer - Development Standards



Caption: Mariposa Diversion Canal Pond

5.4.12 ACEQUIA STANDARDS - LOWER CORRALES RIVERSIDE DRAIN EXTENSION

The Lower Corrales Riverside Drain Extension is a collaboration between the Middle Rio Grande Conservancy District and the City of Albuquerque Open Space Division. This short stretch of drainage canal runs along the northeast edge of the West Mesa Conservation Area (CPA), adjacent to the western edge of the Rio Grande, and terminates in the San Antonio Oxbow Bluffs Open Space nature preserve, which contributes to the hydrology of the riparian wetlands. Where the canal meets the Oxbow, it offers excellent opportunities for walking, fishing, biking, and horseback riding. Additional trails and educational features will be installed with the completion of the Oxbow Open Space trailhead (See Section 4 for more information)



5.4.13 MAJOR PUBLIC OPEN SPACE - (MPOS)

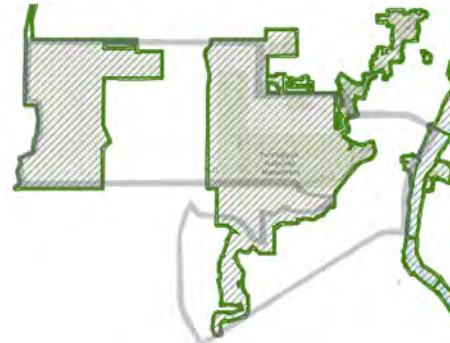
MPOS includes publicly owned land, zoned NR-PO-B and managed by the City's Open Space Division of the City Parks and Recreation Department. These areas, typically 5 acres or larger, may feature natural or cultural resources, low-impact recreation, arroyos, or trails. Development standards apply to properties within 330 feet of MPOS, adjacent to MPOS, and abutting MPOS and are intended to enhance and preserve scenic views, ecological value, and recreational uses. [IDO §14-16-2-5(F)]

Refer to the map below for locations subject to these standards within the West Mesa CPA.

More information about MPOS in the West Mesa CPA is in Section 3 of this report.



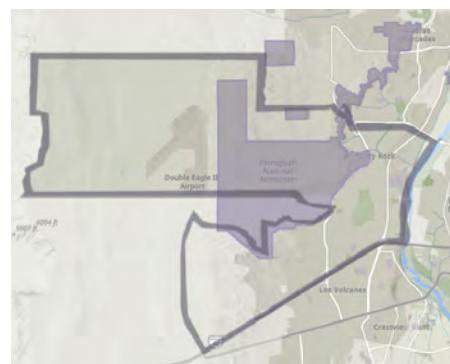
Caption: Coors/Montaño Open Space Trailhead



Caption: MPOS buffer within 330'



Caption: MPOS Edges - Adjacent Parcels 5+ Acres



Caption: Petroglyph National Monument (5-2)



5.4.14 PETROGLYPH NATIONAL MONUMENT

The Petroglyph National Monument, jointly managed by the City of Albuquerque and the National Park Service, is zoned NR-PO-B and designated as MPOS. Under the IDO, Major Public Open Space mapped as MPOS in the Comprehensive Plan, but located outside the City's boundaries, still triggers MPOS edge requirements for properties within the city. The Northwest Mesa Escarpment, part of the Monument, is subject to IDO standards requiring visual and physical buffers from surrounding development. [IDO §14-16-5-2(J)(2)(c)]

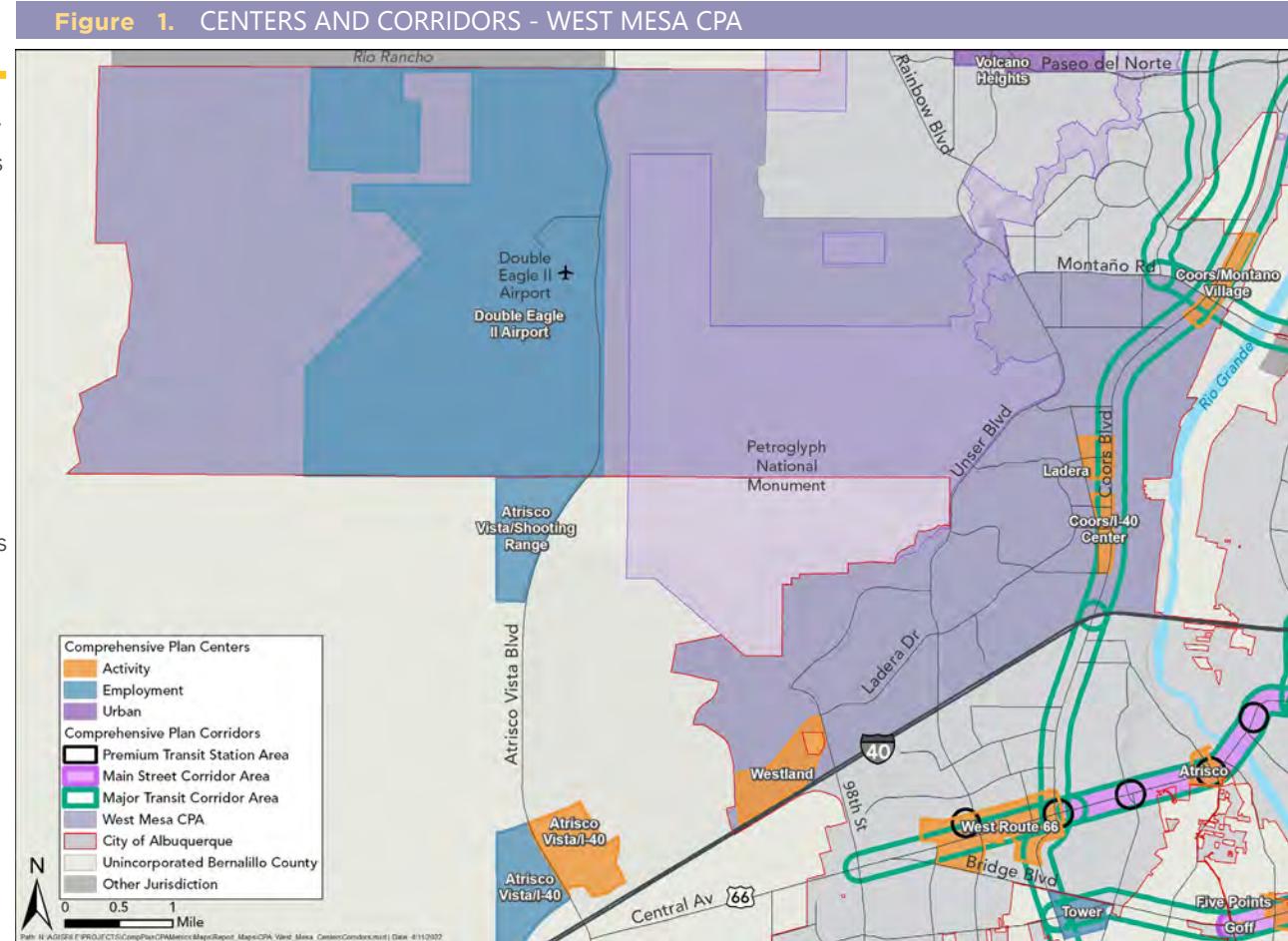
For example, development within 330 feet of the Monument must meet the requirements in IDO §14-16-5-2(J)(1), including use of view fencing (maximum 10% opacity) for perimeter walls abutting the Monument. Planned communities must also protect scenic views of landmarks like the Sandia Mountains and the Monument itself, as required in VPO-2 View Protection Overlay standards. (See Section 5.3.1 of this report.)



5.4.15 REGULATIONS FOR CENTERS AND CORRIDORS

The IDO also includes rules that apply to property within designated Centers and Corridors. In some Centers and Corridors, the IDO allows higher-density residential development, including taller building heights, reduced parking requirements, and maximum setbacks in Urban Centers, Premium Transit station areas, and Main Streets. These design standards are intended to create a more urban, walkable environment in Centers and Corridors. Table III in the IDO provides an index of all Center & Corridor regulations. See Section 5.2 in this report for more information about Centers and Corridors in the West Mesa CPA.

Figure 1. CENTERS AND CORRIDORS - WEST MESA CPA





5.5 Policy Matrix

TABLE 1. West Mesa DRAFT Policy Matrix

No.	Policy	Section Reference	Related Comp Plan Policies
1.	<i>Support programs, public art, and exhibits focused on protecting public spaces, signage, and community events that celebrate the diversity and history of West Mesa, particularly under-represented cultures and languages. Such programs should also include educating the public about the significance of the volcanoes and their impact on the scenic landscape.</i>	See Heritage Conservation 3.8	See Community Identity Policies 4.3.7.4, 4.3.12.1, 4.3.12.5; Urban Design Policy 7.3.2 and 7.3.3; Economic Development Policy 8.2.5; Heritage Conservation Policy 11.3.1
2.	<i>Support public art installations in public gathering spaces or along transit routes visible from vehicles or pedestrian pathways.</i>	See Heritage Conservation 3.8	See Urban Design Policy 7.3.2, Heritage Conservation Policy 11.3.1
3.	<i>Expand community programming and youth development opportunities.</i>	See Community Identity 3.1 and 4.2	See Community Identity Policies 4.1.1, 4.2.2, 4.3.12.7
4.	<i>Prioritize pedestrian-friendly design in Activity Centers that complement the character of the surrounding area.</i>	See Urban Design 3.4.2 and Transportation 4.4, and Centers and Corridors 5.1	See Landscape Design Policy 7.5.1, Public Infrastructure Systems and Services Policy 13.5.3
5.	<i>Expand multi-modal transportation options (e.g., e-scooters, e-bikes) to support safe, connected networks for pedestrians, cyclists, and public transit users, including increasing park-and-ride spaces.</i>	See Transportation, 3.3.3, 3.3.4, 4.4,	See Auto Demand Policy 6.1.3, Multi-modal Corridors Policy 6.1.7, Pedestrian & Bike Connectivity Policy 6.2.3
6.	<i>Encourage development projects to follow xeriscape practices, use native vegetation, and incorporate sustainable design that respects the natural environment.</i>	See Environmental Sustainability 4.7	See Landscape Design Policy 7.5.1, Public Infrastructure Systems and Services Policy 13.5.3



TABLE 1. (CONTINUED) West Mesa Policy Matrix

No.	Policy	Section Reference	Related Comp Plan Policies
7.	<i>Increase drought-tolerant native landscaping, especially trees and grasses, along streets and multi-use trails to enhance aesthetics, support water conservation, and improve climate resilience.</i>	See Environmental Issues 4.6	See Resilience & Sustainability Policies 13.1.2, 13.3.5, 13.4.4
8.	<i>Prioritize support for local businesses at a neighborhood-scale level of development.</i>	See Economic Development 3.5, 4.3	See Urban Design Infill Policy 7.3.4, Available Land Policy 8.1.5, Sustainable Business Policy 8.2.3
9.	<i>Prioritize development that expands the range and quality of employment opportunities.</i>	See Economic Development 3.5, 4.3	See Diverse Places Policy 8.1.1
10.	<i>Prioritize development that expands retail options, especially those that are within neighborhood walking distance.</i>	See Economic Development 3.5, 4.3	See Economic Development Policies 8.2.1, 8.2.3, 8.2.6
11.	<i>Develop workforce training programs that align with current and emerging industry needs.</i>	See Economic Development 3.5, 4.3	See Economic Development Policy 8.1.1, Housing Supply Policies 9.1.1 and 9.1.2
12.	<i>Support quality housing development that increases affordable housing within Centers and along Major Transit Corridors, and that complements the surrounding area.</i>	See Centers and Corridors, 5.1	See Economic Development Policy 8.1.1, Housing Supply Policies 9.1.1 and 9.1.2
13.	<i>Support development that increases housing options at varying price points including cluster development.</i>	See Housing & Homelessness 4.5	See Homelessness Policies 9.4.1, 9.4.2, 9.4.3; Vulnerable Population Policies 9.5.1 and 9.7.1
14.	<i>Expand access to social services and mental health care, particularly for individuals experiencing homelessness or behavioral health issues.</i>	See Housing & Homelessness 4.5	See Homelessness Policies 9.4.1, 9.4.2, 9.4.3; Vulnerable Population Policies 9.5.1 and 9.7.1
15.	<i>Expand participation in climate action and sustainability planning efforts and programs.</i>	See Environmental Sustainability 4.7	See Healthful Development Policies 13.5.2 and 13.5.3



PART 6. ACTION MATRIX



6.1 Action Matrix Explained

Throughout the CPA assessment process, the Long Range team shared community priorities with partner departments and organizations in an effort to identify existing programs, projects, and policies that may address some of the community priorities. These are summarized in Sections 4 and 5. In Spring 2025, the team invited the public, partners from local and regional governments, and nonprofit organizations to a series of Focus Groups.

The CPA team facilitated the focus groups sessions with technical information and other coordination, leaving space for partners and members of the public to talk with and learn from each. The resulting Action Matrix (below) is informed by these sessions, along with lessons from engagement, research, and partner coordination throughout the process. Each action has a committed leader, collaborators, a timeline, and measurement of success.



Focus Group Themes

- Community Identity
- Public Art
- Parks & Open Space
- Land Use & Zoning
- Housing
- Economic Development
- Vision Zero & ABQ RIDE Forward Network Plan
- Solid Waste Programs
- Trails & Bikeways

6.1.1 NEXT STEPS

The Action Matrix, as part of the CPA assessment report, is being submitted for review and acceptance 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.

6.2 Action Matrix

TABLE 2. COMMUNITY ACTION PLAN - West Mesa Actions

No.	Action	Location	Lead Responsibility	Collaborators	Measure of Success	Completion
1.	<i>Work with residents to identify appropriate locations near trailheads for designated electric scooter pick up and drop off areas, including signage to help educate the public about where electric scooters are permissive.</i>	Westside	Planning	DMD, Vision Zero, Parks & Rec, Open Space, Bernalillo County	Minimum of 5 - 7 locations identified	3 to 5 years
2.	<i>Explore the feasibility (fixed or demand response) to help residents access existing fixed bus routes within the West Mesa CPA boundary</i>	West Mesa CPA	Transit	City Council Services	Feasibility assessment completed	5 to 7 years
3.	<i>Recruit transit staff to increase transit service as planned in the ABQ RIDE Forward network.</i>	Westside	Transit, HR		Outreach takes place	3 to 5 years
4.	<i>Install sustainable landscaping in the medians along Montaño Rd. from Unser Blvd. to Vista Montaño St.</i>	West Mesa CPA	Solid Waste	DMD, DOT	Completed project	3 to 5 years
5.	<i>Engage local educational institutions to develop educational programs to maintain Major Public Open Space and parks, share information about natural resources and conservation, and foster connections to public facilities.</i>	West Mesa CPA	Open Space Division	APS Community Schools, Parks & Rec	Meetings held	1 to 2 years
6.	<i>Support Neighborhood Associations, and the National Park Service to convene workshops about appropriate use of and etiquette in the Petroglyph National Monument.</i>	West Mesa CPA	Open Space Division	ONC, Parks & Rec, National Park Service, Office of Native American Affairs	Materials created	1 to 2 years
7.	<i>Install new obstacle course in the drone park at George Maloof Airfield.</i>	West Mesa CPA	Open Space Division	Parks & Rec	Completed project	2 to 5 years

TABLE 2. - (COTINUED)- COMMUNITY ACTION PLAN - West Mesa Actions

No.	Action	Location	Lead Responsibility	Collaborators	Measure of Success	Completion
8.	<i>Provide bi-annual tumbleweed removal and runway maintenance at the George Maloof Airfield and the Horseman's complex.</i>	West Mesa CPA	Open Space Division	Parks & Rec	Completed project	Ongoing
9.	<i>Following the next scheduled Comprehensive Plan Update, secure adequate resources to update the Major Public Open Space Facility Plan, particularly to evaluate policies related to strengthening and possibly expanding local Petroglyph National Monument protections.</i>	West Mesa CPA	Open Space Division	Council, Planning	Open Space Facility Plan updated	5 to 7 years
10.	<i>Host at least 3 neighborhood walks to identify appropriate locations for large-scale outdoor art installations to be incorporated into the Public Art Census Report.</i>	Westside	Arts & Culture, ONC	Neighborhood Associations	Arts Board Vacancies filled	Ongoing
11.	<i>Work with Neighborhood Associations and community organizations to identify residents that are interested in filling vacancies on the Public Arts Board, prioritizing board members from underserved communities.</i>	West Mesa CPA	Arts & Culture, ONC	Neighborhood Associations	Walks Completed	1 to 3 years
12.	<i>Work with organizations that serve Urban Native people to develop, promote, and implement culturally relevant programming at City community centers.</i>	Citywide	Youth & Family Services	Americans for Indian Opportunity, Office of Native American Affairs	New programs and services for Urban Native communities	Ongoing
13.	<i>Create an Economic Development Report that incorporates indicators such as demographics, population growth, existing businesses, employer data, drive time data, land use, zoning, and existing barriers to growth and development.</i>	West Mesa CPA	Economic Development Department	Planning, ABQ Regional Economic Alliance	Completed Report	1 to 2 years
14.	<i>Provide opportunities for converting single-family zoning to higher-density and mixed-use zone districts to allow for duplexes, multifamily, and mixed-use development to increase housing supply and affordability.</i>	Citywide	Council	Planning, HHH, Senior Affairs	Ordinance passed	Ongoing



7. METRICS APPENDICES

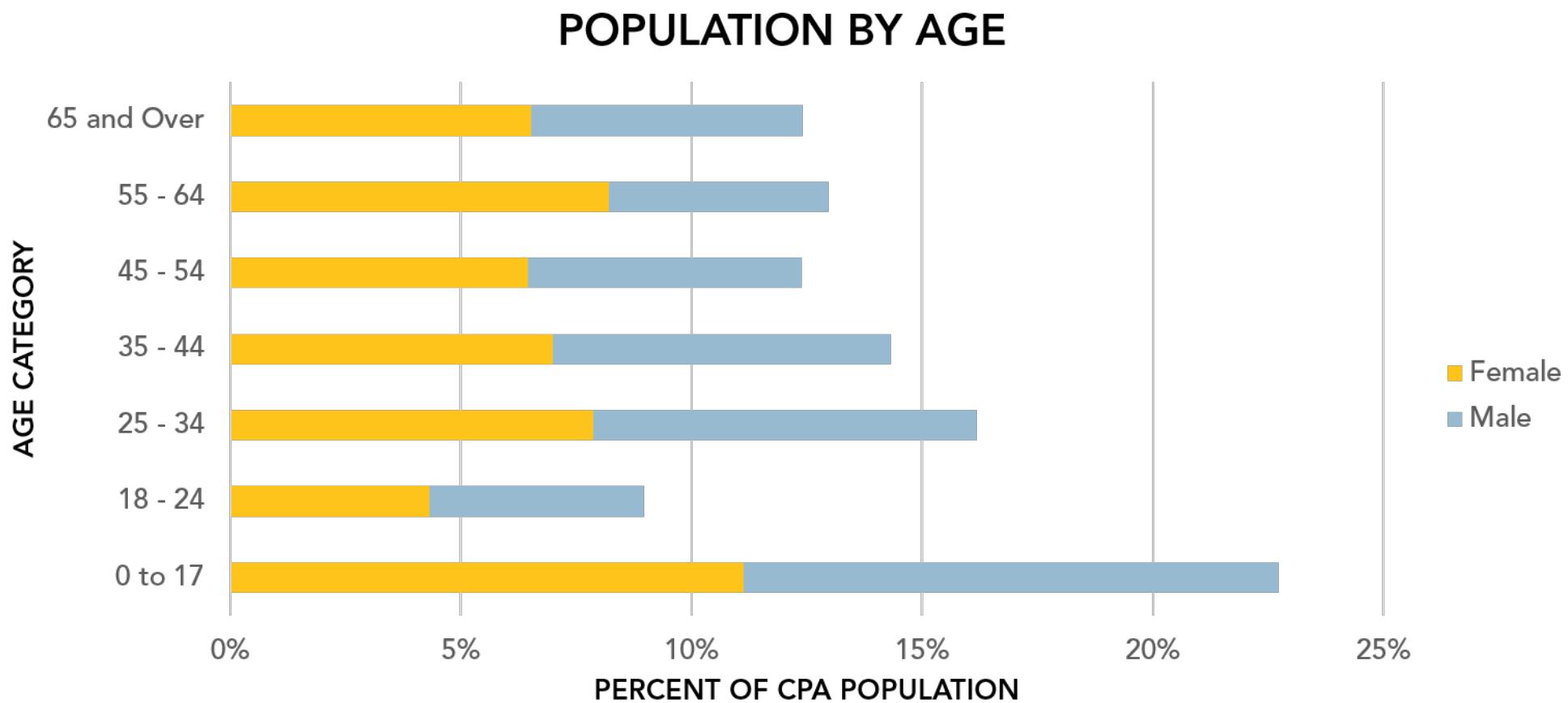


7.1 Community Identity Metrics



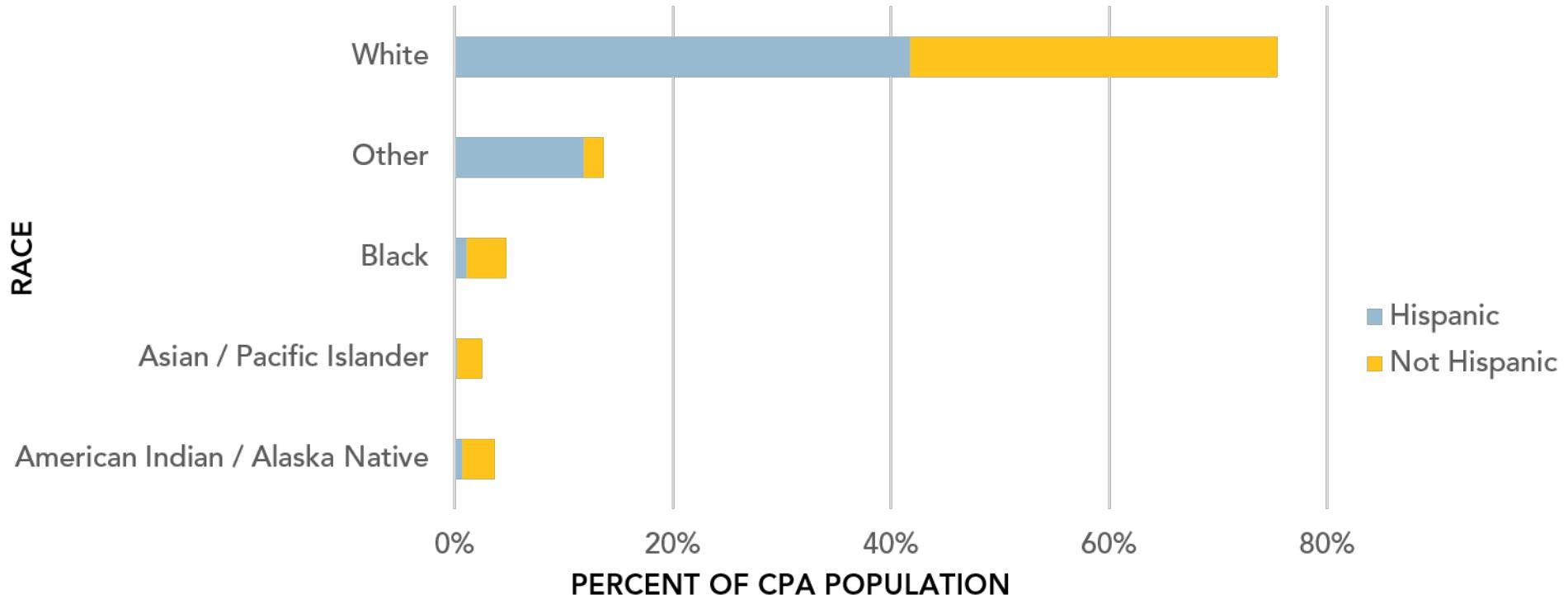
Population: 40,016
7% of Albuquerque's population

Population Growth Rate:
6% for 5 year Change





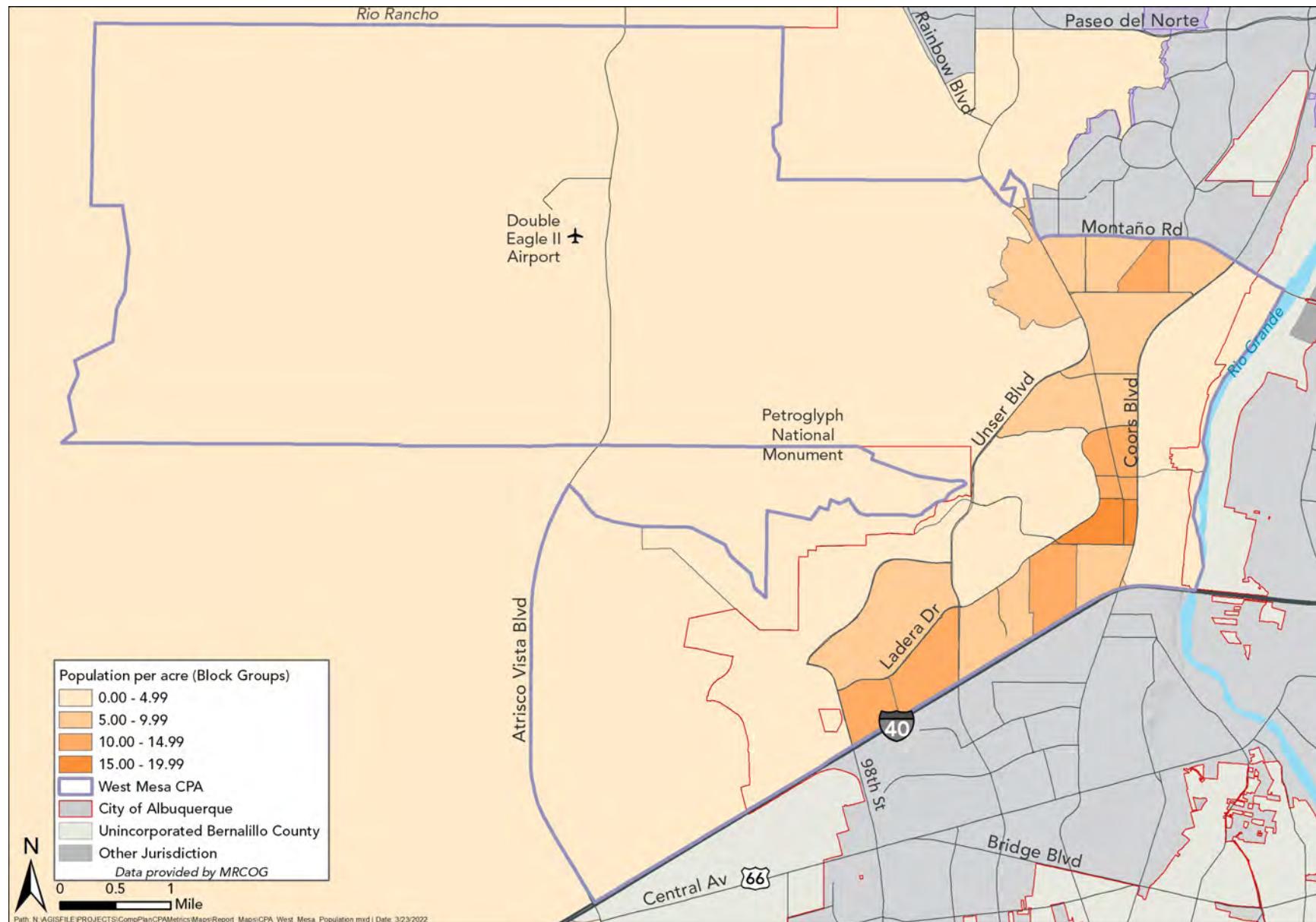
POPULATION BY RACE & ETHNICITY



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

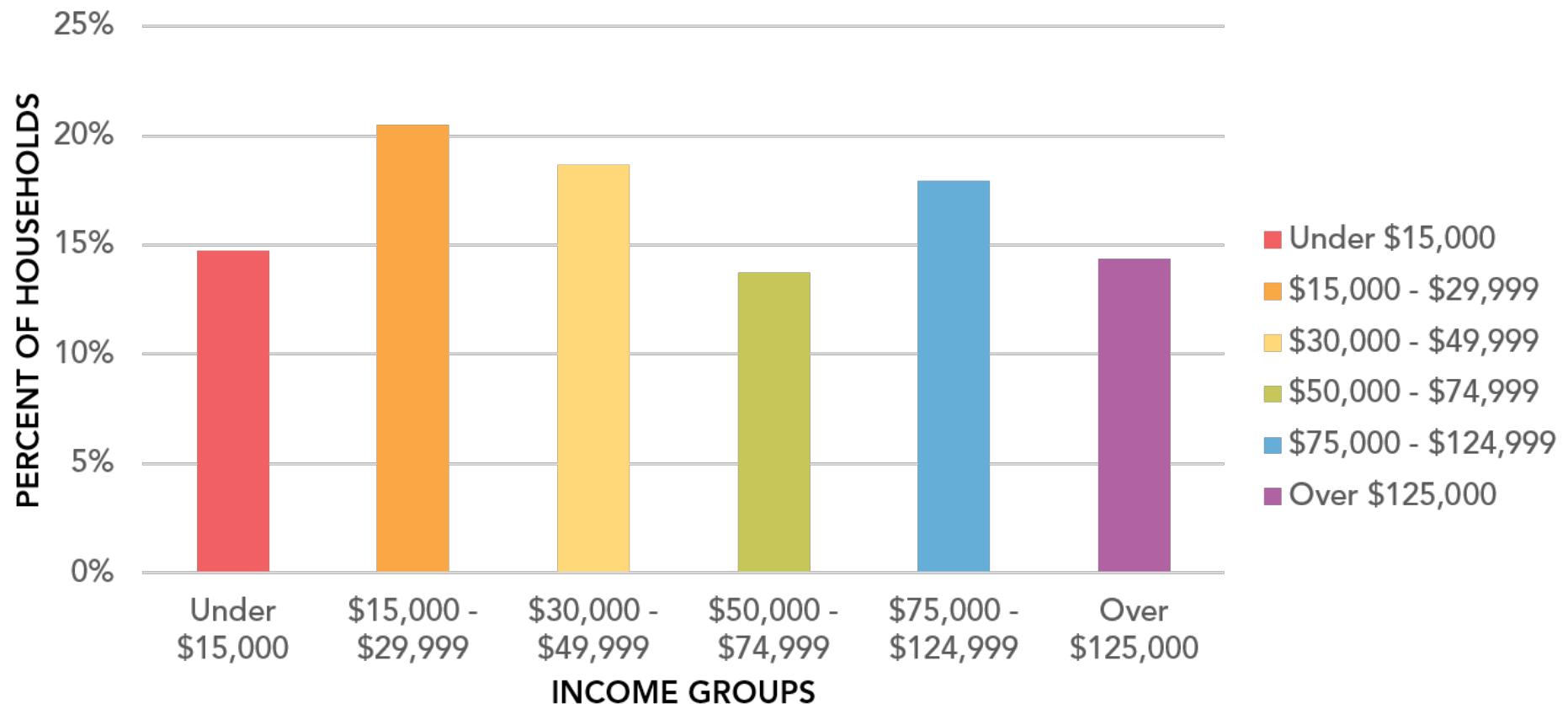


Figure RE 1. WEST MESA POPULATION DENSITY





HOUSEHOLD INCOME





EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

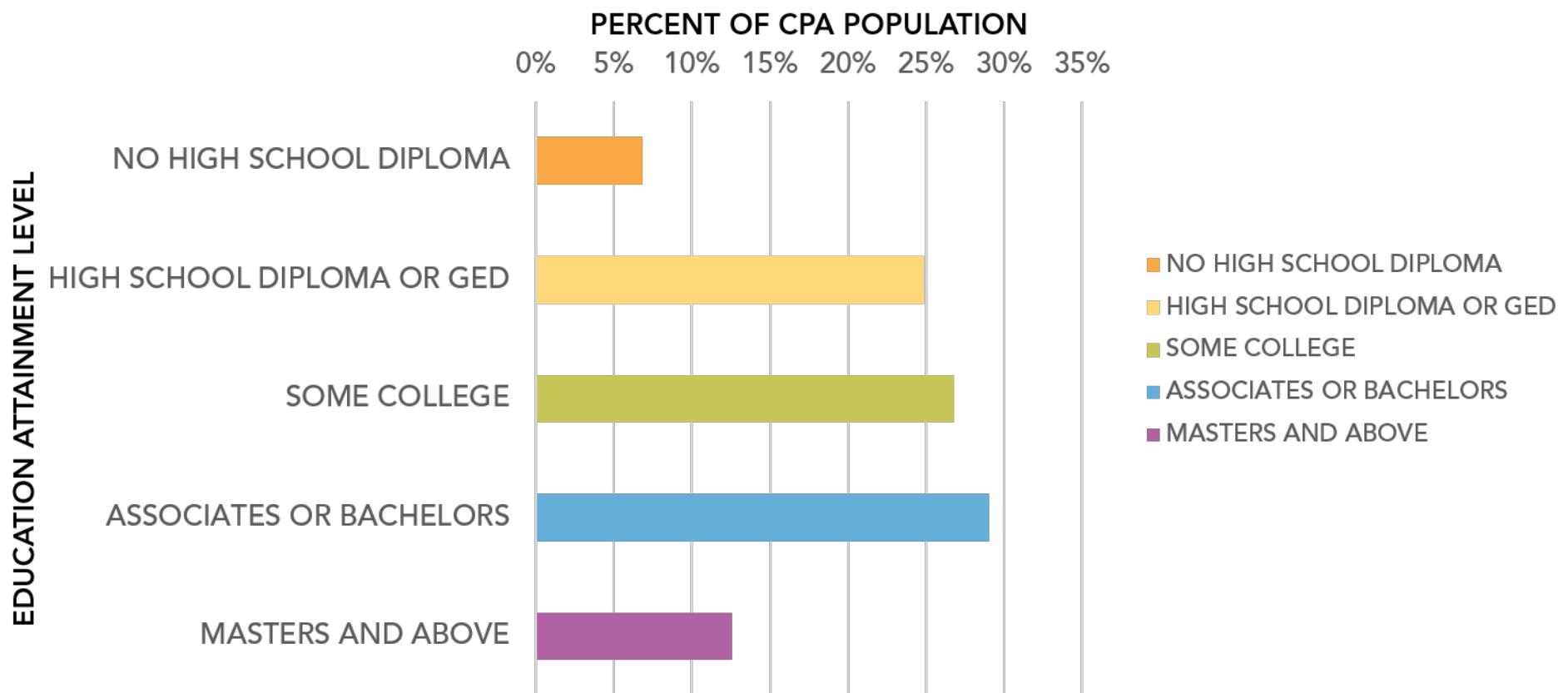




Figure 2. WEST MESA HOUSEHOLD INCOME

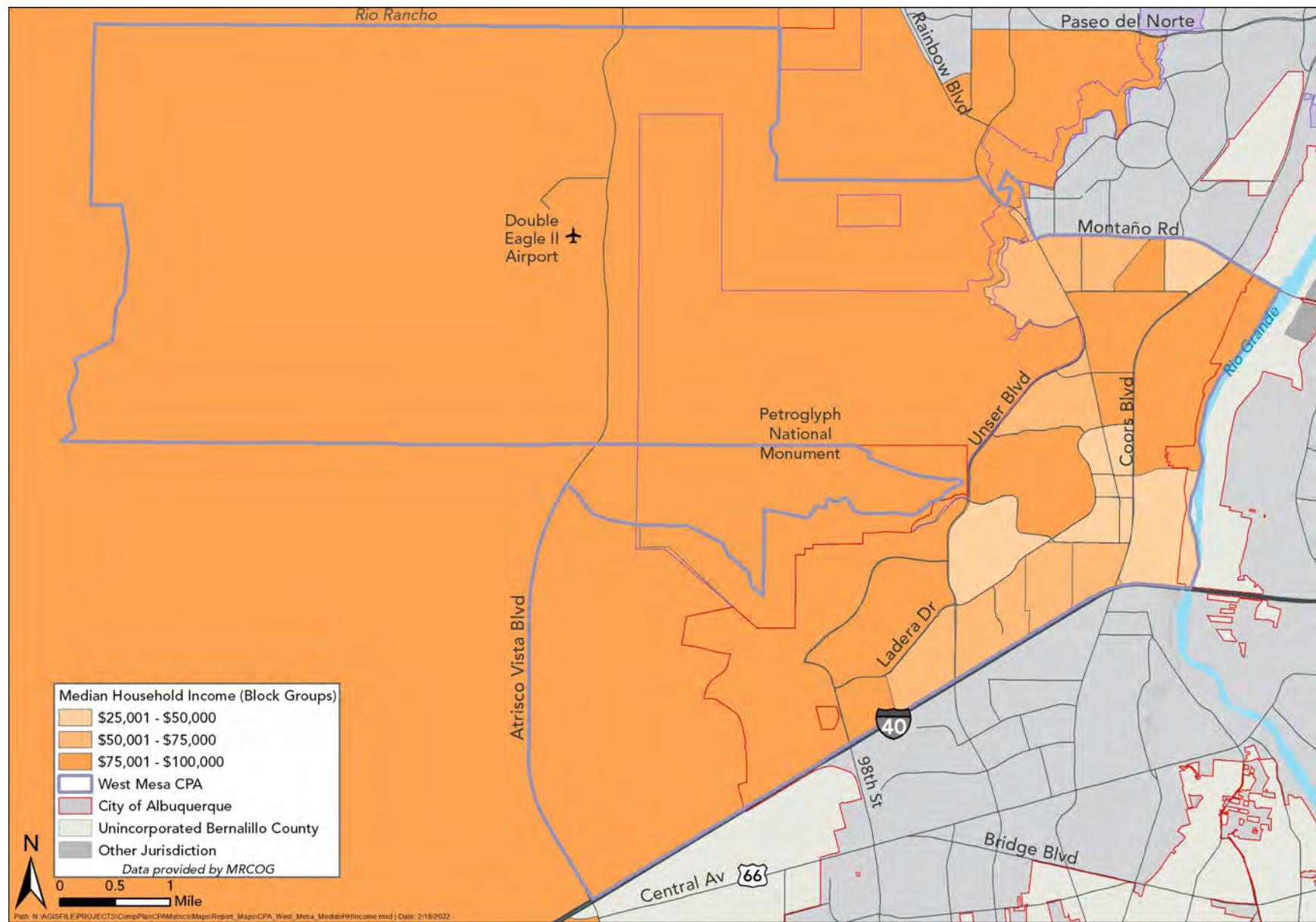
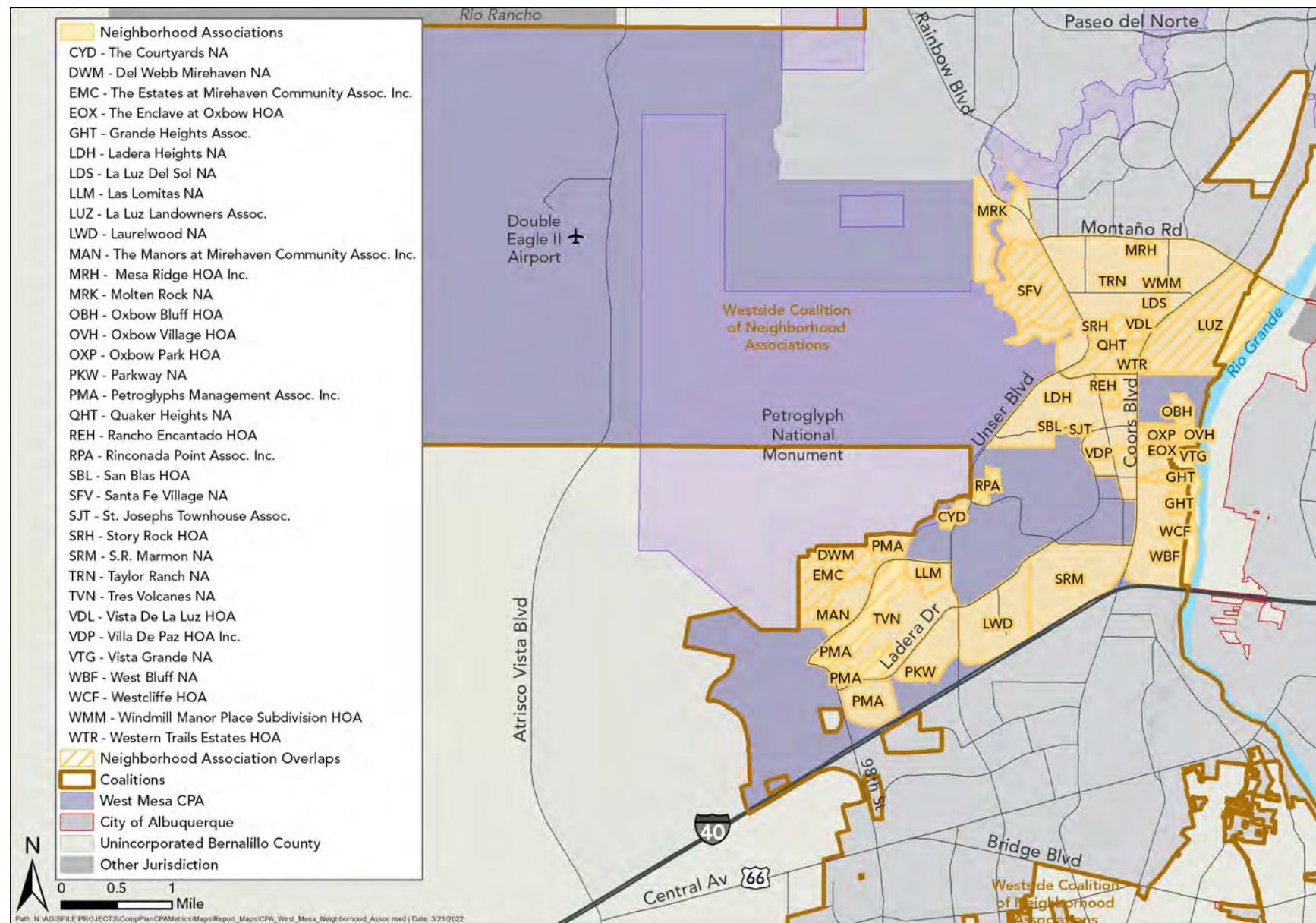




Figure 3. WEST MESA NEIGHBORHOOD ASSOCIATIONS

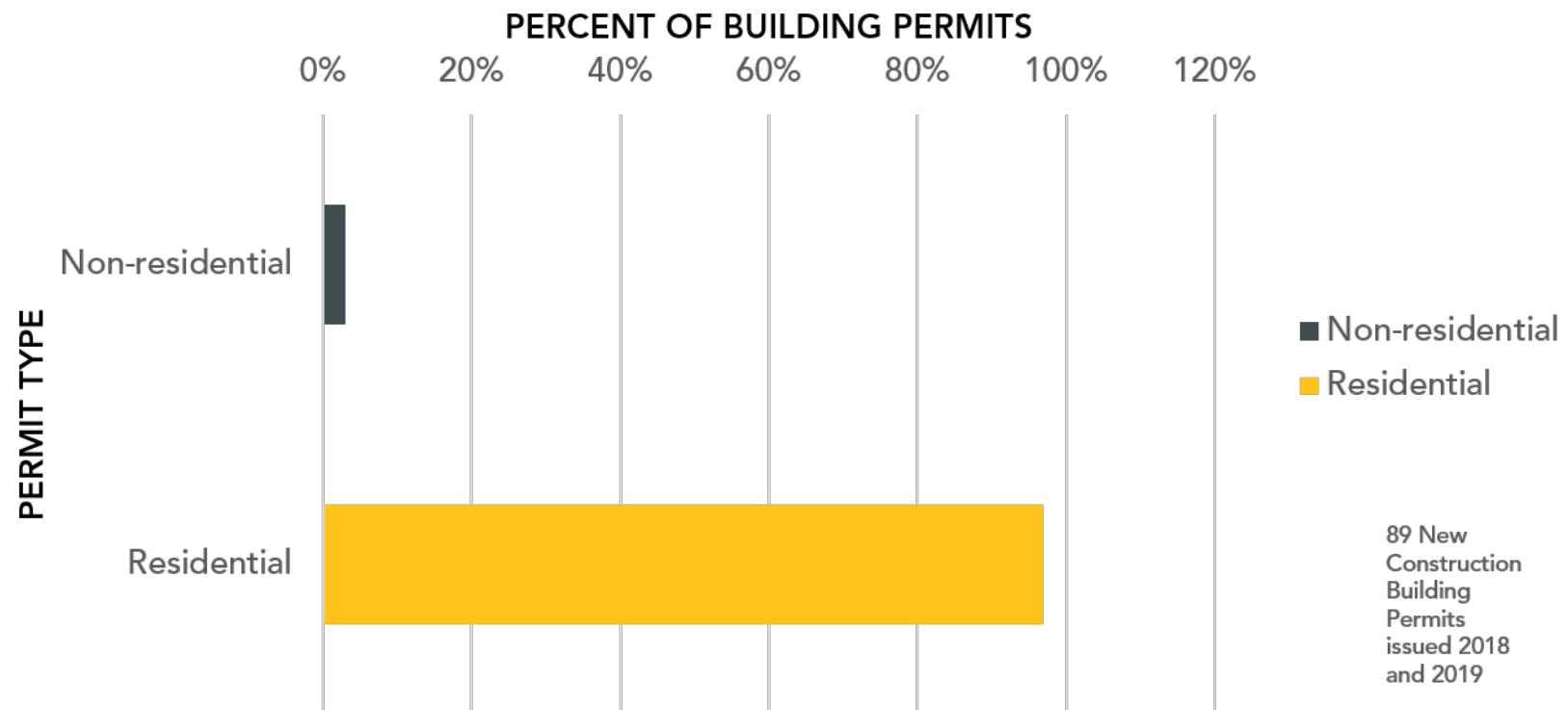




7.2 Land Use Metrics

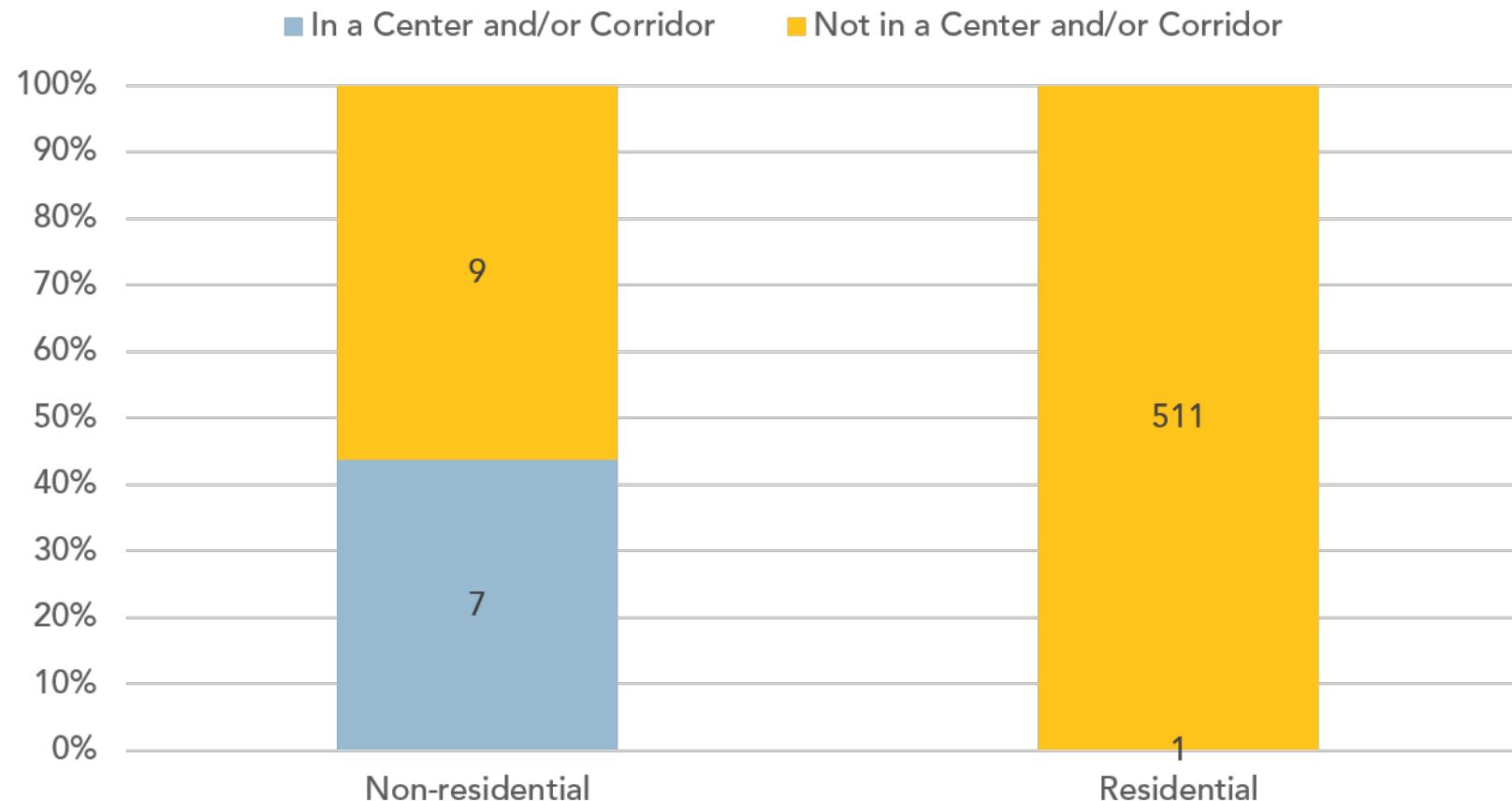


BUILDING PERMITS





BUILDING PERMITS ISSUED IN 2018 & 2019



Ratio of Building Permits in Areas of

Change — **Consistency**

10 : 518

**7 Building Permits in:
Centers & Corridors**

Multi-Family 0 Residential 0 Non-Residential 7

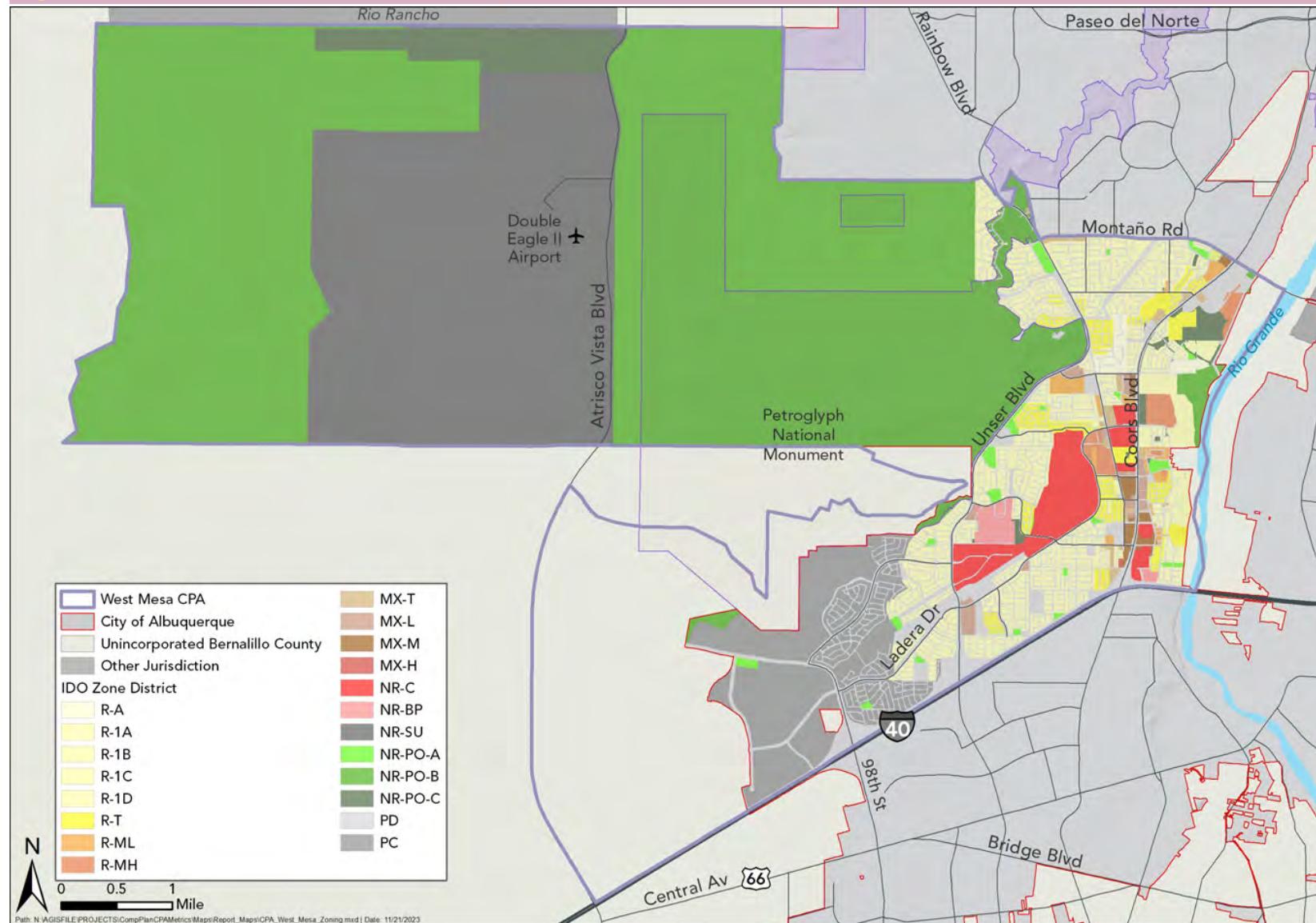
521 Building Permits not in:

Centers & Corridors

Multi-Family 0 Residential 512 Non-Residential 9



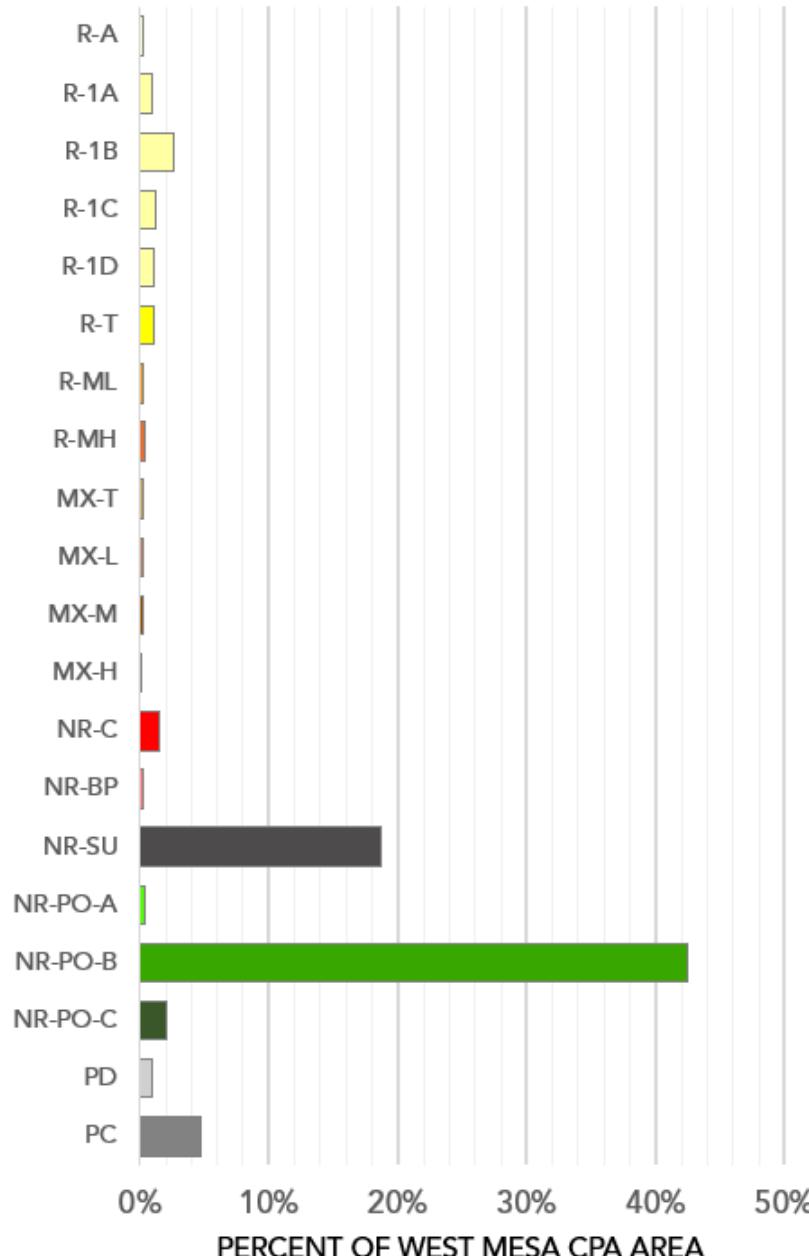
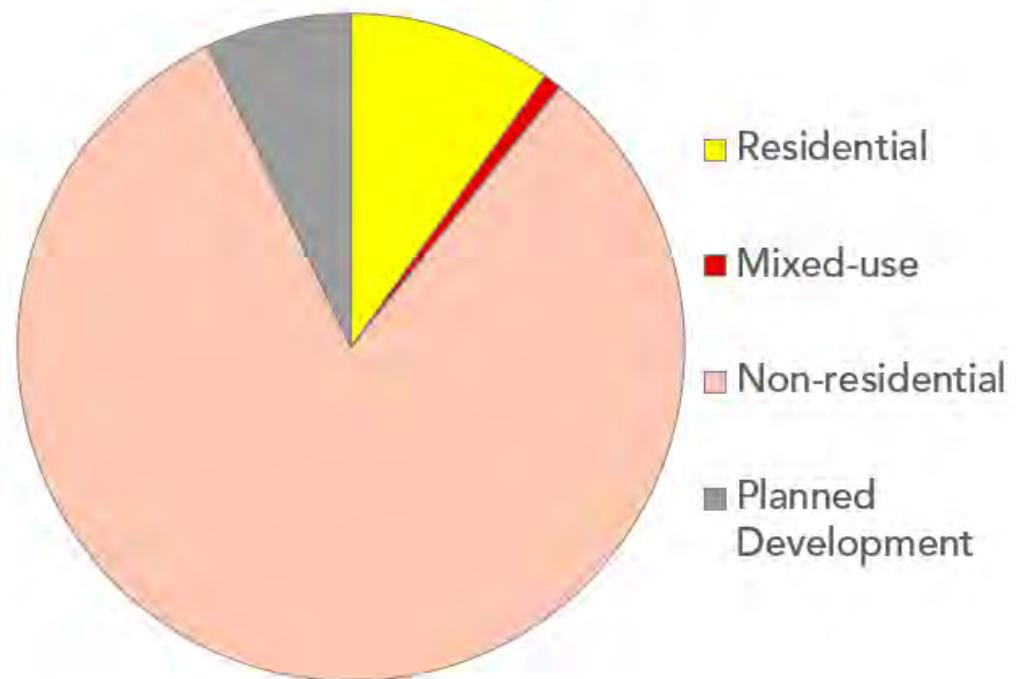
Figure 4. IDO ZONING DISTRICTS IN THE WEST MESA



The largest zone districts in West Mesa consist mostly of the Petroglyph National Monument and undeveloped land of Park and Open Space and Special Use land area of the Double Eagle airport. The developed land use in West mesa is primarily single and multi-family zones. Non-residential zone districts in West Mesa are primarily along Coors Blvd. and Unser Blvd with a variety of mixed use and commercial zones. West Meas CPA is about 5% non-residential and about 97% residential.



IDO ZONING DISTRICT

IDO Zoning Category
WEST MESA CPA

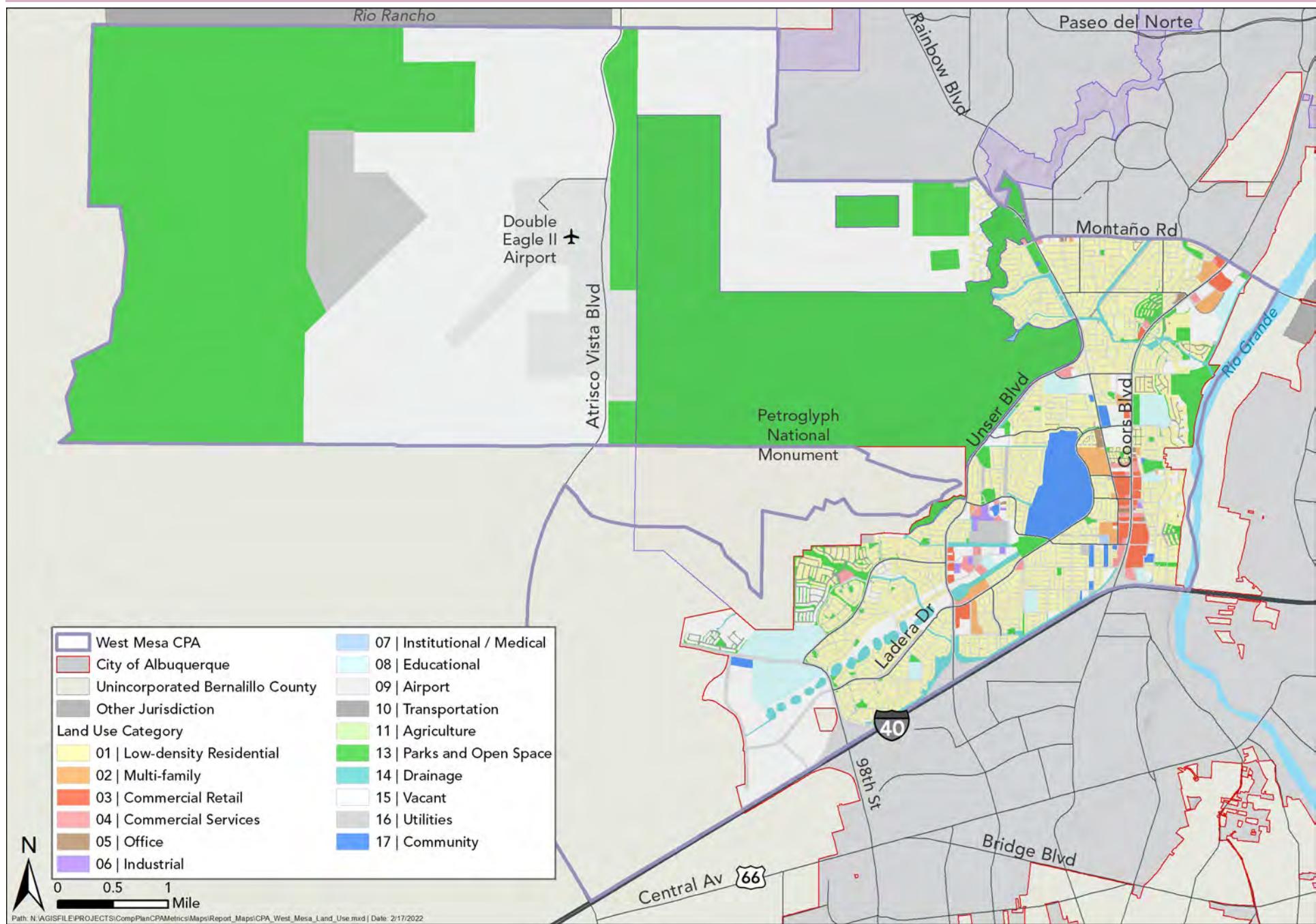
In 2019 there were

8 Rezoning Application Requests

& 32 Variance Applications and Appeals

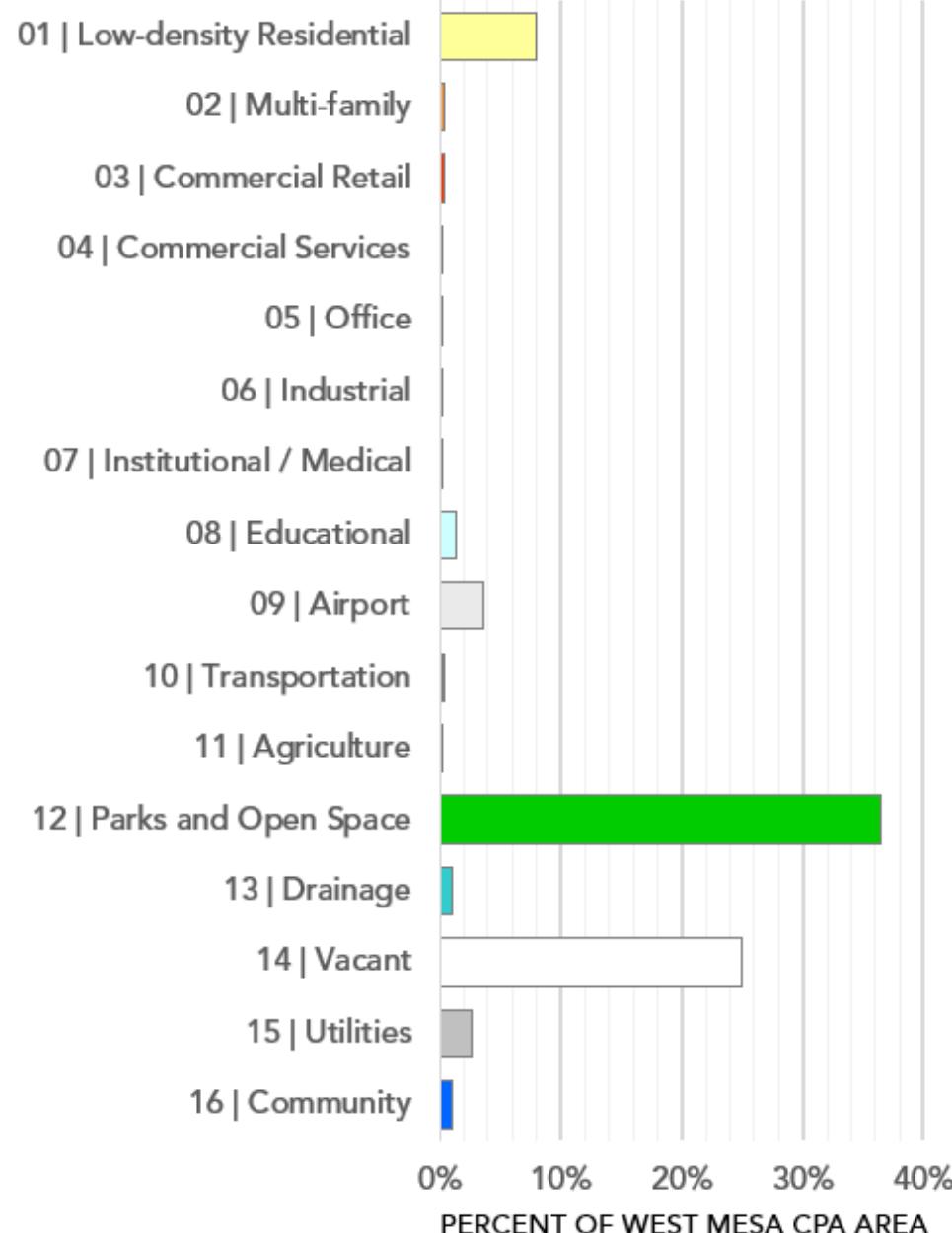


Figure 5. LAND USE CATEGORIES IN THE WEST MESA





LAND USE CATEGORY

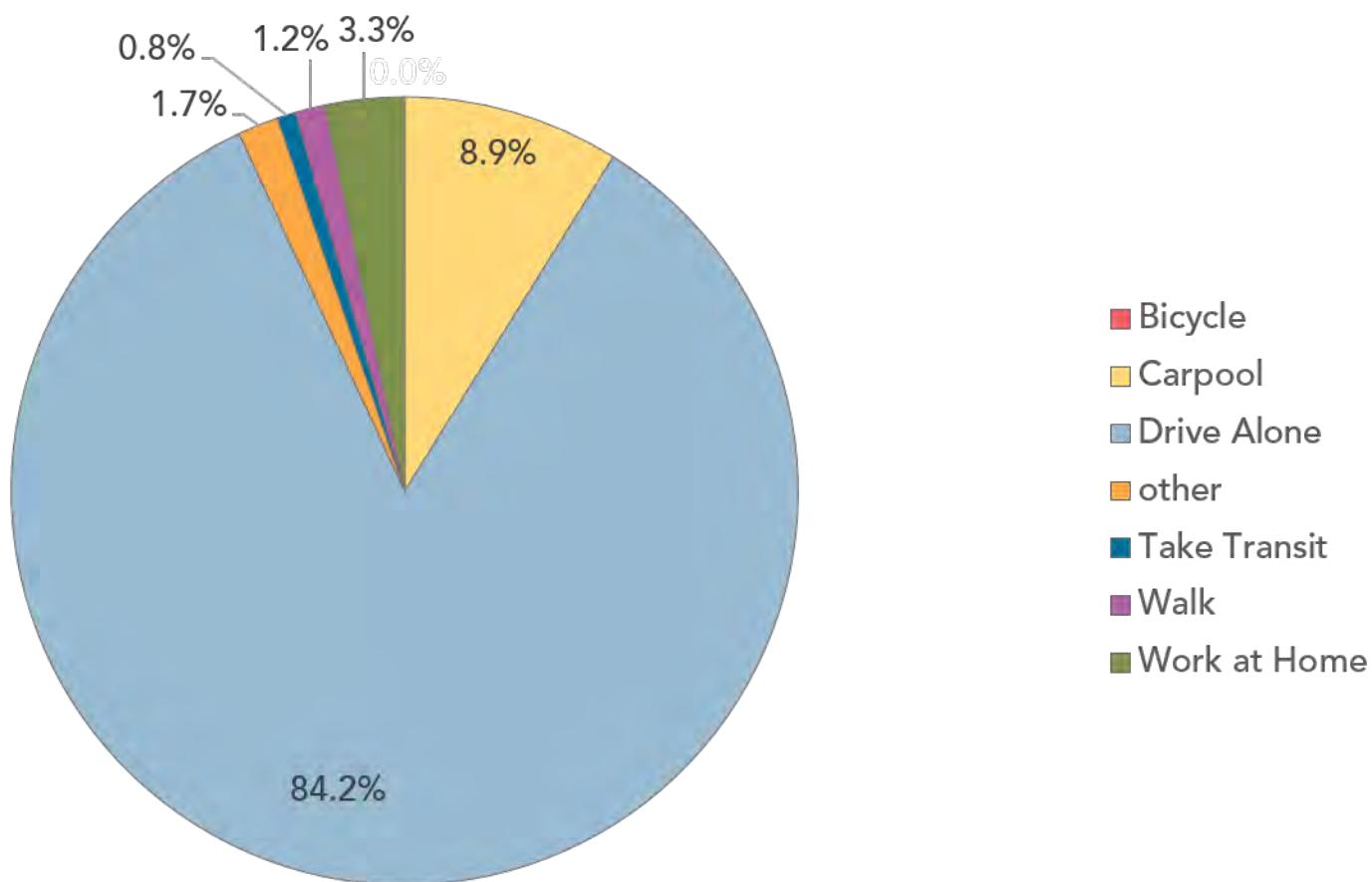




7.3 Transportation Metrics



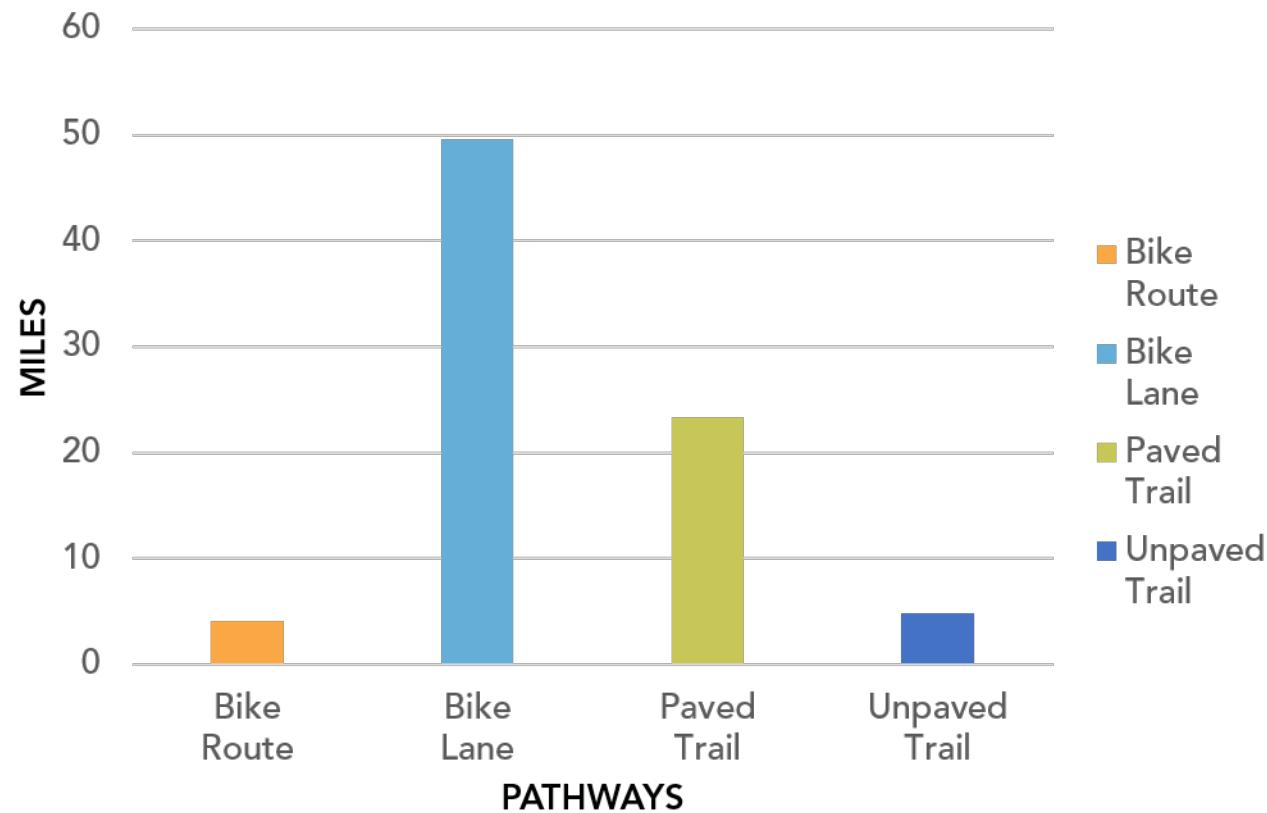
How the West Mesa CPA Commutes to Work



Of the West Mesa CPA Commuters, 84.2% of commuters drove by themselves to get to work every day in 2018, and another 9% carpooled with others. That same year, 3.3% of people worked from home and 2% took the bus or walked.



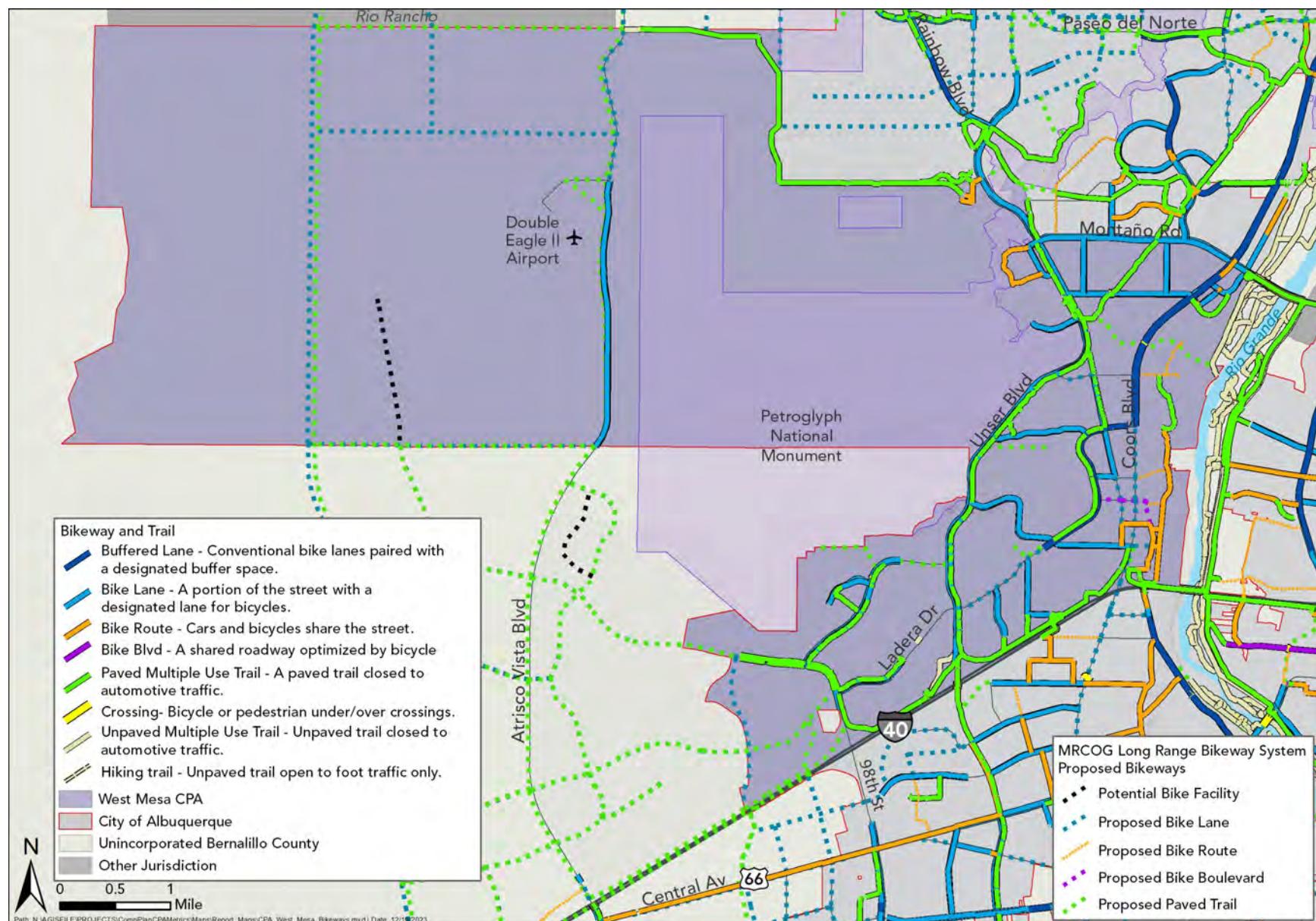
BIKEWAYS & TRAILS



The bike network in the West Mesa CPA is largely made up of on-street bike facilities, with some multi-use paths connecting this area to other facilities in the city. This CPA has 50 miles of bike lane, 23 miles of paved trail, 4 miles of bike routes, and 5 miles of unpaved trail.

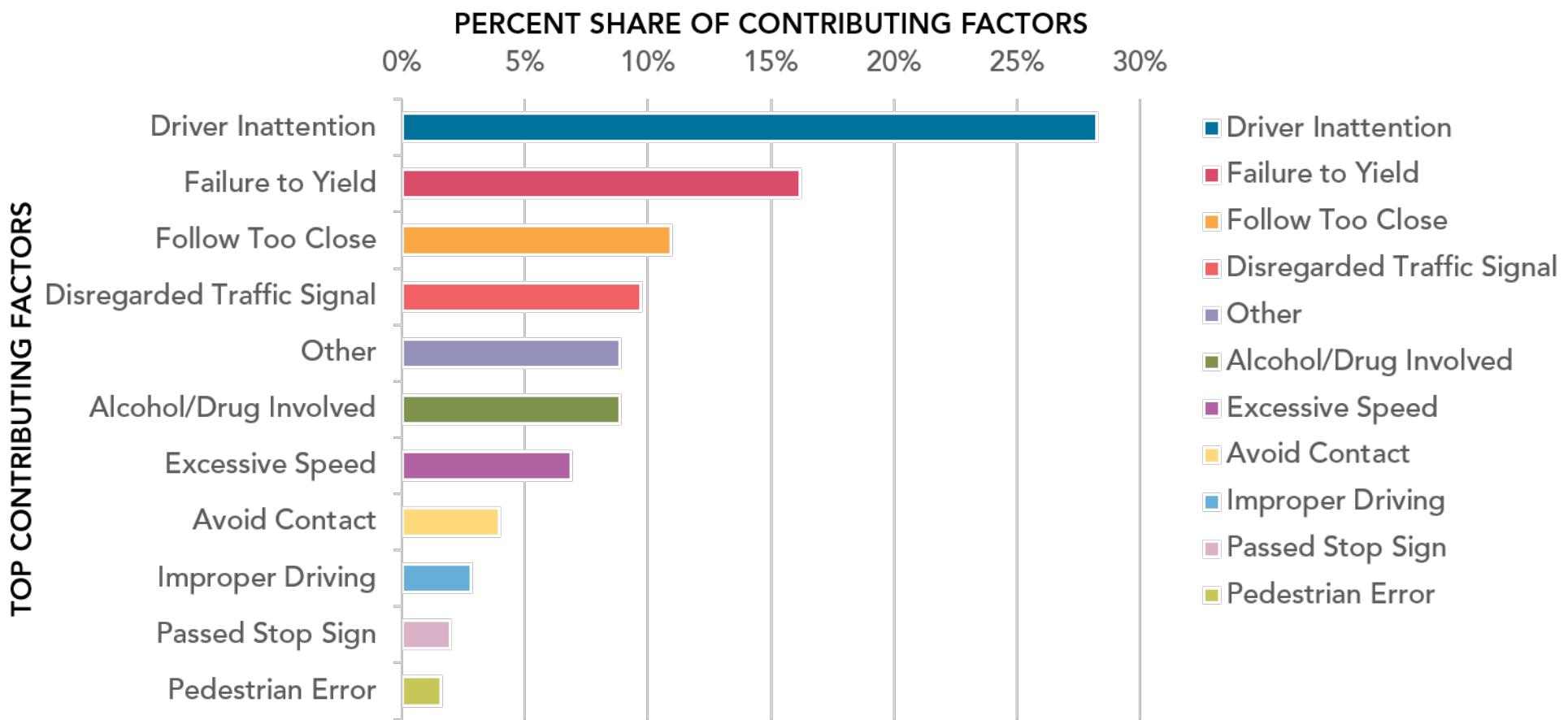


FIGURE 6. BIKEWAYS AND TRAILS IN THE WEST MESA





TOP CONTRIBUTING FACTORS FOR FATAL & INJURY CRASHES



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



Figu RE 7. TRANSIT IN THE WEST MESA

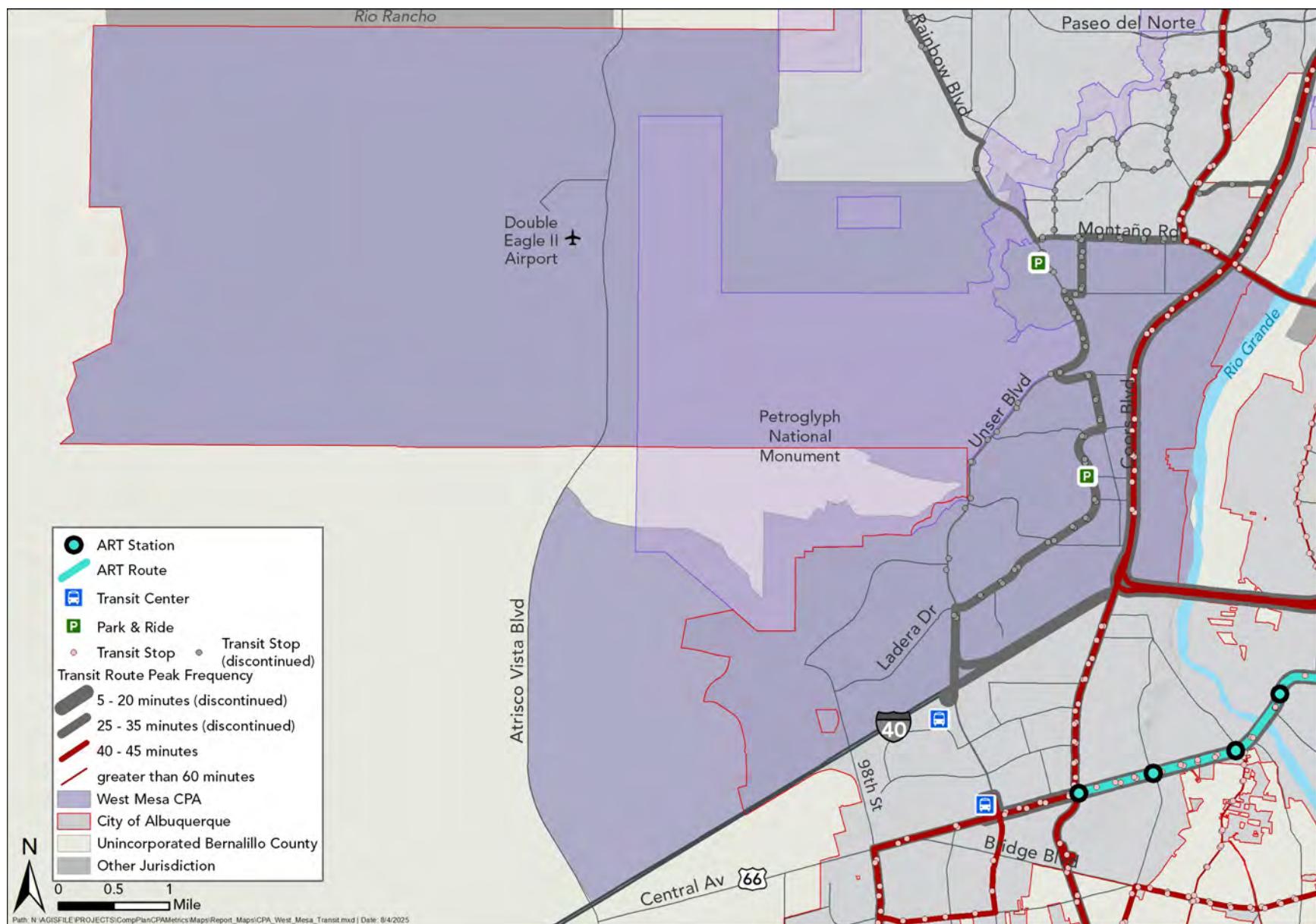
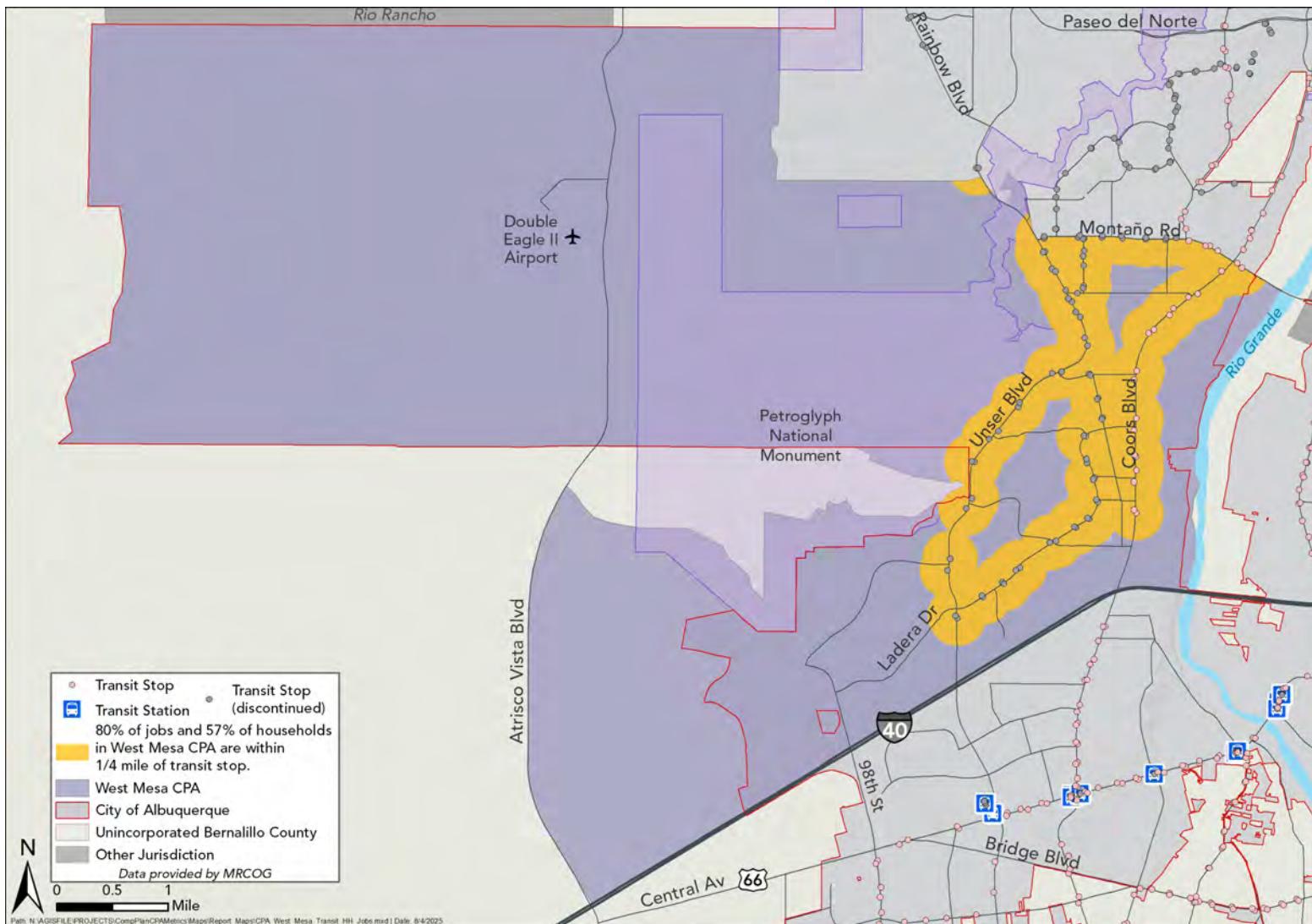




FIGURE 8. HOUSEHOLDS AND JOBS WITHIN 1/4 OF TRANSIT IN WEST MESA



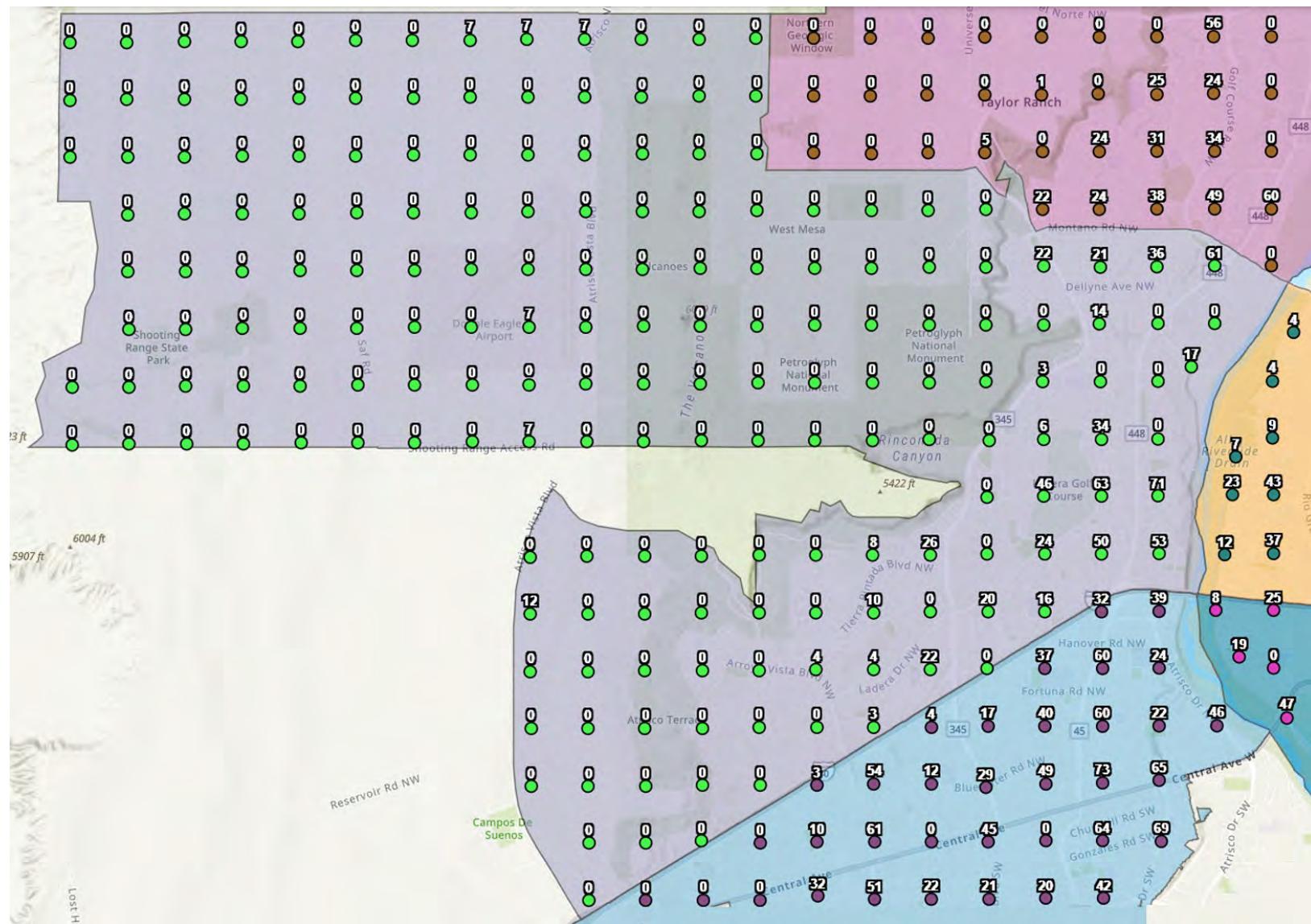
The proximity of transit services to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users. As of 2019, in the West Mesa, 57% of households and 80% of jobs are within a 1/4 mile, or 10-minute walk, of a transit stop that has high-frequency rapid transit service. Currently transit stops along Unser and Ladera have been removed until ridership and transit worker capacity increases.



7.4 Urban Design Metrics



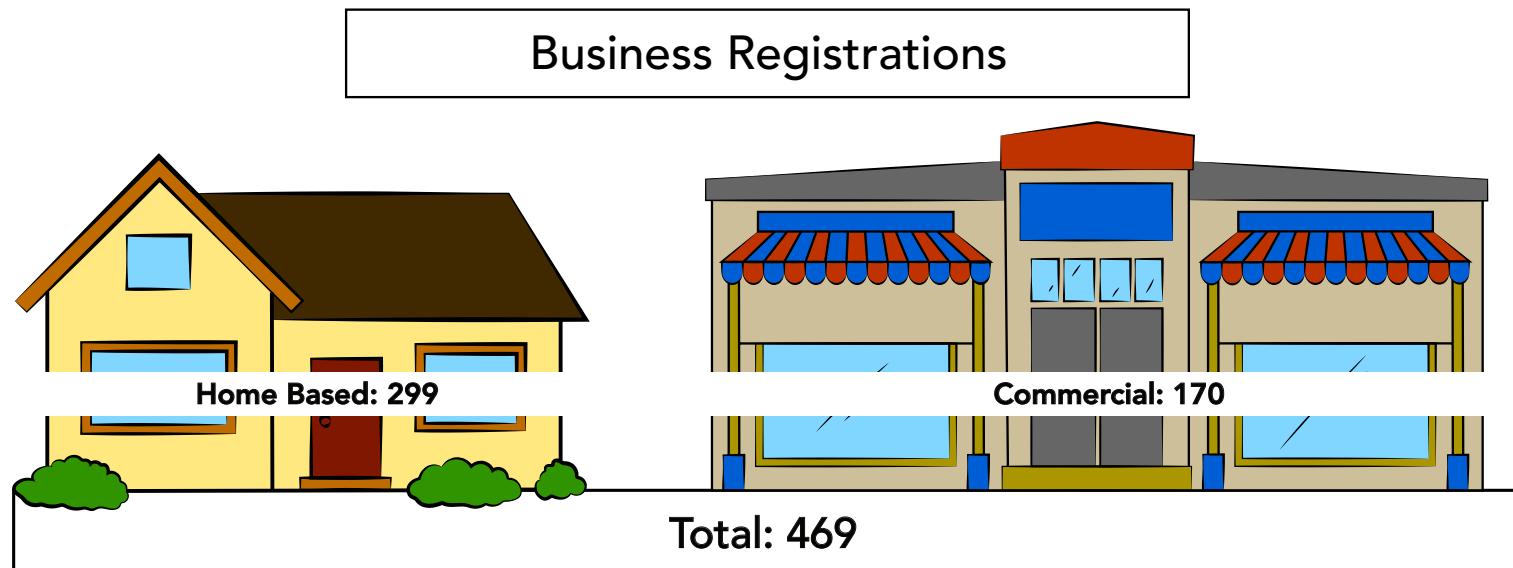
Figu RE 9. WALK SCORES IN THE WEST MESA



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



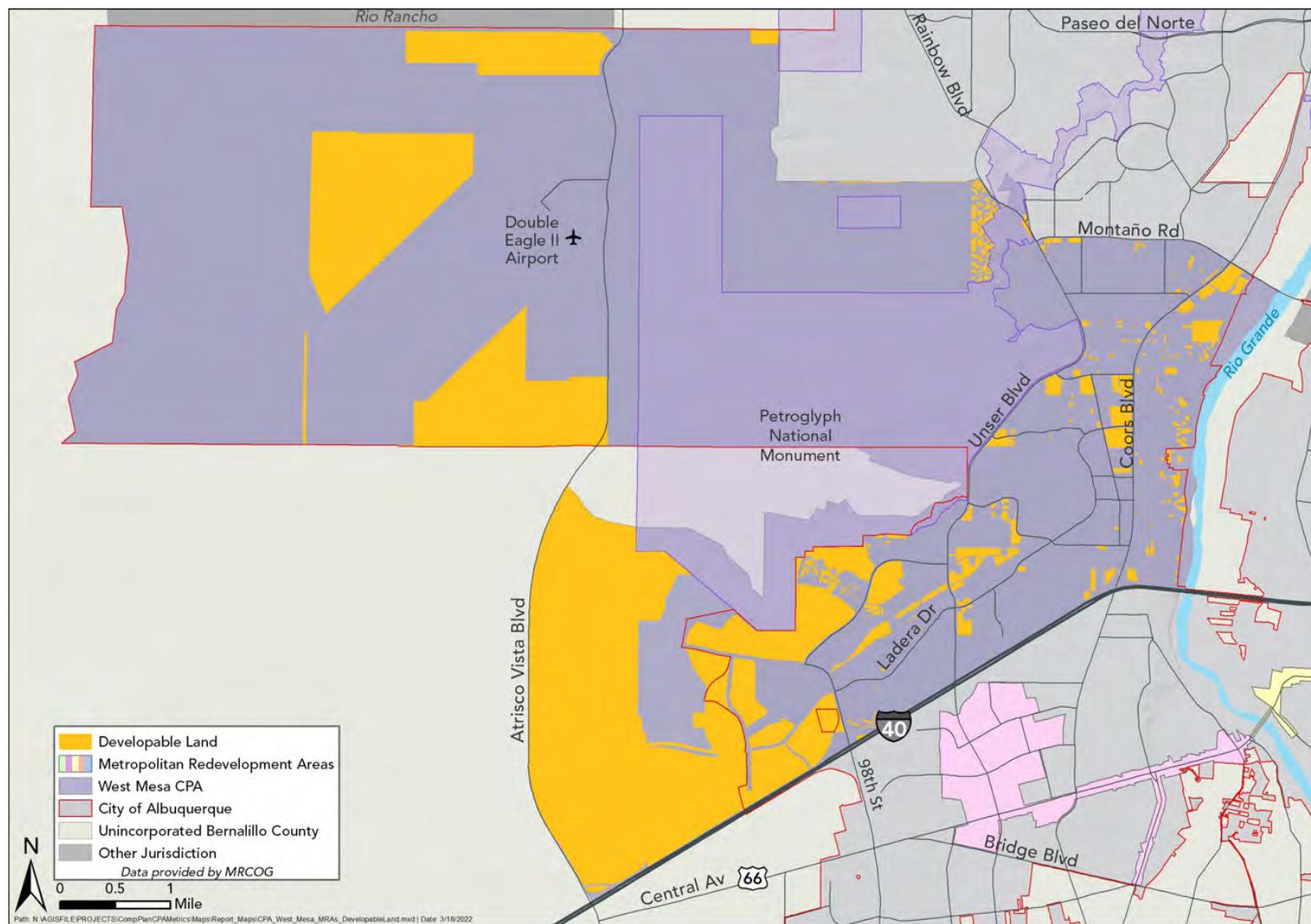
7.5 Economic Development Metrics



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



Figure 10. DEVELOPABLE LAND & METROPOLITAN REDEVELOPMENT AREAS IN THE WEST MESA



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 East Gateway, along with the developable land located in this CPA.

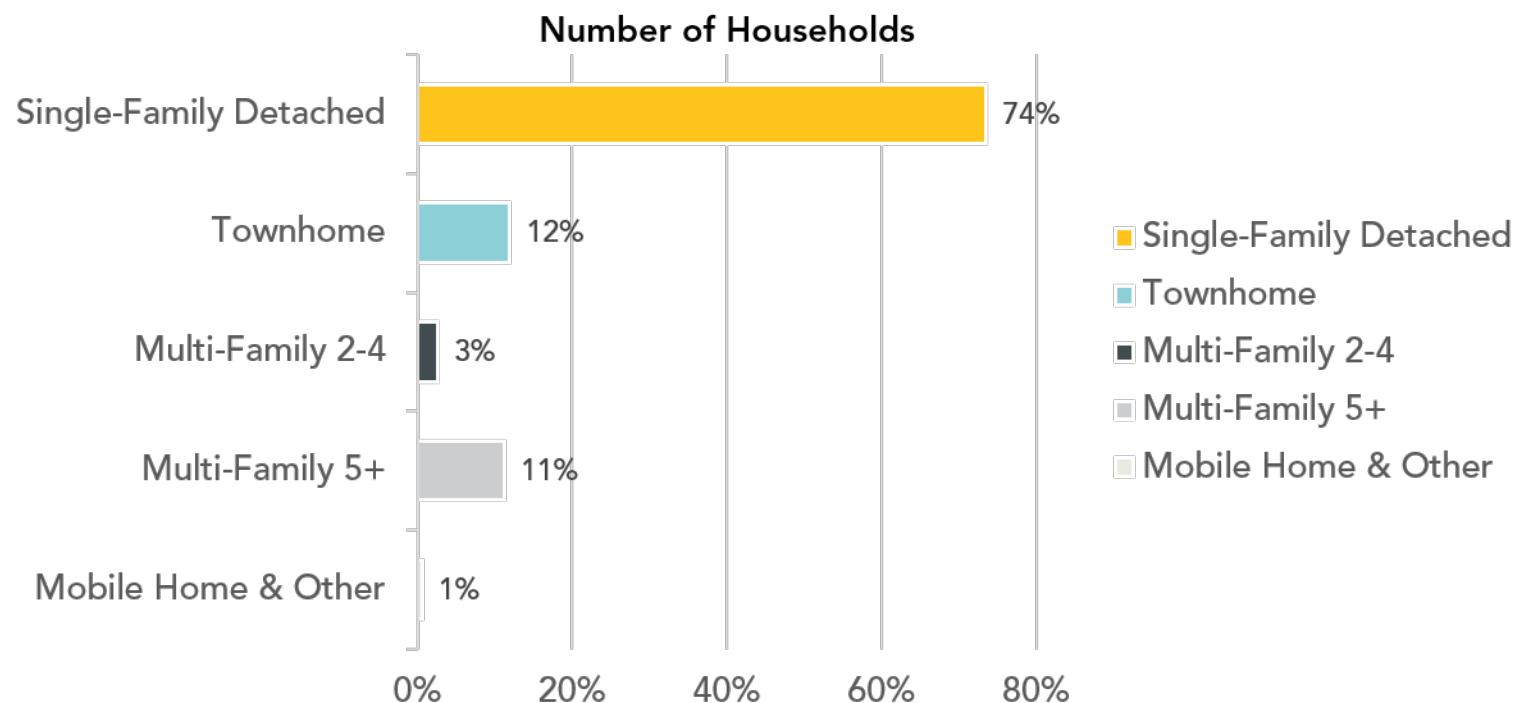


7.6 Housing Metrics



Total Households: 15,501

HOUSING MIX



Every CPA has a unique mix housing types and needs. Eighty-nine percent (89%) of the 15,501 households in the West Mesa CPA are low-density residential and small multi-family development, the other 11% are dense multi-family development. Average Household size in the West Mesa is 2.58 people.



Percentage of households below poverty:

10.3%

Jobs to Housing Ratio:

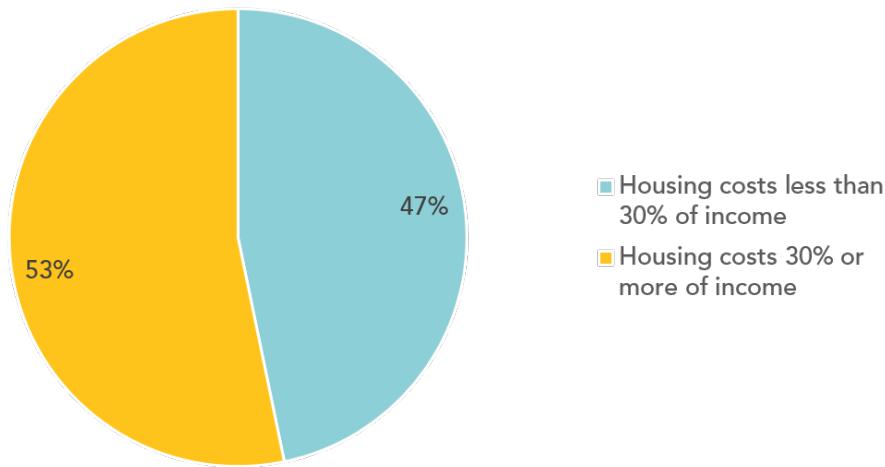
.42

Average Household Size:

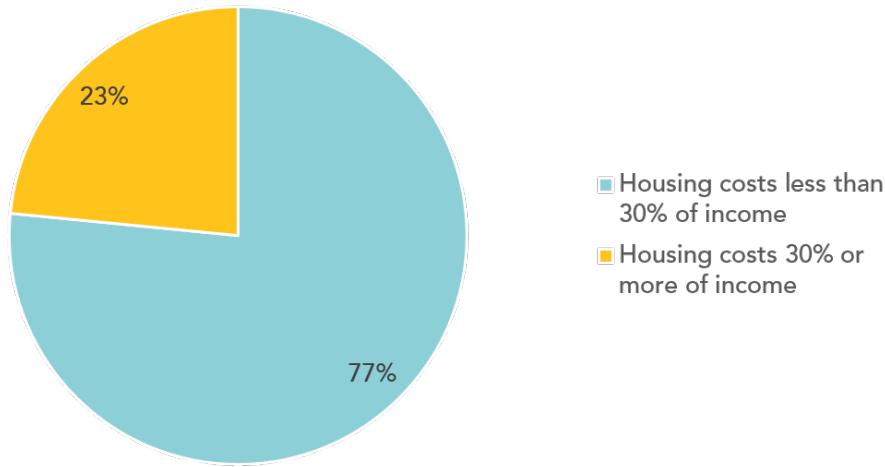
2.58



Housing Affordability for Renters



Housing Affordability for Owners



In the West Mesa, there are at least

7 housing developments

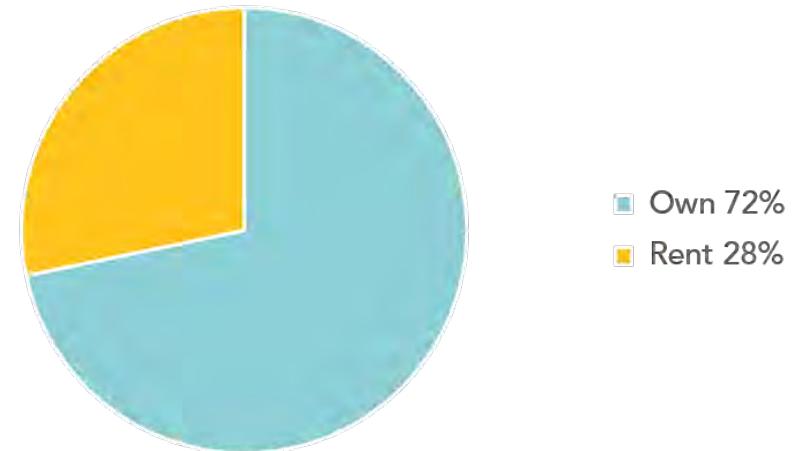
& 964 housing units managed by the MFA

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, 77% of homeowners and 23% of renters in the West Mesa are cost burdened.

Most people at 72% own the homes in which they live in West Mesa, with renters occupying about 28% of the housing.

Households Renting vs Owning





7.7 Parks and Open Space Metrics



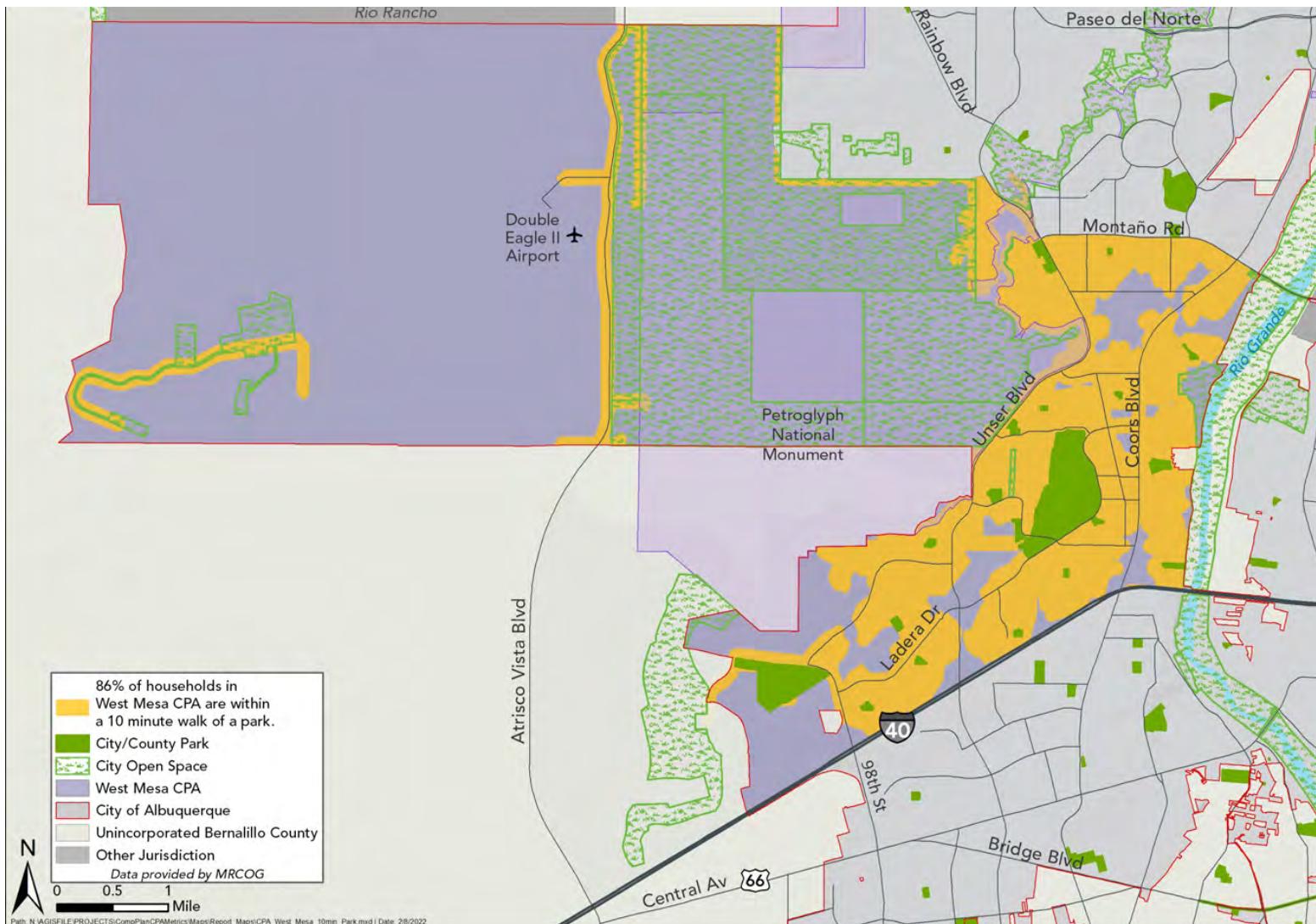
Percent of Total Area that is Park Land:

1.57%

Park land acreage per capita:
11.42 acres of park land per 1,000 residents. There are approximately
179.13 acres of open space per 1,000 residents in the West Mesa CPA



Figure 11. HOUSEHOLDS WITHIN 10 MINUTE WALK OF PARK IN WEST MESA



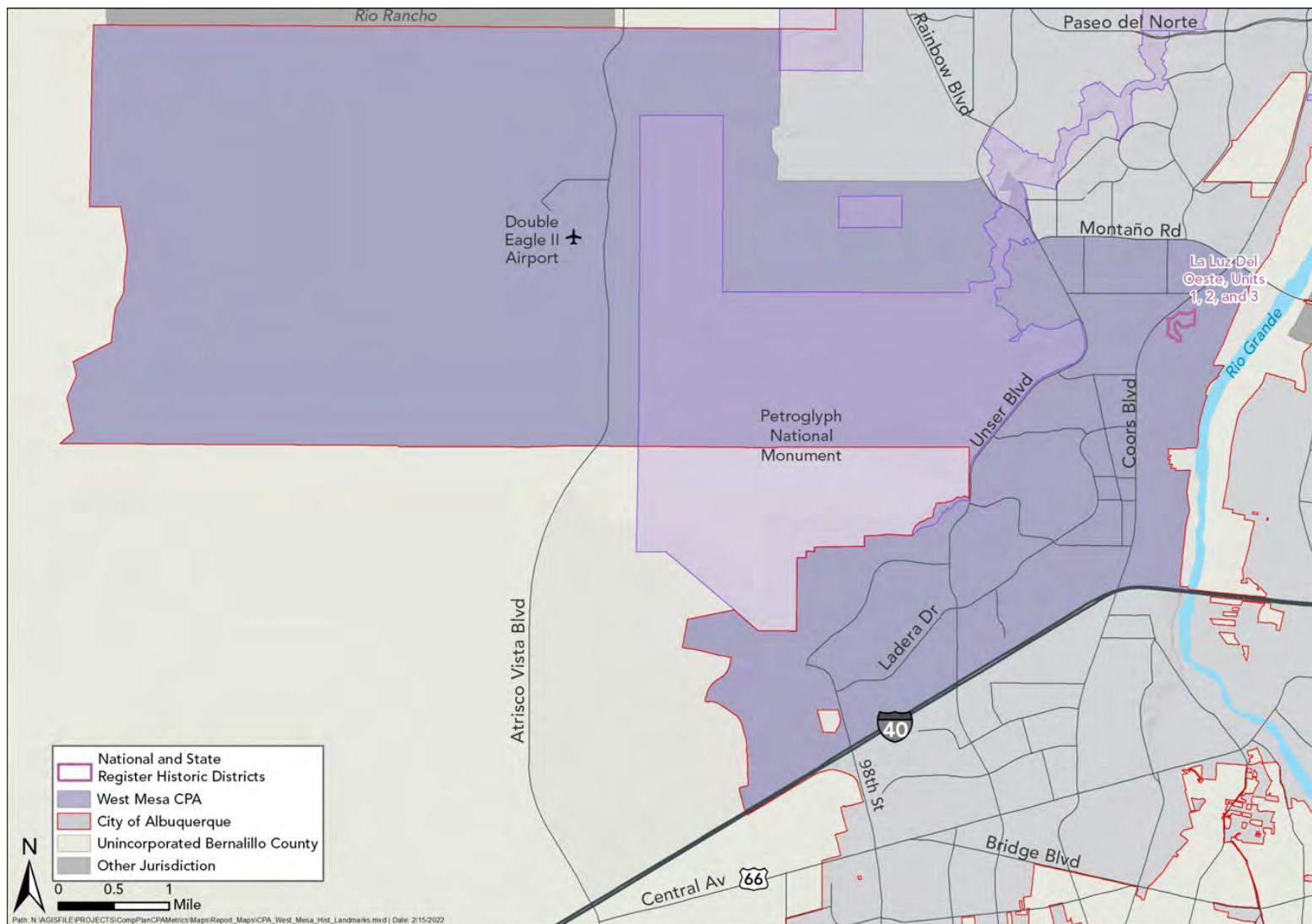
According to our 2019 baseline, 85.48% of households in the West Mesa CPA are within a 10-minute walk to a park. A more in-depth 2021 report released by the Trust for Public Land found that 90% of households within Albuquerque are within a 10-minute walk to a park.



7.8 Heritage Conservation Metrics



Figure 12. REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS IN WEST MESA



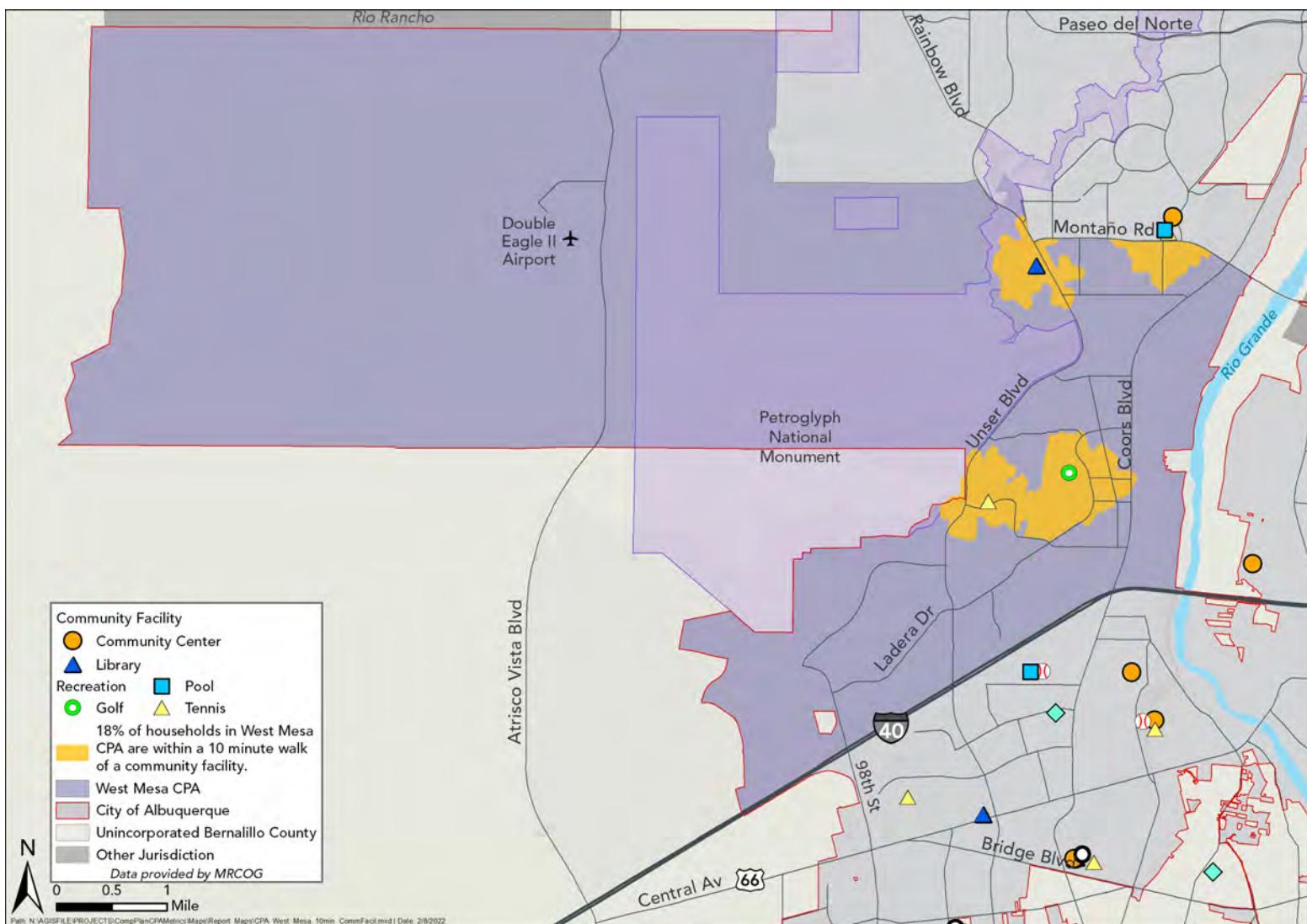
Albuquerque has a rich history - landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA. This map shows the boundary line marking significant historical place, the Petroglyph National Monument. There is (1) registered historic network of buildings in the West Mesa: the La Luz Del Oeste housing development was designed by reknowned Architect Antoine Predock.



7.9 Infrastructure & Community Facilities Metrics



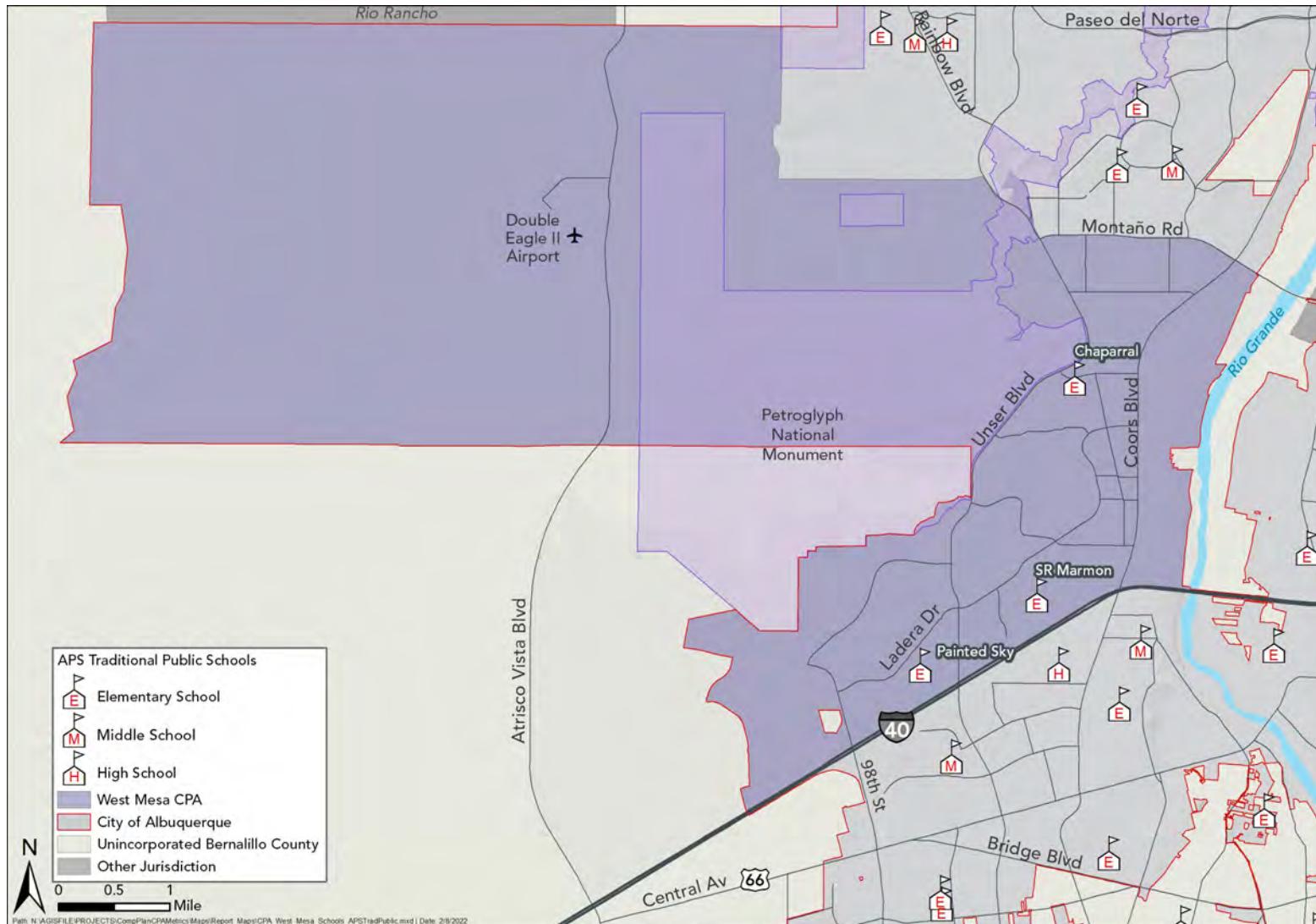
Figu RE 13. HOUSEHOLDS WITHIN 10 MINUTE WALK OF COMMUNITY FACILITIES IN WEST MESA



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



Figu RE 14. APS TRADITIONAL PUBLIC SCHOOLS IN WEST MESA



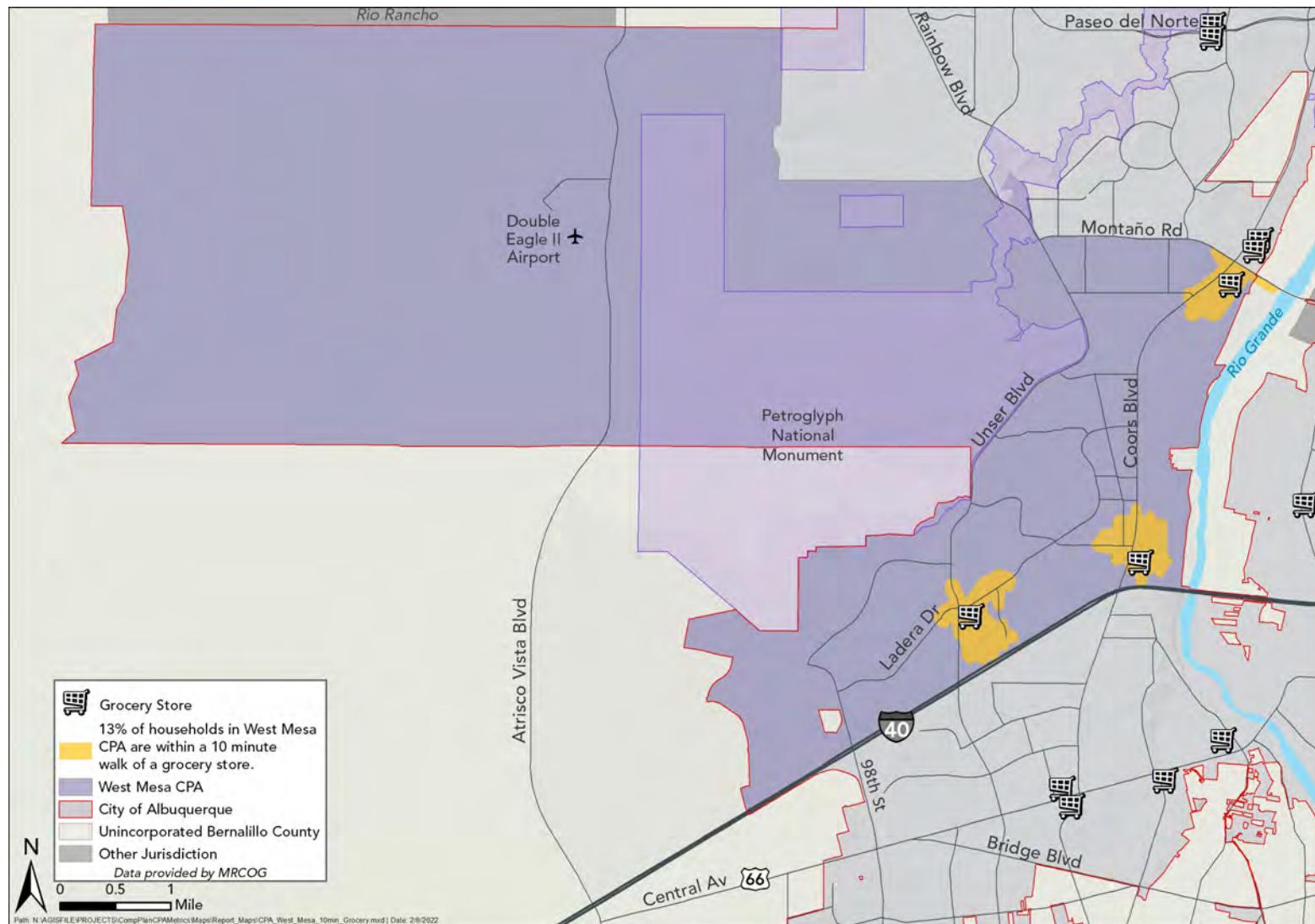
There are a total of 3 elementary schools, and 2 private middle-high schools within, and 8 Elementary Schools, 4 middle schools, and 2 high schools directly adjacent to the CPA. 16.73% of dwelling units within a 10 minute walk of a public school.



7.10 Resilience & Sustainability Metrics



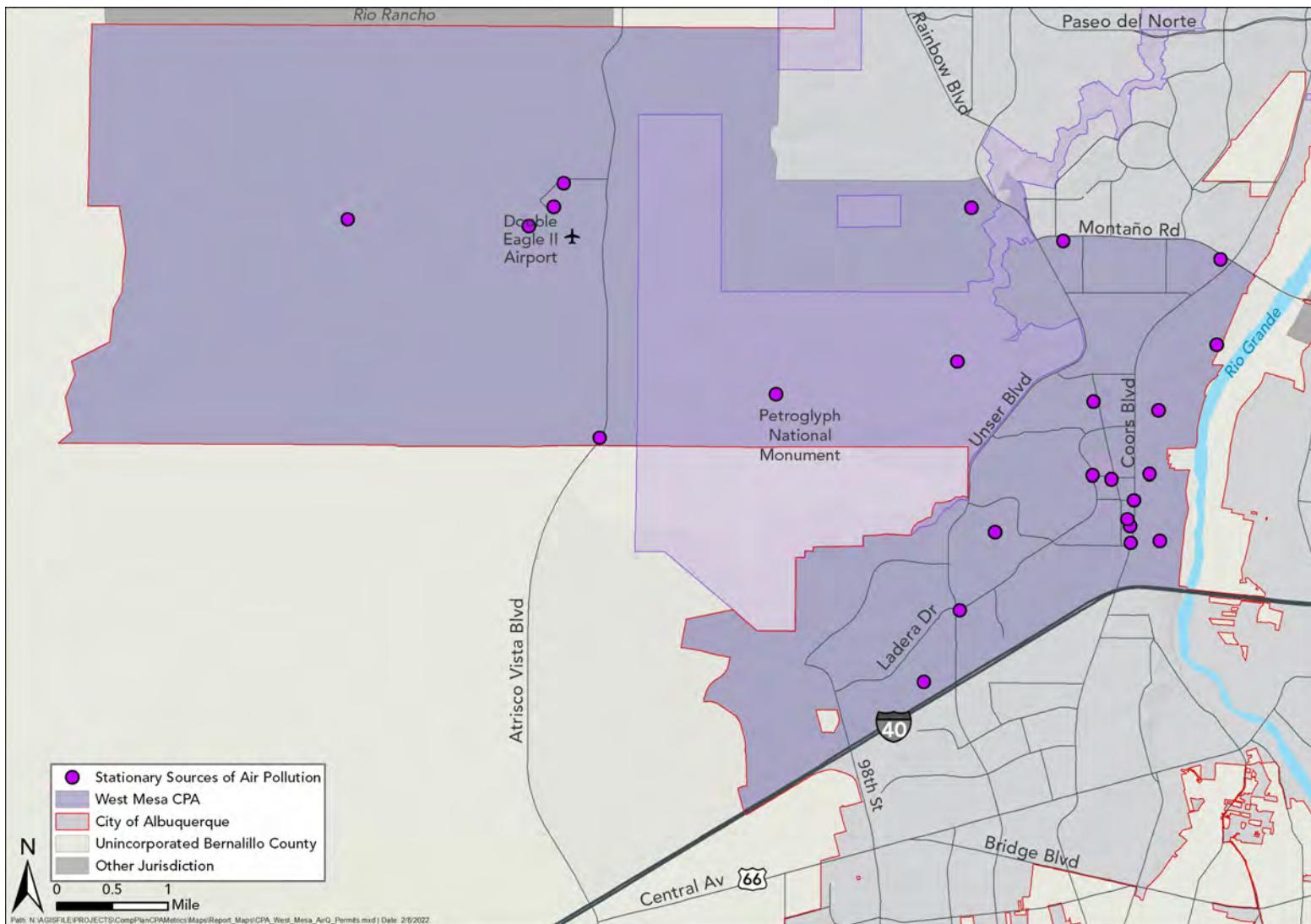
Figure 15. HOUSEHOLDS WITHIN 10 MINUTE WALK OF GROCERY STORE IN WEST MESA



Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. Nine percent (9.12%) of the households in this CPA are within a 10 minute walk of a grocery store. The distance from a person's household to their nearest grocery store influences the way in which they travel to get there and the number of trips they take to the grocery store over time. For folks who don't own or have access to a vehicle, this distance can greatly impact their routine.



Figure 16. SOURCES OF AIR POLLUTION IN THE NORTH WEST MESA



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



PART 8.

Public Engagement Appendices



8. PUBLIC ENGAGEMENT APPENDICES

8.1 INTRODUCTION TO THE PUBLIC ENGAGEMENT PROCESS

The West Mesa Community Planning Area (CPA) Assessment was initiated in August 2024 and continued over the course of one year. Led by the City's Long Range Planning Team, the assessment engaged the public through multiple phases, each building upon the feedback and findings of the previous stage. Outreach efforts were conducted both online and in person, including events held at various locations throughout the West Mesa CPA. In addition to promotion via the project website and targeted advertising, engagement opportunities were regularly shared through the Planning Department's email list.

ENGAGEMENT TIMELINE August 2024 – June 2025



Caption: West Mesa Resource Fair



Caption: WM Block Party Event

ENGAGEMENT METHODS

- Surveys
- Tabling
- Focus groups
- Community meetings
- Public Events
- Online tools (Miro boards, project website, interactive maps)
- CPA mailing list
- social media, flyers
- City department communications

At both the launch and conclusion of the assessment, over 500 individuals received project announcements, with many of them subscribing specifically to receive updates related to the West Mesa CPA. These updates provided timely information about surveys, events, and milestones throughout the planning process. Furthermore, between August 26th 2024 and June 17th 2025, households were notified of key events—including the Kick-Off Meeting, Priorities Survey, Phase II events, and the concluding Open House—through the PeachJar platform, which distributes announcements to parents and guardians of Albuquerque Public Schools (APS) students. Community members are encouraged to subscribe to the mailing list or explore archived newsletters by visiting [insert website link].



Caption: Westside CPA - Kick Off Meeting

8.2 ONGOING INPUT OPPORTUNITIES

The West Mesa Community Planning Area (CPA) Assessment was initiated in August 2024 and continued over the course of one year. Led by the City's Long Range Planning Team, the assessment engaged the public through multiple phases, each building upon the feedback and findings of the previous stage. Outreach efforts were conducted both online and in person, including events held at various locations throughout the West Mesa CPA. In addition to promotion via the project website and targeted advertising, engagement opportunities were regularly shared through the Planning Department's email list.

- Citywide Pre-Assessment Surveys (e.g., "Places I Love, Places that Need Love" activity)
- Self-guided activities and survey links posted on project website
- Ongoing review and synthesis of public comments



Community input for the CPA Assessment process is accepted on an ongoing basis through citywide surveys and self-guided activities available on the project website. Responses from West Mesa participants to these engagement tools are published on the project's Miro Board and website for public review. No results were received from independently facilitated self-guided activities.

Between [Month] 2024 and [Month] 2024, the Pre-Assessment Survey received over 200 responses from individuals within the West Mesa Community Planning Area. A summary of these results is included in this report. In addition, the "Places I Love / Places That Need Love" activity, accessible via the online engagement page, allowed community members to identify areas of significance or concern. A total of 275 responses were submitted in or near the West Mesa CPA prior to and during the assessment period.

Submissions commonly called for increased investment in services and amenities, with frequent references to Coors Boulevard as a corridor in need of improvement. Several responses also highlighted existing parks and community centers as valued community assets. All ongoing engagement activities were monitored and reviewed by planning staff throughout the initial phase of the assessment. In fall 2024, the assessment process transitioned to focus on more topic areas informed by this early community input.



Caption: WM Resource Fair - Taylor Ranch Library

8.3 PHASE I: ASSETS AND OPPORTUNITIES

VARIOUS WAYS WE REACHED OUT

- Kickoff / Virtual Kickoff
- Neighborhood Block Party
- Neighborhood Association & HOA Meetings
- Career Day – Elementary Schools
- NW Small Business Fair
- AIO Meeting
- Police Council Meetings
- Coffee with a Cop
- APS Community School Meetings and Events
- Bike To Work Day
- Resource Fairs
- ONC - Neighborhood Walks
- Open House Meeting and Event



Caption: Chaparral Elementary Community School



Caption: Tabling - Taylor Ranch Library

VARIOUS TABLING LOCATIONS

- Taylor Ranch Library
- Taylor Ranch Community Center
- Open Space Shooting Range
- Ladera Golf Course
- George Maloof Air Park
- Private Businesses
- Parks and Dog Parks

The West Mesa Community Planning Area (CPA) Assessment officially launched in [Month] 2024 with a series of public Kick-Off Meetings. These meetings served to introduce the assessment process to residents, present the project scope and objectives, and gather initial input from the community regarding perceived assets and opportunities within the CPA. The presentation materials from the Kick-Off Meetings are publicly accessible on the project website.

As part of a broader outreach strategy, the Long-Range Planning Team also participated in community events and staffed informational tables at high-traffic locations across the West Mesa CPA. These efforts were intended to increase visibility and ensure that a diverse cross-section of residents had the opportunity to participate in the process. All community-submitted assets and opportunities are available for public viewing on the project's engagement platform.

Due to the informal nature of tabling events, it was not always feasible to collect complete demographic information from participants. However, anecdotal observations indicate that.



THEMES FROM COMMENTS

- Community Facilities and Amenities
- Community Identity
- Community Safety
- Economic Development
- Cultural & Historic Preservation
- Housing Programs
- Land Use – Centers and Corridors
- Parks and Open Space
- Transit Developments
- Multi-modal transportation Walking-Bike-Trails



Caption: WM CPA - Outreach Locations Map

8.4 PHASE II: SPECIAL TOPICS ENGAGEMENT

COMMUNITY IDENTITY & CULTURAL CONNECTIONS

CANDID COMMUNITIES PHOTOGRAPHY WORKSHOP



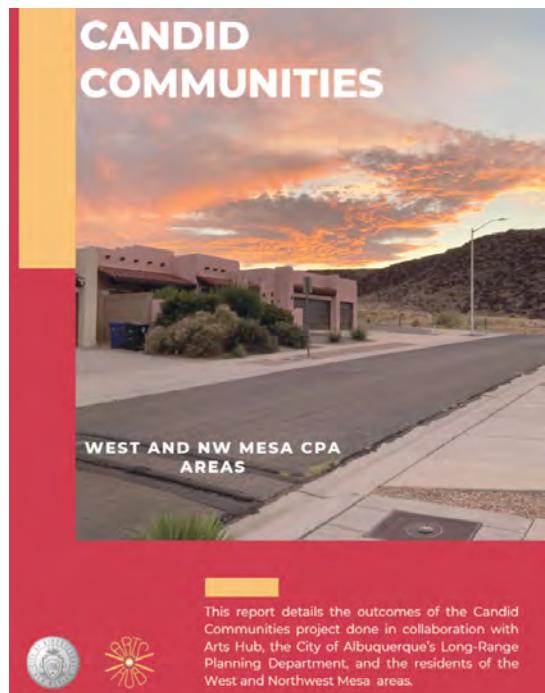
Candid Communities uses photography as a tool for community feedback and engagement. Instead of survey questions, photo prompts are used to elicit visual feedback from community members as a form of data collection.

This project engaged community members in the West and Northwest Mesa areas of Albuquerque. The intent was to discover what residents' thought was unique about their neighborhoods, what they hope to preserve into the future, and how the city might support travel within the two areas. This report is meant to supplement other data and outreach efforts from the City's Long-Range Planning Department and provide a more holistic view of the residents' desires.

PHOTO PROMPTS

- Show us somewhere or something that gives your community a neighborly/friendly feel. In particular, we would love a picture of something you see every day but others might overlook.
- Is there someplace that represents your community's natural and/or cultural beauty that could be better valued, protected, or improved?
- What makes it easy to get around Northwest Albuquerque? Share a photo showing something or somewhere in your neighborhood that helps people walk, bike, take public transportation, or get around safely and easily.
- What makes it difficult to get around Northwest Albuquerque? Share a photo showing something, or somewhere in your neighborhood you'd like improved to help people walk, bike, take public transportation, or get around more safely and easily.

A report was generated to illustrate the details of the outcome of the Candid Communities project done in collaboration with Arts-Hub and the City of Albuquerque Planning Department, and the residents of the West and Northwest neighborhoods. The resulting analysis of the photo submissions and accompanying written responses are the subject of this report. The following were some of the main themes extracted from the photos submitted.



Caption: Photography Workshop Report



THEMES FROM THE PHOTO REPORT

- Nature/natural landscapes were the most common response, indicating that residents appreciate the feel that the landscape adds to their neighborhoods.
- Visibility and prevalence of hot air balloons in these areas. However, these photos/ comments were usually connected to the view from the West Side and included images of the mesa, volcanoes, and mountains.
- Residents appreciate their proximity to nature- both in terms of the activities they enjoy and the charm it brings to their neighborhoods. Nearly a third of respondents also noted the importance of preserving and acknowledging that the neighborhoods are built on Indigenous lands.
- Residents expressed a desire for the city to protect and preserve the natural beauty of their neighborhoods. The inclusion of protecting Indigenous lands indicates the residents would welcome the city working closely with local Indigenous communities to develop plans to protect and preserve the natural world that surrounds their homes.
- Residents want comprehensive solutions through targeted infrastructure improvements to increase safety, more trails, and community support to help those who want to walk/bike around the area.

SUMMARY OF AIO- AMERICANS FOR INDIAN OPPORTUNITY

The Long-Range Team is committed to continually improving engagement with Native people as important collaborators in the decision-making process for the future plans of this community. In perusing this goal, the Planning Department sat down the Americans for Indian Opportunity to engage in a dialogue to address specific assets and opportunities for Native peoples that can contribute to and become catalyst toward positive change for the Westside Community Planning Areas as well as future CPAs. Americans for Indian Opportunity (AIO), based in Albuquerque, NM, is a national nonprofit organization founded in 1970 by LaDonna Harris (Comanche) and a group of Indigenous activists. Governed by a board of international Indigenous leaders, AIO works from an Indigenous worldview to advance the cultural, political, and economic rights of Indigenous peoples in the U.S. and globally.



Caption: AIO Meeting - Open Space Visitor Center



Caption: AIO Meeting - Open Space Visitor Center



Caption: AIO Meeting - Open Space Visitor Center

AIO - MISSION AND VALUE

- *Indigenous-Led Leadership:* AIO promotes value-driven leadership rooted in traditional Indigenous philosophies, encouraging creative, culturally grounded problem-solving.
- *Global Indigenous Collaboration:* The organization fosters international connections through gatherings of Indigenous leaders, building the "Four R's": Relationships, Reciprocity, Responsibility, and Redistribution.
- *Core Programs & Activities*
- *Ambassadors Program* – Trains emerging Indigenous leaders to engage in advocacy, policy formulation, and community-based projects.
- *Convene & Connect* – Brings together Indigenous leaders, public agencies, and nonprofits to generate co-developed strategies addressing shared challenges.
- *Policy Engagement* – Integrates Indigenous perspectives into economic, environmental, and social policy discussions at local, national, and international levels.
- *Projects & Partnerships* – Collaborates on statewide and global initiatives focused on cultural revitalization, Indigenous rights, and equity-driven systems change.

SUMMARY OF HIGH DESERT PLAYBACK

The Long-Range Planning Team invited Senior and Youth residents of Albuquerque's Westside communities to come together to share stories about, what you like best, or least, about your neighborhood, times when you felt belonged, and your hopes and dreams for the future.



Caption: High Desert Playback Actors

When I Think of Home Honoring Our Elders

The Senior-centric performance had 38 in attendance, covering topics of what they love, challenges and a vision for the future.

Topics included:

- community diversity
- preserving natural and historic landscapes
- safety and conservation

When I Think of Home Engaging Youth

The Youth-centric performance had 17 middle school students in attendance, providing a youthful community perspective, on what they love, need improvement, and what we can work towards a better future.

Topics included:

- community diversity
- preserving natural and historic landscapes
- safety and conservation

"What we shared came to life by the actors who made it real! Made it feel less like we were complaining, and more like we were trying to reach a common goal."

High Desert Playback is Albuquerque's first professional playback theatre company, founded in 2023 by Lynn Johnson and Allison Kenny. They are a multiracial, queer- and trans-centered ensemble dedicated to using theatre as a catalyst for social change in New Mexico and beyond.



Caption: High Desert Playback Actors



Caption: High Desert Playback Actors

WHAT THEY DO

- **Interactive live performances:** Community members share real-life stories, which the ensemble then improvises and enacts on the spot—blending theatrical expression, spoken word, music, and ritual to explore lived experiences
- **Community outreach and dialogue:** Their shows and workshops aim to build empathy, strengthen trust, and foster social healing by centering voices often marginalized in public discourse
- **Cultural celebrations and events:** Regularly producing themed shows—like Pride-centered performances ("Don't Stop Us Now" in June 2025) and gatherings for racial healing ("Our Freedom Can't Wait" in January 2025)—they partner with local organizations such as Explora and Fusion Theatre to address critical social issues through performance.



Caption: High Desert Playback - Community Response Collage - When I Think Of Home - Honoring Our Elders



Caption: High Desert Playback - Community Response Collage - When I Think Of Home - Engaging Youth

SUMMARY OF RESOURCE FAIRS

During Phase II, the Long-Range team partnered with various city departments and local businesses to host Resource Fairs at Taylor Ranch Library and Marie Hughes Elementary School. During the Resource Fairs, planning staff shared surveys with community members asking for more direct feedback about specific needs and concerns gathered from Phase I data. Survey questions included topics such as safety, land use, businesses and services, walkability, development and traffic concerns, proximity to services, parks and park facilities, schools and community facilities, and housing affordability.



Caption: West Mesa Resource Fair

RESOURCE FAIR PARTNERSHIPS

- City of Albuquerque Aquatics
- Youth and Family Services
- Explora Science Museum
- CABQ Senior Affairs
- Animal Humane New Mexico
- Cross my Paws Pet Adoption
- Solid Waste Clean Cities Program
- Parks & Open Space Outdoor Recreation
- Petroglyphs National Monument
- Office of Civic Engagement
- Central New Mexico Community College
- Equip Academy of New Mexico



Caption: West Mesa Resource Fair

8.5 PHASE III: FOCUS GROUPS

The Focus Groups help to provide an opportunity for community members to speak directly with service providers about issues, existing projects and programs, and potential Actions and Goals to consider. 3 topic-driven focus groups were held in April 2025. Each session included experts, community members, and city department representatives. This collaborative format ensured that community voices remained central to the planning process while also facilitating cross-departmental coordination. The insights gathered from these sessions will help guide the development of draft recommendations and implementation strategies in the subsequent phases of the CPA Assessment. Ultimately these discussions will help to inform recommended strategies, actions, and policies in the West Mesa CPA assessment

TOPICS

- Land Use, Zoning, Housing, Economic Development
- Community Identity, Public Art, and Cultural Programming
- Transportation, Transit, and Trails
- Parks, Open Space, and Environmental Resilience
- Public Safety, Services, and Community Well-being

Following the completion of Phases 1 and 2 of the West Mesa Community Planning Area (CPA) Assessment, community feedback was compiled, analyzed, and summarized by the Planning Department. This input was then shared with relevant City departments, public agencies, partner organizations, and institutional stakeholders to ensure a coordinated and informed response to the priorities identified by residents.

To gain deeper insights into specific concerns raised during the earlier phases of public engagement, the Planning Department facilitated four virtual focused group discussions. The meetings were held over a virtual meeting platform to accommodate a wider audience of professionals and to reduce travel time to attend during business and late afternoon hours. These focus groups were designed to promote dialogue on critical issues and to identify potential solutions that align with community needs and citywide goals.



Caption: Focus Group Miro Board Example

Each focus group included representation from multiple City departments, agencies, and institutional partners. These stakeholders were present to respond directly to resident questions and to provide information on existing services, available resources, and upcoming initiatives. The sessions also served as collaborative working meetings, during which participants discussed a range of potential policy changes, regulatory adjustments, and project concepts tailored to the West Mesa CPA.

AGENCIES AND PARTNERSHIPS

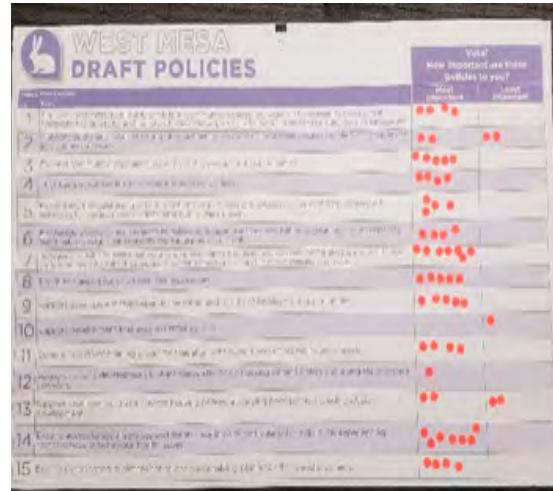
- CABQ Parks and Recreation Department
- CABQ Youth & Family Services Department
- CABQ Arts & Culture Department
- High Desert Playback
- Transportation Planning & Technical Services
- CABQ Solid Waste Department
- Open Space Division
- CABQ Planning Department of Urban Design & Development
- CABQ Department of Economic Development
- CABQ Health, Housing, & Homelessness
- Mid-Region Council of Governments
- City of Rio Rancho Planning & Zoning
- City of Rio Rancho Development Services
- City of Rio Rancho Economic Development Manager

8.6 POLICY AND ACTIONS SURVEY

An online and in-person survey was sent to gauge support for proposed draft actions. We received 32 responses that were used to help inform final recommendations that will become the final goals and policies.

TOPICS

- Trails, park improvements, and Petroglyph protections
- Affordable housing and density tradeoffs
- Community centers and library proposals
- Safety initiatives and transit connectivity



Caption: Draft Policies - Dot Voting

8.7 OPEN HOUSE

The Long Range team planned an Open House on June 18th for both the Northwest Mesa CPA and the West Mesa CPA to gauge the community's support for proposed policies and actions. CPA Assessment Reports include recommended Policies that will guide decision-making around land use and protections, housing development, public facilities, and improvements to infrastructure that will be incorporated into the Comprehensive Plan over time. The Report also includes Actions which are tangible measures that build upon community assets.



Caption: Westside Open House - Taylor Ranch CC



Caption: Westside Open House - Batmobile



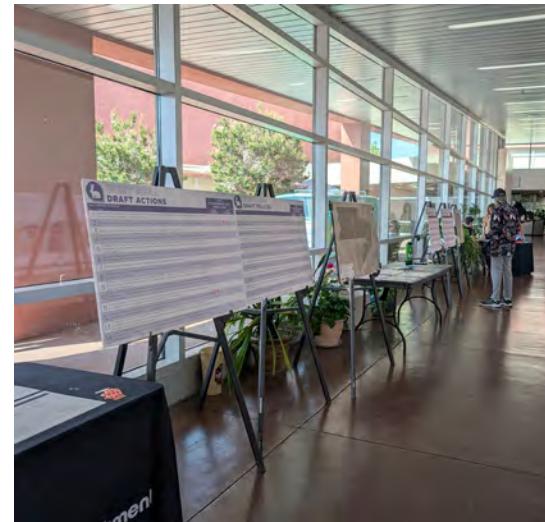
Caption: Westside Open House - Taylor Ranch CC

Actions are achieved through coordination with community members, organizations, and governmental partners. We presented Actions and Policies at the Open House, held on June 18, 2025 at the Don-Newton Taylor Ranch Community Center. We received feedback in the form of dot voting, written comments, and conversations. This feedback will be incorporated into the report which will be presented to the Environmental Planning Commission (EPC) in August 2025.



8.8 ENGAGEMENT TOOLS AND DOCUMENTATION

- Miro boards of community comments
- Links to survey data and summary results
- Open House – Dot Voting – Draft Policies



Caption: Westside Open House - DeLorean



PART 9. AGENCY PARTNER REPORTS



CANDID COMMUNITIES



WEST AND NW MESA CPA AREAS

This report details the outcomes of the Candid Communities project done in collaboration with Arts Hub, the City of Albuquerque's Long-Range Planning Department, and the residents of the West and Northwest Mesa areas.





02

ABOUT THE PROJECT

Candid Communities uses photography as a tool for community feedback and engagement. Instead of survey questions, photo prompts are used to elicit visual feedback from community members as a form of data collection.

This project engaged community members in the West and Northwest Mesa areas of Albuquerque. The intent was to discover what residents thought was unique about their neighborhoods, what they hope to preserve into the future, and how the City might support travel within the two areas. This report is meant to supplement other data and outreach efforts from the City's Long-Range Planning Department and provide a more holistic view of the residents' desires.

PROJECT OVERVIEW

In 2024/2025 the City of Albuquerque's (City) Long-Range Planning Department collaborated with Arts Hub to integrate arts-based community survey and feedback techniques into the City's CPA process for the West and Northwest Mesa areas in Albuquerque, New Mexico. For this process, the City solicited photographs from individuals who live in those two areas. The goal was to elicit both written and visual feedback to further inform the City's long-range plan in those two areas.

This report details the process including development, implementation, analysis, and recommendations for next steps.

Data Gathering Design and Process

Beginning in the Fall of 2024, Arts Hub and the City collaborated to develop photography prompts aimed at soliciting feedback from community members. The City had already collected preliminary data from citizens in the West and Northwest Mesa areas, and the photography prompts were designed to explore emerging issues/themes more deeply. After reviewing the existing data, the City and Arts Hub developed the following prompts:

- 1) *Show us somewhere or something that gives your community a neighborly/friendly feel. In particular, we would love a picture of something you see every day but others might overlook.*
- 2) *Is there someplace that represents your community's natural and/or cultural beauty that could be better valued, protected, or improved?*
- 3) *What makes it easy to get around Northwest Albuquerque? Share a photo showing something or somewhere in your neighborhood that helps people walk, bike, take public transportation, or get around safely and easily.*
- 4) *What makes it difficult to get around Northwest Albuquerque? Share a photo showing something, or somewhere in your neighborhood you'd like improved to help people walk, bike, take public transportation, or get around more safely and easily.*

PROJECT OVERVIEW

Once the photography prompts were developed, Arts Hub engaged local photographer, Sante Guajardo, to provide photography workshops for residents in the two areas. These workshops were designed to both raise awareness of the project to increase participation and provide photography skills that help community members tell more effective visual stories with their cameras. The two workshops lasted approximately one hour each. One took place at Marie Hughes Elementary School and the other at the Don-Newton Taylor Ranch Community Center. The City and Arts Hub then promoted the project through various channels including social media, email, and community meetings with the goal of engaging a broad representation of community members in the West and Northwest Mesa areas.

The City developed an online survey for community members to upload their photos and add written context. Arts Hub then analyzed the responses to identify emerging themes.

The resulting analysis of the photo submissions and accompanying written responses are the subject of this report.



PROJECT OUTCOMES

05

Arts Hub staff analyzed the photos and responses, coding them based on the information provided. Several themes became apparent through this process. The top themes, indicated by the percentage of occurrences, are described below:

1) Show us somewhere or something that gives your community a neighborly/friendly feel. In particular, we would love a picture of something you see every day but others might overlook.

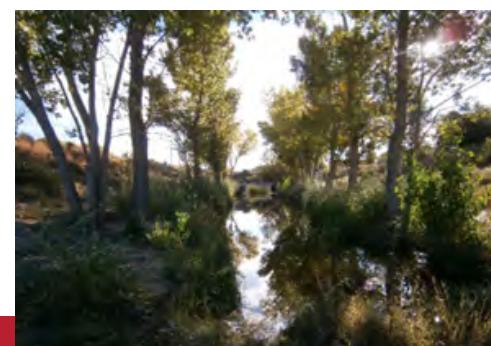
The most common response to this prompt involved natural landscapes or wildlife of some form, with 89% of respondents including that in their pictures and/or comments. Sub-temes within the nature/natural landscape theme include:

- Wildlife and/or plant life (32% of all responses)
- Views of the natural landscape from homes/neighborhoods (32% of all responses)
- The mesa escarpment/Petroglyph National Monument (26% of all responses)
- Walking/hiking trails (16% of all responses)
- Man-made natural areas such as ponds or acequias (16% of responses)

Nature/natural landscapes were overwhelmingly the most common response, indicating that residents appreciate the feel that the landscape adds to their neighborhoods. Relating to that, 26% of respondents appreciated that much of the architecture in their areas is made to blend in with the natural landscape and not obstruct the views.

Another common theme is the visibility and prevalence of hot air balloons in these areas. 21% of respondents appreciated seeing balloons in the morning and/or that balloons often land in their neighborhood. However, these photos/comments were usually connected to the view from the West Side and included images of the mesa, volcanoes, and mountains.

It is clear that residents in these areas appreciate both the views that their neighborhoods offer and opportunities to interact with nature. These aspects are seen as a significant part of the charm of these areas.

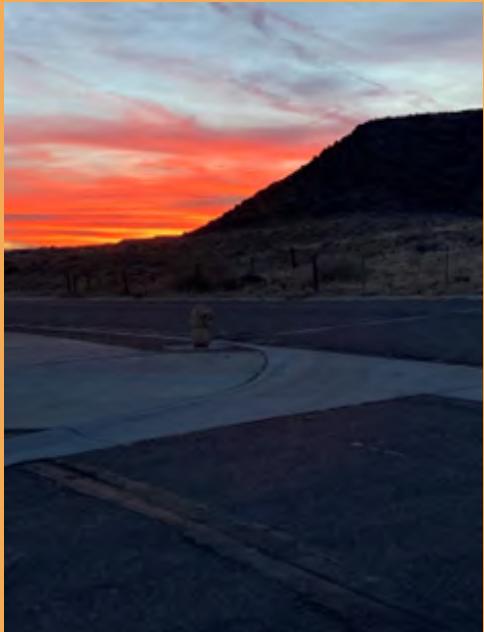


PROJECT OUTCOMES

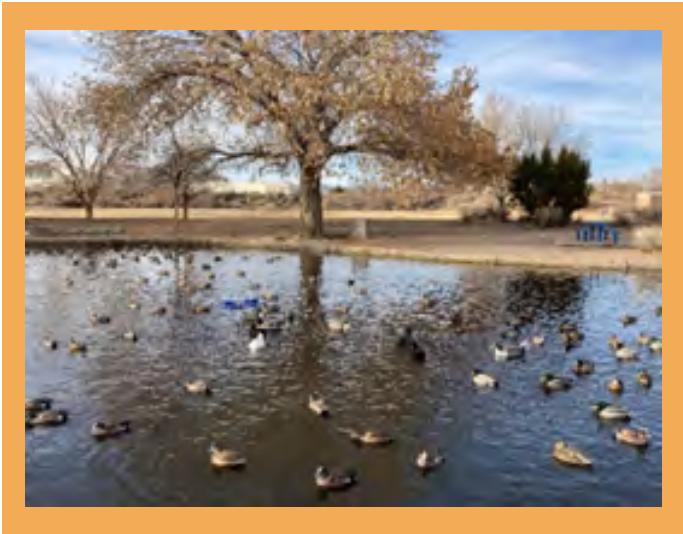
SAMPLE PHOTO AND CAPTION RESPONSES

TO PROMPT #1

06



"The sunsets in our Courtyard community are amazing. Having the petroglyph national monument land right next to our neighborhood is such a gift as it keeps this open space protected and available to all."- Respondent quote



"Mariposa Park has ducks, soccer, baseball, & trails"- Respondent quote



"Bosque School was designed to maintain views and blend with the natural landscape."- Respondent quote

PROJECT OUTCOMES

07

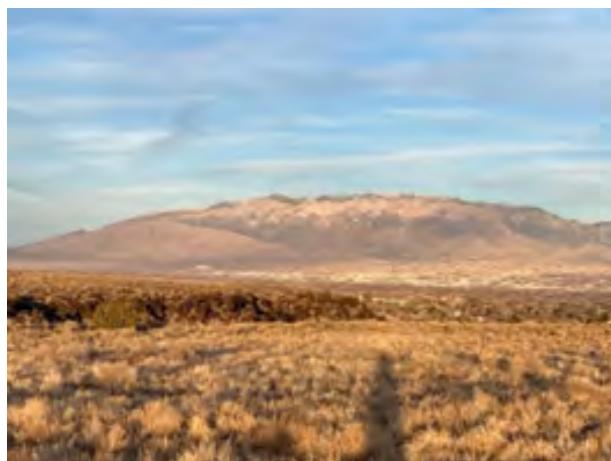
Prompt 2: Is there someplace that represents your community's natural and/or cultural beauty that could be better valued, protected, or improved?

As with the first prompt, nature/natural landscapes was a common theme from the responses to this prompt. 100% of photos and/or comments included this theme. Sub-themes within the nature/natural landscape theme include:

- The views of the natural landscape (51% of all responses)
- The Mesa Escarpment and/or Volcanoes (46% of all respondents)
- The Sandia Mountains (31% of all responses)
- Acknowledging/Protecting Indigenous Lands. (29% of all respondents)

Residents genuinely appreciate their proximity to nature- both in terms of the activities they enjoy and the charm it brings to their neighborhoods. Nearly a third of respondents also noted the importance of preserving and acknowledging that the neighborhoods are built on Indigenous lands.

Residents expressed an overwhelming desire for the City to protect and preserve the natural beauty of their neighborhoods. The inclusion of protecting Indigenous lands indicates the residents would welcome the City working closely with local Indigenous communities to develop plans to protect and preserve the natural world that surrounds their homes.



PROJECT OUTCOMES

SAMPLE PHOTO AND CAPTION RESPONSES

TO PROMPT #2

08



“My backyard is the Petroglyph National Monument. With impending cuts/closures of National Parks Service, I fear for more damage. Off trail use which i see daily. And stoppage of plan developed with the Pueblo Tribes to honor and protect the monument. More education for locals? Visitors get it but ‘we’ don’t” - Respondent quote



“Boca Negro Canyon - Unique Formation” - Respondent quote



“Starbeing at Petroglyph National Monument” - Respondent quote

PROJECT OUTCOMES

09

Prompt 3: What makes it easy to get around Northwest Albuquerque? Share a photo showing something or somewhere in your neighborhood that helps people walk, bike, take public transportation, or get around safely and easily.

This prompt had significantly lower participation than the others, making it difficult to draw broader conclusions. However, the photo responses do offer some insight into what helps residents get around in Northwest Albuquerque:

- Sidewalks (50% of all responses)
- Parks/Gardens (50% of all responses included mentions of parks/gardens- but several of them mentioned things like sustainability in the face of climate change, the need for parks to be cleaned more often, or other items that do not directly respond to the photo prompt)
- Buffers between pedestrian areas and roads (50% of all respondents)

Attributes – such as sidewalks and barriers that protect people from vehicles – make it easier to move around this area of town. Parks and gardens may encourage residents to walk or bike in their neighborhood. However, that is speculative as many of the captions for those photos indicated the residents were providing the pictures for reasons other than transportation.

SAMPLE PHOTO AND CAPTION RESPONSES TO PROMPT #3



“Sidewalks with a buffer area between the walk and the curb is a good idea.” - Respondent quote

“A single loaded street provides a buffer to protect homes and open space areas.” - Respondent quote



PROJECT OUTCOMES

10

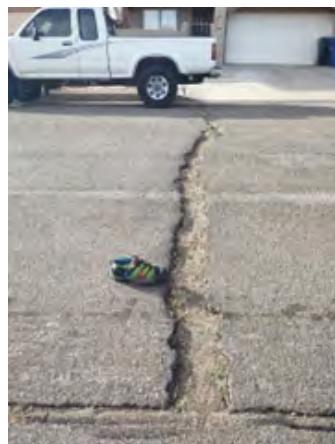
Prompt 4: What makes it difficult to get around Northwest Albuquerque? Share a photo showing something, or somewhere in your neighborhood you'd like improved to help people walk, bike, take public transportation, or get around more safely and easily.

Responses to this prompt varied from commenting on the pedestrian safety to increased community support for alternative modes of transportation. The top themes were:

- Unsafe conditions for walking/biking (27%)
- A desire to bike more (18%)
- A desire for support, such as a community bicycle shop to help repair bikes or other alternative modes of transportation (18%)
- Need for additional construction/infrastructure to support pedestrian traffic (18%)
- Increased /bikingtrails (18%)

These responses were mixed, but all pointed to a need for more systemic support of biking/walking and other transportation methods besides cars. Several ideas were surfaced, including community support and additional modifications to infrastructure that would encourage walking/biking and increase accessibility of those transportation methods.

However, the City should be aware that some respondents commented on lengthy construction processes, which impeded pedestrians. However, it's clear that residents want comprehensive solutions through targeted infrastructure improvements to increase safety, more trails, and community support to help those who want to walk/bike around the area.



PROJECT OUTCOMES

SAMPLE PHOTO AND CAPTION RESPONSES

TO PROMPT #4

11



"This photo was taken near the intersection of Taylor Ranch Road and La Orilla. This sidewalk obstruction has been there for months and many complaints. The city says it's not their responsibility but it's PNM's: PNM says it's not their responsibility but the city's. Nothing gets done. When I took the photo the man walking his dog told me that this was the first time the dog walked on the few inches of dirt - usually they had to walk in the street!" - Respondent quote

""Finding parts for my old bicycle makes it difficult to get around. I need someone to help me with it. Maybe a group in town who knows about such things" - Respondent quote



"So many intersections in our neighborhood are at the corners of properties with large walls. Drivers cannot see cross traffic without pulling up very far into the intersection and blocking the crosswalk. This makes it more dangerous for pedestrians trying to cross. Also more dangerous as cars are now sticking out into the intersection. Raised cross walks, bulb outs, and other other day lighting changes could make these intersections safer." - Respondent quote

RECOMMENDATIONS AND CONCLUSIONS

12

Summary of photo and caption responses

It is clear that residents in the West and Northwest Mesa areas find significant value in their proximity and access to the outdoors. In particular, they enjoy the views and hiking that the mesa and the Petroglyph National Monument offer. They also appreciate their access to the bosque and the myriad parks and ponds the area offers. Not only do they enjoy spending time outdoors, but they also appreciate the views that the natural landscape offers, especially when those views are paired with hot air balloon sightings.

Residents believe that these unique features bring a friendly and welcoming feel to their neighborhood, creating opportunities for both them and guests to explore the outdoors. They also strongly support efforts to preserve these features and would likely welcome development in the area that avoided disrupting the natural landscape. Many of them mentioned the importance of working with local Indigenous communities for future development.

When it comes to getting around in these areas, photo responses indicate that residents enjoy walking and biking. They appreciated efforts to keep pedestrians safe through dedicated trails and barriers that separate vehicles from bikers/walkers. Unsurprisingly, several responses noted that access to parks, the mesa, and the Bosque encouraged them to get out and about within their neighborhoods.

However, respondents noted several barriers to walking/biking in their areas. They feel that conditions are not safe enough to consistently travel by walking or biking, as the area lacks enough dedicated lanes or safety measures. Some residents also lamented a lack of supportive resources or community around biking. Finally, several residents noted that some construction blocks sidewalks/trails and roads need better and more permanent repair.

RECOMMENDATIONS AND CONCLUSIONS

13

What do residents want?

This project included a small sample size of West and Northwest Mesa residents, and conclusions should be used in conjunction with broader data gathered by the City. While the insight from the photo responses should not be considered conclusive, they add depth, nuance, and context to other data sources. When used in conjunction with other data, the City should have a clear idea of what residents want/need and how to respond appropriately.

Recommendations for the City of Albuquerque's Long-Term Planning Department:

- 1) All future infrastructure plans should carefully consider the impact on the natural landscape, both in terms of access and maintaining the views that residents cherish. Residents also expressed a desire for local Indigenous communities to be significant partners in future development and infrastructure plans.
- 2) Residents also appreciate man-made/supported natural landscapes, such as parks, community gardens, and protected open spaces. In addition to protecting places like the bosque and mesa, the City should consider integrating more man-made/supported natural landscapes into future development plans.
- 3) Residents expressed interest in walking and biking, but feel that conditions in these areas are not ideal for these activities. Future plans should explore and implement ways to increase safety and accessibility for walking/biking. Resident suggestions include more dedicated trails that are separated from vehicle traffic; measures to ensure pedestrians and bikes are more visible to vehicle traffic; and improved maintenance of existing infrastructure related to these activities.
- 4) The City should take care to ensure that new construction takes into account the impact on walkers/bikers, is completed in a relatively timely manner, and does not disrupt the natural landscape.
- 5) If the City is interested in building community and connection in the area, they can leverage the residents' love for the natural landscape and their desire for easier and safer walking/biking conditions. The natural landscape seems central to area residents' identity and can be used as a strong catalyst for future community building initiatives. One resident also suggested developing something like a bike co-op or community space to help low-income individuals repair and maintain their bicycles. This also presents an opportunity to bring people together and build connections.

This project and associated report were the result of a collaboration between the City of Albuquerque's Long-Range Planning Department and Arts Hub, but constituted a broader community collaboration. The process would not have been possible without contributions from the following individuals and organizations:

City of Albuquerque Long-Range Planning Department

Arts Hub

Sante Guajardo/Sante Miguel Photo

Marie Hughes Elementary School and Bernalillo County's Community School

Innovation and Strategic Partnerships Department

Nicole Baum, Marie Hughes Community School Coordinator

Don Newton Taylor Ranch Community Center

Residents of the West and Northwest Mesa areas



Stops on CPA Roadmap

Engagements with ABQ Native American Community

July 2025

Overview

This document aims to enhance civic engagement and help foster connections with Albuquerque's urban Indigenous population. Many Native American residents perceive themselves as marginalized within city planning processes due to historical neglect of Indigenous voices and perspectives (see page 2 of this report for additional information). Their distinct cultural values and the transient nature of many urban Native communities present additional challenges to effective involvement.

Recommendations:

- ▶ Building stronger relationships by having the City and its employees engage in Native American community events and collaborating with trusted leaders to establish connections.
- ▶ Using clear communication methods by focusing on direct, consistent, and culturally sensitive messaging. Value storytelling and provide individuals with adequate time to share.
- ▶ Sharing project information before meetings, offering meals to foster relationships, and incorporating language and images that are culturally relevant in all materials.
- ▶ Being mindful of transportation challenges and ensuring that renters, who neighborhood associations often struggle to involve, have a strong voice.
- ▶ Always following up on how community input was utilized, and acknowledging those who have contributed. Utilize an urban Indigenous community-generated Cultural Glossary to bridge the gap between Native experiences and city language (see example below).



Glossary

These fundamental concepts pertain to Indigenous identity and governance. They emphasize the spiritual and relational worldview of Native peoples, wherein terms such as "breath" and "relatives" encompass both human and non-human connections. Trusted messengers hold a position of high esteem within Indigenous communities. The classification of American Indian/Alaska Native (AI/AN) is inherently political and legal, linked to tribal sovereignty and federal obligations. Indian Reservations are territories designated for tribes through treaties and legislation. Indigenous peoples worldwide exhibit significant diversity, and Native Americans specifically refer to those Indigenous to the Americas. Sacred sites possess profound spiritual significance and are frequently at risk due to development activities. Tribal sovereignty affirms the innate right of tribes to self-govern, as acknowledged by U.S. law and treaties.

- ▶ **Breath:** Inviting, creating, living. "Breathing life into..."

- ▶ **Relatives:** not only family directly related, but also clan members, and amongst different tribes. It also refers to inanimate objects and deities, such as Mother Earth and Father Sky.
- ▶ **Trusted messengers:** Individuals in the community who have earned deep respect, credibility, and influence.
- ▶ **American Indian/Alaska Native (AI/AN):** A person who self-identifies as Indigenous. Native Americans are citizens of a tribal government. People have origins in any of the original peoples of North and South America (including Central America) and who maintain tribal affiliation or community attachment. AI/AN is a political classification based on the sovereign relationship between Tribal Nations and the US Government. This classification encompasses not only race and ethnicity, but also legal and political status. It is closely tied to tribal sovereignty, federal trust responsibilities, and access to programs and protections established through treaties and laws.
- ▶ **Indian Reservation:** A reservation is an area of land “reserved” by or for an Indian band, village, or Tribe (Tribes) to live on and use. Reservations were established by treaty, congressional legislation, or executive order. Since 1934, the Secretary of the Interior has been responsible for establishing new reservations or adding land to existing reservations.
- ▶ **Indigenous Peoples:** There are 370 million Indigenous people around the world, spread across more than 90 countries. They belong to more than 5,000 distinct Indigenous peoples, and speak over 4,000 languages. Indigenous people represent about 5% of the world’s population.
- ▶ **Native American:** A member of any of the Indigenous peoples of North, Central, and South America, especially those indigenous to what is now the continental US.
- ▶ **Sacred Site:** Traditional, religious, and ceremonial practices of Native Americans are often inseparably bound to specific areas of land. Many of these sacred places are situated on what is now public land, and Western concepts of resource development, such as logging, mining, and tourism, may compromise the integrity of these sacred sites.
- ▶ **Tribal Sovereignty:** Tribal Sovereignty is a legal term for an ordinary concept, and an inalienable right—the authority to self-govern. This is self-imposed by Tribes/Indigenous Peoples. Hundreds of treaties, as well as the Supreme Court, the President, and Congress, have repeatedly affirmed that Tribal nations retain their inherent powers of self-government and self-determination.

Introduction

This document, published by Americans for Indian Opportunity (AIO), provides insights for urban planners to enhance their understanding of Albuquerque's Indigenous community, thereby promoting increased participation in strategic, long-term planning. For Indigenous residents in urban settings, initial interactions with Tribal governmental systems can provide a distinctive perspective. Nonetheless, adapting to engagement procedures at the municipal level presents novel opportunities for growth and connectivity. Maintaining current information is often challenging, as it necessitates managing updates across multiple offices and agencies, including their respective Tribes or Nations, which can be overwhelming.

Native Americans frequently disengage from municipal affairs partly due to their previous inputs being disregarded, leaving them with the impression that their voices are insignificant and that their contributions will not effect change. Drawing from AIO's experience in community engagement, Indigenous community members in urban areas favor direct and transparent communication. When individuals have access to all pertinent information, they are more inclined to contribute ideas. Additionally, encouraging community members to articulate their core values related to ongoing work fosters stronger bonds and a more profound commitment to the cause. Consistent dissemination of information cultivates a culture of reciprocity, wherein individuals are more likely to support one another and collaborate towards shared objectives.

There is a need for improvement in the methods used by the city of Albuquerque and its employees to initiate contact, foster engagement, conduct follow-up, and communicate final project outcomes. It is essential to consider that communication factors—such as English being a second language or cultural differences surrounding collaborative efforts—necessitate additional time and thoughtful consideration, particularly when involving municipal authorities. We invite all stakeholders to explore and familiarize themselves with community groups as they begin engaging with the urban Indigenous population. Emphasis is placed on enhancements in these specific domains of Contact and Engagement.



"...adapting to engagement procedures at the municipal level presents novel opportunities for growth and connectivity."

Contact & Community Communication

To effectively engage Native American communities, city personnel should actively participate in community events and foster relationships through direct interaction. Communication efforts should extend beyond social media, emphasizing personal invitations, storytelling, and culturally respectful messaging. Supplementing direct interactions with consistent updates via email, newsletters, and peer-to-peer texting is also essential to maintaining relationships with Native American communities. Trusted messengers (i.e., Indigenous leaders) play a vital role in establishing trust and encouraging participation through personal outreach. Allowing sufficient time for thoughtful responses and valuing cultural expression are fundamental to cultivating meaningful connections.

Recommendations:

- ▶ Engage Actively with the Community. City personnel should proactively participate in Native American community events and nonprofit activities to foster a sense of community and cultural understanding. Attend urban community celebrations that are open to the public, such as those held by the Native American Community Academy (NACA), and volunteer to introduce yourself and your team. Developing relationships enhances awareness and increases participation in city initiatives.
- ▶ Effective Communication is Essential. While social media facilitates information sharing, direct approaches—such as invitations, feedback, and follow-ups—are vital for informing, connecting, and collaborating. Messages should respect cultural bonds and allow sufficient time to clarify objectives. Our outreach indicates that peer-to-peer texting is an effective communication method.
- ▶ Maintain Regular Communication. Consistent, action-oriented email updates, newsletters, and texting campaigns that share Native American stories serve as excellent means to engage Native communities. The Native Leadership Collective network is a valuable platform for information dissemination.
- ▶ Utilize Stories and Allow Adequate Response Time. Many Native communities prefer to share ideas through storytelling and require ample time to fully articulate their thoughts. Social interactions foster connection and trust. Given that Indigenous history is often excluded from public school curricula, and few people understand Native Americans as contemporary individuals, community members usually feel compelled to educate others so that their perspectives can be genuinely understood.
- ▶ Engage Trusted Messengers. Personal conversations and word-of-mouth invitations from urban Indigenous leaders are perceived as more significant than solely relying on social media. This strategy helps build trust and enables individuals to understand the reasons behind their invitations better. This serves to encourage attendance and information sharing with neighbors and other tribal members.

Engagement

To effectively navigate Albuquerque's diverse linguistic and cultural landscape, it is essential to provide a Cultural Glossary for city personnel. This resource will elucidate the context of key terms, aligning Native concepts and lived experiences—such as "Breath," "Relatives," "Trusted Messengers," and "Values" (as outlined on page one of this report)—with official city language. The referenced words may be cited during meetings; however, they should not be directly integrated into recorded planning thoughts or suggestions.

- ▶ Recognize Interconnected Priorities. Understand that many city priorities, while not directly aimed at the Native American community, are connected to their well-being.
- ▶ Provide Pre-Session Information. Not all communities receive the same information. Provide project information before meetings so constituents are informed and can understand their potential contributions.
- ▶ Invite and Share a Meal. Conversations over meals are culturally significant, as they demonstrate appreciation for participation and foster deeper connections.
- ▶ Culturally Relevant Communication. Use words like "Collective input," "Work with us," "Help us understand," and "Help guide us" to promote collaboration and trust.
- ▶ To effectively present an idea to the Native American community, use imagery that targets the audience. The Native community must see that their contributions are being used and valued.
- ▶ Address Transportation Barriers. Transportation remains an issue in many parts of Albuquerque. Consider those who rely on public transportation. Explore securing a consistent meeting place for planning meetings to facilitate effective scheduling.
- ▶ Stronger message for Renters. It's also important to discuss the options available to renters, as the city often reaches out to homeowner associations for feedback. Renters should have clear ways to join discussions and be part of the decision-making process. Incorporating this will create a more welcoming environment that considers the needs and views of all residents, not just homeowners.

It's also important to discuss the options available to renters, as the city often reaches out to homeowner associations for feedback.





“...to effectively engage the Native American community, it is strongly recommended that surveys be initially distributed in printed format, as this accommodates individuals with limited access to digital technology.”

Overall Recommendations

In examining the City of Albuquerque [Office of Equity and Inclusion's Practical Guide to Inclusive Community Engagement](#), it is acknowledged that surveys can be an effective tool for collecting data from large populations. However, to effectively engage the Native American community, it is strongly recommended that surveys be initially distributed in printed format, as this accommodates individuals with limited access to digital technology. To address time constraints and prevent overwhelming the audience, a video introduction or update may be used to inform the community before they attend events, thereby highlighting key points for their participation. At town hall meetings, including Native representatives from urban areas, may help mitigate any social anxiety.

The City should provide opportunities for the community to receive explanations regarding issues, processes, and methods for providing feedback. Furthermore, attendees should depart these meetings with printed materials outlining the discussed topics, decisions made, and recommendations for follow-up, thereby ensuring accountability within the city administration. Public meetings should allocate additional time to facilitate meaningful engagement in the activities of the planning committee. Engaging community members from the inception is vital for establishing robust relationships and fostering reciprocity. This extended timeframe allows for open dialogue, enabling attendees to raise independent issues, thus ensuring transparency and effective resolution of community concerns.

According to the [Spectrum of Community Engagement to Ownership](#), an organization that offers an online toolkit to help strengthen public engagement practices, the essential factor in bridging equity gaps and addressing climate vulnerabilities is the direct involvement of impacted communities. This framework underscores the importance of collaboration among community-based organizations, staff, elected officials, philanthropic partners, and third-party facilitators to enhance collective efforts. Nevertheless, current mechanisms do not sufficiently provide space and opportunities beyond the City Planning Department for candid discussions and community gatherings, primarily due to budget limitations or competing priorities. Much of this work takes place during city working hours within city facilities, which may not align with the times or locations where community members have the opportunity to learn and engage, either before or after events. Collaborating with Native American organizations presents a valuable opportunity to host dialogue sessions that bring these elements together.

Acknowledging Historical Disengagement and Shifting Toward Trust-Building

Engaging Native communities meaningfully starts with acknowledging the historical context shaping current relationships. Many Native communities have faced broken promises, exclusion, and cultural erasure by government institutions, affecting trust today. Recognizing this history is crucial for building genuine relationships. Your team must share this understanding and adopt a culturally responsive approach by reflecting on harms, listening openly, and committing to community-led strategies based on trust. Without this awareness and willingness to change, outreach may fail or reinforce disengagement patterns.

Engaging Native American Communities through Trust, Communication, and Active Involvement

Effective engagement with Native American communities requires ongoing, respectful involvement and relationship-building. This means actively listening to community priorities, showing long-term interest, and being present in formal and informal settings. It also involves identifying trusted messengers who can communicate in a culturally appropriate manner and foster trust. Planning should establish clear, two-way communication channels, regularly seeking input and integrating voices into decision-making. Assigning city representatives to ongoing discussions promotes transparency and genuine relationship-building, moving beyond one-time or symbolic efforts.

Prioritizing Cultural Competency and Respectful Communication

Engaging Native communities requires cultural competency, patience, and respect for traditional storytelling, which conveys values and histories across generations. Storytelling is slow and symbolic, so rushing can cause misunderstandings. Engagement involves recognizing Native communities as dynamic, not just historical, and requires humble listening, adapting communication styles, and unlearning assumptions. Active participation is essential, and tools like a “Cultural Glossary” can bridge gaps and show commitment to learning. Thoughtful dialogue, patience, and mutual understanding should guide engagement.

Prepare Accessible and Culturally Relevant Materials in Advance

Effective engagement leading up to a community engagement session. Prepare and share all project information in advance, especially in printed form, for those with limited digital access. Early sharing allows review, reflection, and input. Ensure all materials, language, images, tone, and examples are culturally appropriate, created with Native community involvement, respecting Indigenous knowledge, traditions, and experiences, while avoiding stereotypes or technical jargon. Do not hold sessions without accessible, culturally respectful materials like handouts, translations, and visual aids. Preparing these shows respect for participants' time and fosters inclusivity. Involving Native partners in review or development builds trust and improves the process.

Plan Inclusive and Supportive Meeting Environments

Creating an accessible meeting environment is vital for engaging Native communities. Including meals can foster appreciation and trust, especially when using Native-owned caterers to honor traditions and support Indigenous businesses. These details strengthen community bonds. Address logistical barriers by choosing central, accessible venues that consider Elders, families, and transportation needs. Ensure directions, parking, and ride-share options are clear before scheduling. These steps demonstrate a true commitment to inclusion, respect, and equitable access.

Ensure Accountability and Ongoing Follow-Up

Meaningful engagement with Native communities needs a clear plan for documenting, using, and crediting input. Contributions must be respected and reflected in outcomes, with summaries provided to reinforce transparency and show feedback is valued. Building trust involves systems that track suggestions and update the community on progress, acknowledging contributors when appropriate. Ensure follow-up materials are timely,

accessible, and culturally respectful. A regular feedback loop fosters credibility, ongoing participation, and demonstrates commitment to collaboration.

Allocate Sufficient Time for Meaningful Engagement

Authentic engagement with Native communities requires more than ticking items off a checklist; it demands time, patience, and openness. Meetings should foster respectful, unhurried dialogue where participants share stories, express concerns in a culturally sensitive manner, and revisit topics that need reflection. Rigid schedules and rushed talks can suppress perspectives and harm trust required for long-term collaboration. Building strong, reciprocal relationships needs sustained community-led dialogue and slowing down when needed. Prioritizing depth over speed respects the community's rhythms, fosters trust, and enables genuine, lasting partnerships.



In Conclusion

Engaging Albuquerque's urban Indigenous communities in planning needs a sustained, respectful, and culturally informed approach. This document highlights that meaningful participation starts with recognizing historical injustices and practicing trust, reciprocity, and inclusion. Native American residents have been marginalized in decision-making, and reversing this requires systemic change in communication, collaboration, and follow-through. Culturally responsive strategies like relationship-building, transparent communication, and careful planning can foster inclusive environments. Storytelling, accessible materials, sharing meals, and involving trusted messengers are not just best practices but acts of respect. Follow-up is crucial: documenting and acting on community input, ensuring Native voices influence both process and outcomes. When Albuquerque commits to long-term partnership and co-creation with Indigenous residents, it strengthens planning and rebuilds trust, paving the way for a more just and inclusive future.

WHEN I THINK OF HOME: STORIES FROM ALBUQUERQUE'S WESTSIDE

A Pilot Project of The City of Albuquerque Departments of Arts and Culture and Planning and High Desert Playback



Written + Designed by Lynn Johnson
Co-Founder + Executive Director
High Desert Playback
with Allison Kenny + Danielle Simone

April 2025





The mission of the Department of Arts & Culture is to enhance the quality of life in the City by celebrating Albuquerque's unique history and culture, and providing services, entertainment, programs and collections that improve literacy, economic vitality and learning in state of the art facilities that enrich City life and increase tourism to Albuquerque. Learn more at cabq.gov/artsulture



The Long Range Planning Team is housed in the Urban Design & Development Division of the City of Albuquerque's Planning Department.

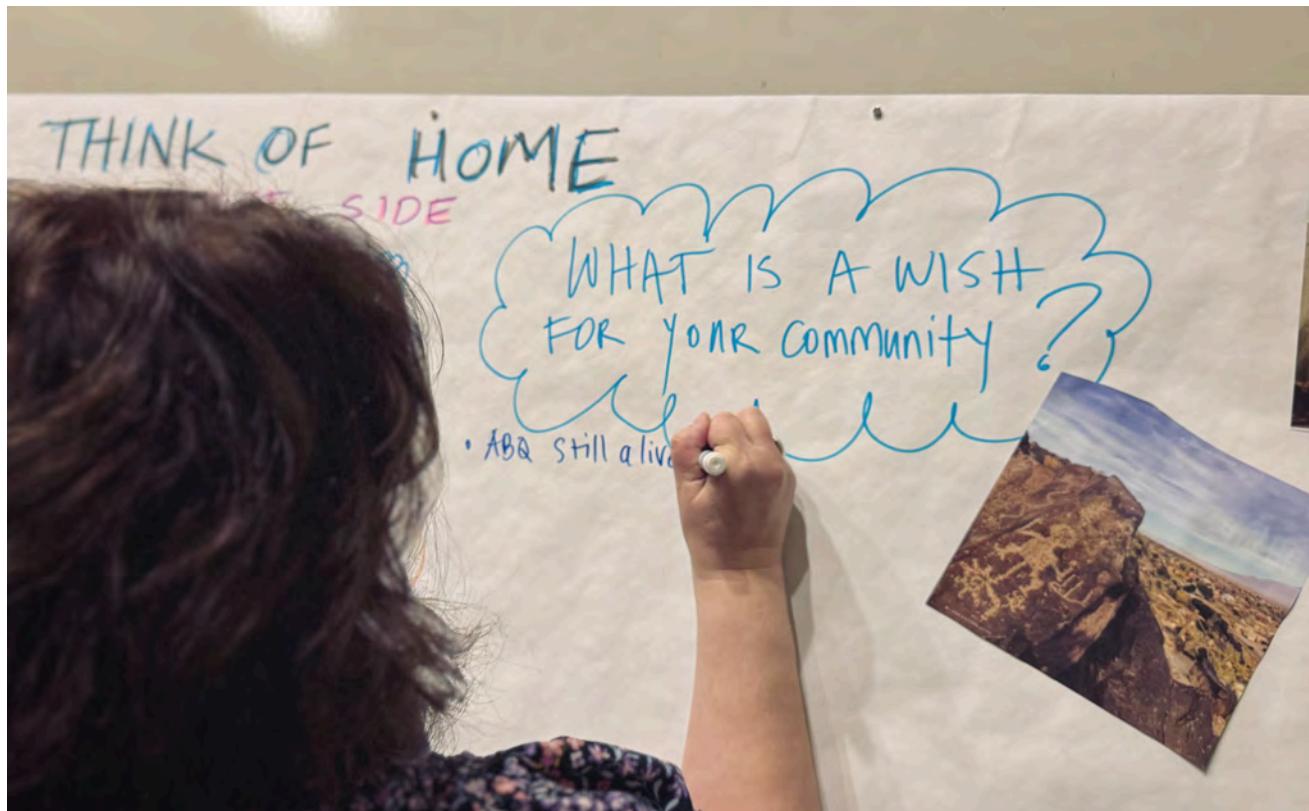
Long Range Planning is responsible for working with stakeholders in the community to assess how well existing policies, regulations, and City programs are working to meet their goals, maximize opportunities, and address concerns. Specifically, Long Range Planning develops assessments, policies, and program recommendations to guide the physical design and development of Albuquerque. Learn more at cabq.gov/planning



High Desert Playback makes theater for social change in New Mexico. Our goal is to use the art of playback theatre to mobilize, catalyze, and amplify social change work. We partner with local governments and non-profit organizations for the purposes of Community Engagement, Facilitated Dialogue, Planning + Evaluation, and Ritual + Celebration. Learn more at highdesertplayback.com.

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INTRODUCTION

This is a story about stories.

About listening and honoring and reflecting back. This is a story about the places and spaces that hold our wishes and hopes and fears and shared humanity.

This is a story about stories.

About cross-sector collaborations.

About experimentation. About artists. About community. About a willingness to learn from each other.

This is what happens when local leaders trust artists. When artists engage communities. When community members truly feel seen.

This is a story of folks, young and old, who are asked to co-create the City of their dreams.

This is a story about stories.



- Lynn Johnson
Albuquerque, NM

BACKGROUND

In April 2024, Jessica Sapunar-Jursich got her **first taste of playback theatre** and had an idea.

At that time, Jessica was a planner with the City of Albuquerque's Long Lange Planning Team (she is now with the Department of Municipal Development). One task of the Long Range Planning Team is to **conduct Community Planning Area (CPA)* assessments** and present their findings to the Albuquerque City Council for consideration of future policies and regulations.

As part of the CPA process, Jessica reflected on the fact that so much of the work is simply about **“talking and listening to people.”** In Phase One, planners ask residents what they feel are the Strengths and Opportunities of their neighborhood. The team then compiles and synthesizes these responses and goes back out into the community to gather more data. Here, in Phase Two, they want to understand Community Priorities. Planners want to hear what residents really want and need to improve the quality of life in their community.

**The City of Albuquerque Planning Department has organized the city into 12 Community Planning Areas (CPAs). In 2022, City staff and local communities started to gather data, inventory assets, and create an action plan for each CPA. The assessment process – expected to go through 2028 – will help figure out what each community needs and how to get there. The CPA process objectives are to:*

- *Preserve and enhance all neighborhoods.*
- *Assess disparities across CPAs in levels of public investment, housing conditions, new development, health outcomes, active transportation, open space, and other measurements related to Comprehensive Plan goals and policies.*
- *Understand and improve how land use policies and regulations are impacting each CPA over time.*
- *Identify projects and partnerships that can improve quality of life in each CPA.*



In Phase Two, planners want community members to go deeper. They need residents to show up willing to collaborate. To connect. To imagine. **They don't just want to hear residents' opinions and complaints. They want to listen to their stories, their hopes, their dreams.** The better city planners understand residents, the more compelling, and ultimately impactful, their recommendations to city officials can be.

But Phase Two is challenging to the Long Range Planning Team because of a few factors:

- **Residents are used to engaging with the City through complaints** — “We need a street light here!” “We need less crime!” “Clean up that park!” There has not necessarily been enough trust built between “The City,” as an entity, and its residents to elicit the deeper stories that live beneath those complaints.
- **Current engagement techniques (surveys, resources fairs, etc.) tend to draw the same kinds of residents each time.** There aren’t enough effective strategies to engage the stories of community members who are unaware, isolated, disconnected, or distrusting of the work that is being done at the City.
- Planners need to collect data across all areas of public investment. Some, like Transportation and Housing and Homelessness are more concrete. However, **the areas of Community Identity* and Heritage Conservation* — the areas that speak to the cultural characteristics that lie at the heart of living in Albuquerque — are more abstract.** The Long Range Planning team has struggled to find the best way to measure residents’ experience in these areas.

The big question for the Long Range Planning team was:



HOW DO WE FIND NEW AVENUES FOR COMMUNITY INPUT AND ENGAGEMENT THAT HELP OUR RESIDENTS SHARE THEIR DEEPER STORIES AND UNIQUE RELATIONSHIP TO ALBUQUERQUE?

Here’s where Playback Theatre comes in.

Jessica already knew that engaging the arts and culture in the CPA process was a warm and friendly way to engage people. To move folks out of their heads and into their hearts. So, **after being in the audience of a High Desert Playback show, she was intrigued by the particular way the performers authentically engaged the audience and their stories.** She wondered what the Long Range Planning Team might learn and gain from this art form to help them be better listeners and gatherers of residents’ stories. Jessica reached out to us.

Playback Theatre is an improvisational form where audience members who choose to share moments and stories from their real life experiences and the performers play the stories back using theater, movement, music, and ritual. It is an art form practiced all over the world in over 70 countries to facilitate empathy, dialogue, and connection. High Desert Playback, the first and only professional Playback Theatre company in New Mexico, partners with non-profits and local government entities to use Playback Theatre for the purpose of community outreach, engagement, dialogue, planning and evaluation, and celebration.



Jessica knew that she was on to something. **The final missing piece was the City of Albuquerque Arts and Culture Department.**

As part of their Public Art Urban Enhancement work (led by Sherri Brueggemann), the Arts and Culture Department is tasked with supporting art works that “can relate to the physical, social, cultural, and historical qualities of the community while maintaining a unique and powerful expression of artistic vision.” Their team is regularly supporting and collecting data on **the role that art and artists play in enhancing the quality of life for Albuquerque residents.**

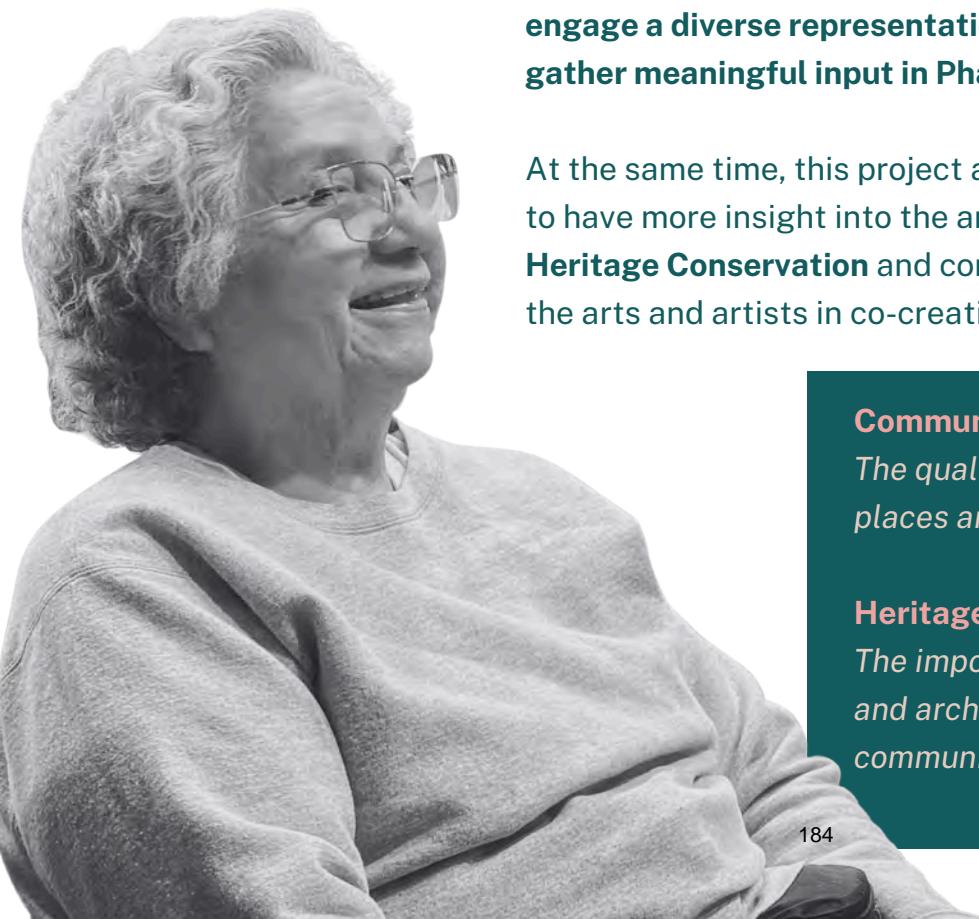
As a result, CABQ Department of Arts and Culture Deputy Director Elsa Menendez enthusiastically signed on to fund, support, and collaborate on a pilot project between High Desert Playback and the City of Albuquerque Long Range Planning in their work with **the West Mesa and Northwest Mesa CPAs – the areas that span from the I-40 (on the South) to the border of Rio Rancho (on the North) and from the Rio Grande (on the East) to the western city limits.**

What resulted is “**When I Think of Home: Stories from Albuquerque’s Westside.**”



This cross-departmental collaboration has allowed the Long Range Planning team to explore their “big question” by asking, **“How can we use Playback Theatre as a tool to effectively engage a diverse representation of community members and gather meaningful input in Phase 2 of the CPA process?”**

At the same time, this project allows the Arts and Culture team to have more insight into the areas of **Community Identity** and **Heritage Conservation** and continue to articulate the role of the arts and artists in co-creating a better Albuquerque.



Community Identity

The qualities and characters that make places and communities distinct

Heritage Conservation

The importance of art, culture, history, and archeological resources in communities

PROJECT OBJECTIVES

- **To articulate the role that art and cultural strategy play in:**
 - Improved quality of life in Albuquerque - the **WHAT** or **product** of art + culture
 - Engaging community voice in the City of Albuquerque's Comprehensive Plan (the *policy* document that guides planning) and the Integrated Development Ordinance (IDO) (the *zoning regulations* that govern land use) - the **HOW** or **process** of art + culture
- **To pilot this by integrating playback theatre and other art forms into Phase 2 of CPA process**, helping move folks from STRENGTHS/OPPORTUNITIES to get at COMMUNITY PRIORITIES, particularly in the areas of:
 - Community Identity - The qualities and characters that make places and communities distinct
 - Heritage Conservation - The importance of art, culture, history, and archeological resources in communities

THE PLAN

High Desert Playback produced two events for residents of ABQ's West Mesa and Northwest Mesa — one specifically for SENIORS and one for YOUTH — both are populations that “harder to reach” with more traditional outreach strategies.

High Desert Playback performed Playback Theatre, inviting participants to share stories about:

- *What you like best (or least) about your neighborhood*
- *Times when you felt you belonged*
- *Your hopes and dreams for the future*

At each event, we worked with a local artist who served as a graphic facilitator, capturing key elements from stories and conversations.



WHEN I THINK OF HOME: HONORING OUR ELDERS

Taylor Ranch Community Center
February 26, 2025
38 attendees

Guiding Questions

- What brought you to this part of town?
- What did you dream about when you first made your home here?
- What about those dreams came true?
- Which dreams were deferred?
- What new dreams have emerged?
- How does this neighborhood reflect who you are and what you care about?
- What parts of your identity aren't reflected here?

***“Thank you for dinner
and the community
service. Thank you for
listening.”***



WHEN I THINK OF HOME: HONORING OUR ELDERS

Outreach Plan

We engaged with the places and spaces on the Westside and throughout the City where seniors spend their time.

We distributed flyers and talked to folks directly at:

- Taylor Ranch Community Center; visiting their daily meal program multiple times in order to speak with folks directly and invite them personally to the event
- Senior Apartments
- Churches
- Casinos

We used email to introduce ourselves to community groups.

We shared about the event in Facebook groups.



“What we shared came to LIFE by the actors - made it REAL! Made it feel less like we were complaining.”

WHEN I THINK OF HOME: HONORING OUR ELDERS

Post-Event Notes

- Dinner tasted good...we love Dion's "Full stomach. Happy heart."
- How long have you lived here?
 - Most folks 10+, 20+, 30+ years
- Why did you come today?
 - "If it doesn't cost, it turns into a fiesta!" "
- What do you love most about the NW side?
 - Openness - See the mountains, the moon, a double rainbow after a storm
 - Open Space Visitors Center
 - My "village" - 26 restaurants in walking distance, everything I need
 - Community diversity - "You can see the world in NW ABQ"
 - "This Land fills me"
- What are your challenges?
 - Traffic
 - Drag racing on Coors
 - Trash dumping
 - People not cleaning up after their dogs



WHEN I THINK OF HOME: HONORING OUR ELDERS

Post-Event Survey Results

1. The goal of today's event was to use playback theatre and other art forms to better understand residents' priorities for how to improve quality of life in their neighborhood.

On a scale from 1-5 stars, how well did we meet this goal?

AVERAGE = 4.8 STARS

2. Please explain.

“What we shared came to LIFE by the actors - made it REAL! Made it feel less like we were complaining.”

“Playback theater draws people in and opens them up for conversation - leading to connection. **It is powerful to see community stories ‘played back.’ So much empathy, compassion, and understanding.”**

“First time seeing this type of playback. **Very interesting.**”

“It was good.”

“It was fun.”

“Looking thru the eyes of others”

“**Wonderful way to bring community together**”

“The interaction of the theatre and audience was a great experience. People felt heard and it was not intimidating.”

“I related greatly.”

“Not enough time”



WHEN I THINK OF HOME: HONORING OUR ELDERS

Post-Event Survey Results continued...

3. On a scale from 1-5 stars, how important are Arts + Culture to your quality of life?

AVERAGE = 4.6 STARS

4. On a scale from 1-5 stars, how likely are you to attend an event like this in the future?

AVERAGE = 4.6 STARS

5. Is there anything else you would like us to know?

“Thank you!!! I would love to attend any future events of this nature! It left me feeling uplifted and hopeful, which we need desperately at this time in our world.”

“Keep this art form alive in New Mexico.”

“This was better than I expected.”

“Less difficulty in reporting graffiti, etc.”

“Thank you for sharing your talents.”

“This was great!”

“We need to respect the wildlife.”

“Thank you for dinner and the community service.

Thank you for listening.”



WHEN I THINK OF HOME: HONORING OUR ELDERS

Wishes for Your Neighborhood

After I'm gone, I hope the community can enjoy quiet evenings and nights without the loud cars, trucks and motorcycles, street racing and fatal accidents at Coors and Montaño. I wish the community can sleep peacefully without being awakened by loud vehicles.

An elaborate walking trail, a long trail with different terrain levels and accessible to the handicapped. History markers, words of wisdom with nature. A community to partake in keeping the project going.

I wish the police could do something about the tent cities where the addicts are smoking drugs. I wish the people in my neighborhood would bring their small dogs in so the coyotes don't kill them. I wish we had a better sustainable water supply.

My wish: Safety for seniors and children. That people remember the wildlife that lived here.

I wish that not just the west side, but all the city would know the love of Jesus.

My wish after we're gone is that Albuquerque is still alive and well and still in a democracy.

Stop growing.

May the La Luz Landowner Association continue to be stewards of the land from the community to the Bosque to the river.

Little or no trash in streets and ditch. No homeless in streets.

I wish everyone would clean their yards and pick up dog poop! Otherwise, a good area.

Wish: More public transportation, especially to neighborhood.

I wish that the Northwest side of Albuquerque will have enough water and be able to flourish. I also hope that all can live together safely.

Keep the westside beautiful.

Desires:

*International/Asian Market
Celebration of Lunar New Year/other cultural events
More cultural diversity
Library resources (more events)*

More access to get to westside. More parks for kids and safe.

I wish we all get along help each other and proud of the community to be even better.

RESIDENT PROFILE: IRENE

“Sunday mornings are my favorite.”

She says so several times.
The chill from Winter still lingers in the air.
Spring whispers its promise to be here soon.

“The wind sure is something, isn’t it?”

As if summoned, a gust of wind attacks the chimes that hang from her awning.
A melodic reminder of nature.
Nature: Another one of her favorite things.

“I take pictures of the flowers.”

And she does. She has hundreds of pictures.
Pictures of flowers from her yard.
Or the ones she meets on walks along the Bosque.

“The Bosque deserves to be cared for.”

A refrain she returns to when conversation stills.

“So much beauty taken for granted.”
A sentiment she understands all too well.

“Aging is hard.”

A quiet truth said out loud.
She pauses and assesses if she should go on.

She repeats. “Aging is hard.”

“Everything is speeding up. I’m slowing down.”

She lists the things that have picked up the pace.



“Traffic. People in grocery stores. Technology. Traffic.”

The repetition is no accident.

“It’s the solitude for me.”

The solitude. A concept spoken with reverence and melancholy.

“It’s what people come here for. It’s what people stay here for.”

Her love for the Westside is obvious, but not without nuance.

“I’m a daughter of the Westside.”

She’s written a book by that title.
A book about being raised west of the Rio Grande.
A book about being raised by the Rio Grande.

RESIDENT PROFILE: IRENE

“The Rio Grande needs us.”

These words sound like they've come directly from the river.
As though the river said, “Irene, can you pass along a word for me?”
As a friend to the river, she does.

“Meet my cottonwood tree.”

She's been waiting to introduce me to her dearest companion.
“She'll bloom soon”, she promises.
And I believe her.

There's a silence that follows.
One of those necessary silences.
A silence that holds no trace of awkwardness.
Just a pause between things that matter.

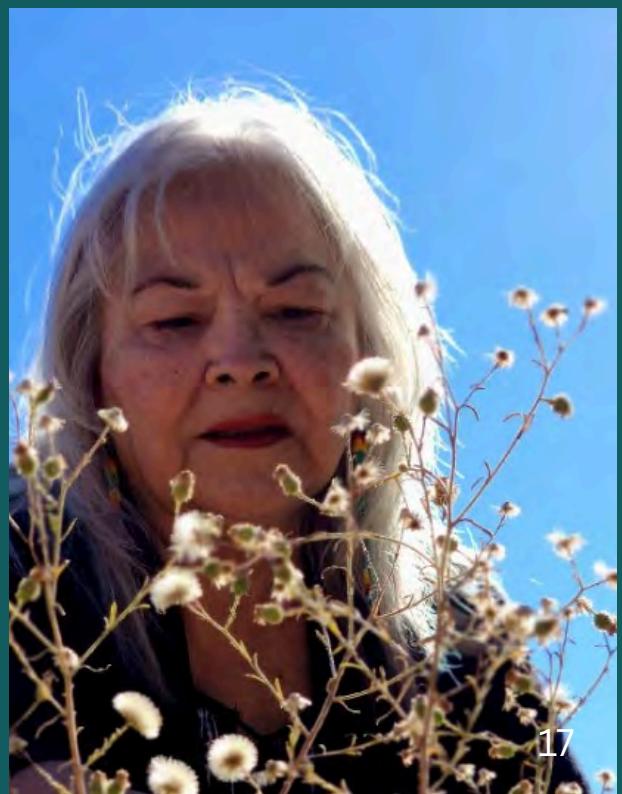
“You spend years becoming wise, and that's when they stop listening.”

I ask who “they” are.
“Everyone. No one listens to the elderly. But they should.” She
breathes.
“They really should.”

“I am a poet. An activist. A writer. A friend.”

These are the titles she holds on to.
The truth of who she is, who she's fought to become.
“I am a daughter of the Westside.”

*- written by Danielle Simone
Albuquerque, NM*



WHEN I THINK OF HOME: ENGAGING YOUTH

Taylor Ranch Community Center

March 31, 2025

17 students from LBJ Middle School

The majority of students were either born in ABQ or have lived here for a long time. Just 2 students had recently moved to the ABQ - one from Texas and the other just from Rio Rancho.

Guiding Questions

- What do you love about your neighborhood?
- What's your favorite part about living here?
- Where do you hang out after school? On the weekends?
- What's missing? What do you need more of?
- If you could wave a magic wand and make one big change to your neighborhood, what would it be?
- How does this neighborhood reflect who you are and what you care about?
- What parts of your identity aren't reflected here?



WHEN I THINK OF HOME: ENGAGING YOUTH

What do you like best about Albuquerque?

- Food
- Diverse Cultures
- Football
- Community
- The Library
- The park near my house
- Chile - both kinds!
- Sunsets
- The Mall - both of them!
- Old Town
- Thrift shops
- Family
- River
- Mountains
- The animals
- The lights at night

Where do you want to live when you grow up?

Seattle
Colorado
Paris
Dubai
Beverly Hills

What would make Albuquerque better?

More arcades
Less crime
Snow
A good college for medicine
More thrift stores
Swimming pools and water parks

What don't you like?

Light pollution
Heat
Dryness
Crime
Drugs
Homelessness

How many of you plan to live in Albuquerque when you grow up?

ZERO!



RESIDENT PROFILE: STEPHEN

Red chili cherry pie, the community pet
porcupine
A chihuahua named Chimi
Is where I'm from

Albuquerque's Northwest side since 1985
A traveling nurse from New England to
Honolulu
So close to my brother, we bought a house in
New Mexico together
That's where I'm from

Grassburger and Fai Wong, M'Tucci's and the
new Greek place
A food oasis is where I'm from

Nancy and her wife, little gatherings in the
park,
The trees Beta helped plant in our
neighborhood
An old sheep dip in Taylor Ranch
Hundred year old cottonwood trees and the
river
Is where I'm from

An upcycle artist, making trash into treasures
"When you live in the desert, doesn't water just feel so precious?"
"That's how much I love my little community." And, "Oh, my gosh, look at this!"

Fields behind us, the cranes and the mountain, a balloon flying over like a dream

The magic of the west side
Is where I'm from



- written by Allison Kenny
Albuquerque, NM

RESIDENT PROFILE: STEPHEN

How long have you lived in Albuquerque?

I moved here in '85. I did leave for a few years [as a traveling nurse], but I maintained a home here because I was living with my brother. We're very close, and we shared a home together in Rio Rancho. I remember driving down Coors right here one day, they were just building these townhouses. I saw the sign, and I knew immediately. I thought, "**I want to live there.**" And that was in 2002.

How do you get along with your neighbors?

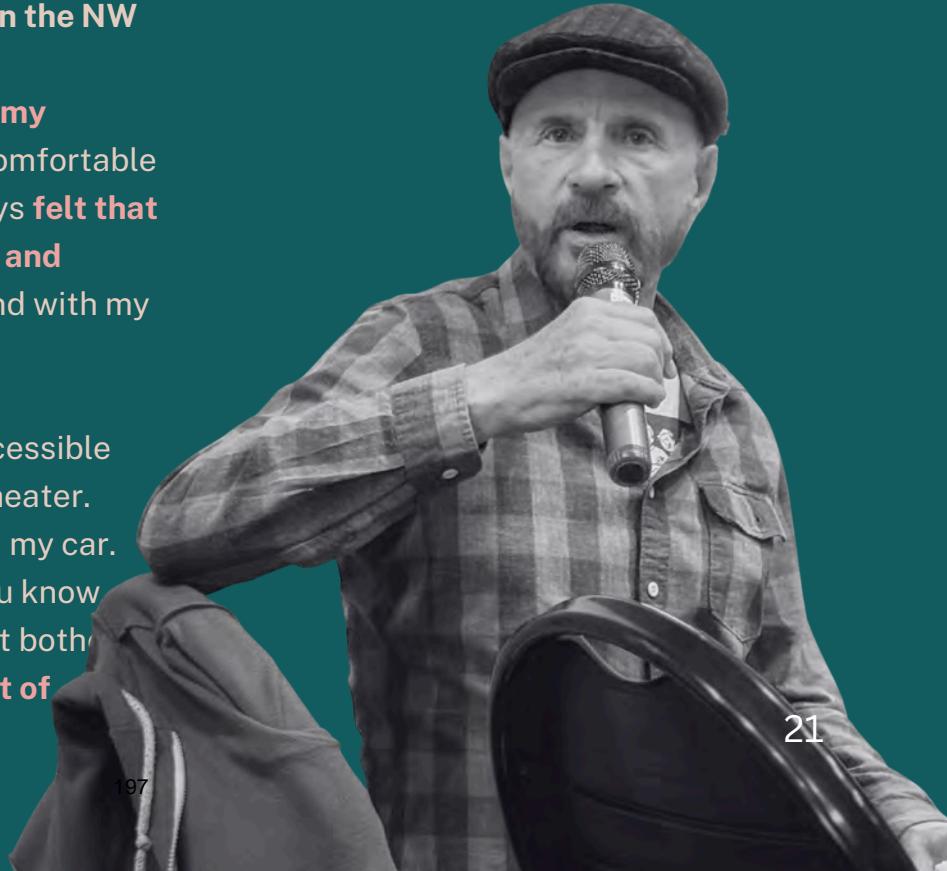
We all look after each other. We're kind of in a gated community that makes us a little more cohesive. But that's our little park and we take care of it, maintain it. We love it. Have little gatherings there. My two neighbors lived next to me for 22 years. One of them helped plant a lot of trees in our neighborhood. That was really special. So her legacy will go on, and she and I did a lot of that together. So, yeah, I've really taken pride in ownership. If I needed a ride to the hospital, I know I could call several people right there.

Also, just knowing where we live, how sacred it is. I know when I've been to meetings at the Don Newton center, almost always, they start the meeting with a blessing and acknowledgement to the Tewa people that were here first.

What do you love most about living on the NW Side?

I love **the beauty and the diversity of my neighborhood.** I've always felt very comfortable to be openly gay. You know, I've always **felt that Albuquerque was pretty progressive and welcoming.** I have walked hand in hand with my boyfriend.

And there's so much that's just so accessible and walkable. I can walk to a movie theater. That's awesome. I don't have to get in my car. And the stereotype is that there's, you know nothing to do on the NW side- so don't bother going there. But this is no vortex. **A lot of thriving life over here.**



RESIDENT PROFILE: STEPHEN

We can just look around us, like, oh, my gosh, look at this. With the fields behind us and the cranes and the mountain, the blue sky. And a balloon would fly over a dream. But that's part of, to me, the magic of the west side. And the fact that I can be right down to the river in just minutes if I want to see water. Because when you live in the desert, doesn't water just feel so precious?

As a long-term resident and elder, what would you like to be different? I wish we did have more activity on the river. I just wanted to make the river a little more accessible.

I even wish we had some sort of bicycle overpass that included, like, some sort of a promenade where you can walk out and be just above the water. I mean, you can walk over the Montaño Bridge, but you got cars driving by you at 50 miles an hour. People are trying to access the trails right there at the trailhead but there's no real safe way to get there.

I just hope that the development doesn't continue to get out of control. And, you know, I can't expect the city to buy up every piece of vacant land they see... as you drive down Coors, you'll probably see at least five properties with for sale signs. We don't need any more shopping centers. We really don't. Again, I can't expect the city to buy it all up, but it would be nice.



WHAT WE LEARNED ABOUT THE WESTSIDE

WATER IS LIFE

Access to water was a recurring theme from both seniors and youth in terms of what they love about the Westside as well as what they want more of. We know from generations of Indigenous wisdom that Water is Life, especially in a desert. Living near the Rio Grande is a major draw and folks want more of it. They are asking for accessible paths to the river and activities that allow people to enjoy it even more.

Even our young residents named the river as something they love most about their city. Youth also talked a lot about how dry and hot our climate can be and that they long for water recreation in the form of water parks and more swimming pools.

FOLKS WANT SPACE

The majority of the participants at the senior event have lived on the Westside for at least 20 years or more. What drew them to their neighborhood, and what keeps them there, is the amount of peaceful, open space. Even the young ones shared how much they loved the sky, the animals, and access to parks and nature where they live.

Being in proximity to commerce and other services is important. People especially appreciate when shops and restaurants are within walking distance. However, this should not come at the expense of open space. Residents very strongly want to keep the Westside as free from urban sprawl and congestion as possible.



WHAT WE LEARNED ABOUT THE WESTSIDE

YOUNG PEOPLE LACK A STRONG SENSE OF PLACE

When we asked youth participants their zip code, no one could answer. When we asked the names of the parks and libraries they liked so much, they could not. They didn't know the "Westside" from the east side of town. They could name a lot of beloved elements of Albuquerque generally but also all agreed that they had no plans to stay in Albuquerque when they grew up.

These facts brought up a lot of questions for us. Is this unique to youth in these neighborhoods or is this typical of middle school youth in other communities or parts of the country? How has the Covid-19 pandemic had an impact on young people's sense of place and connection to their community? What would it mean to young people and to the City as a whole if young people were supported to have a stronger sense of place?



OUR ELDERS LACK RESOURCES AND SUPPORT

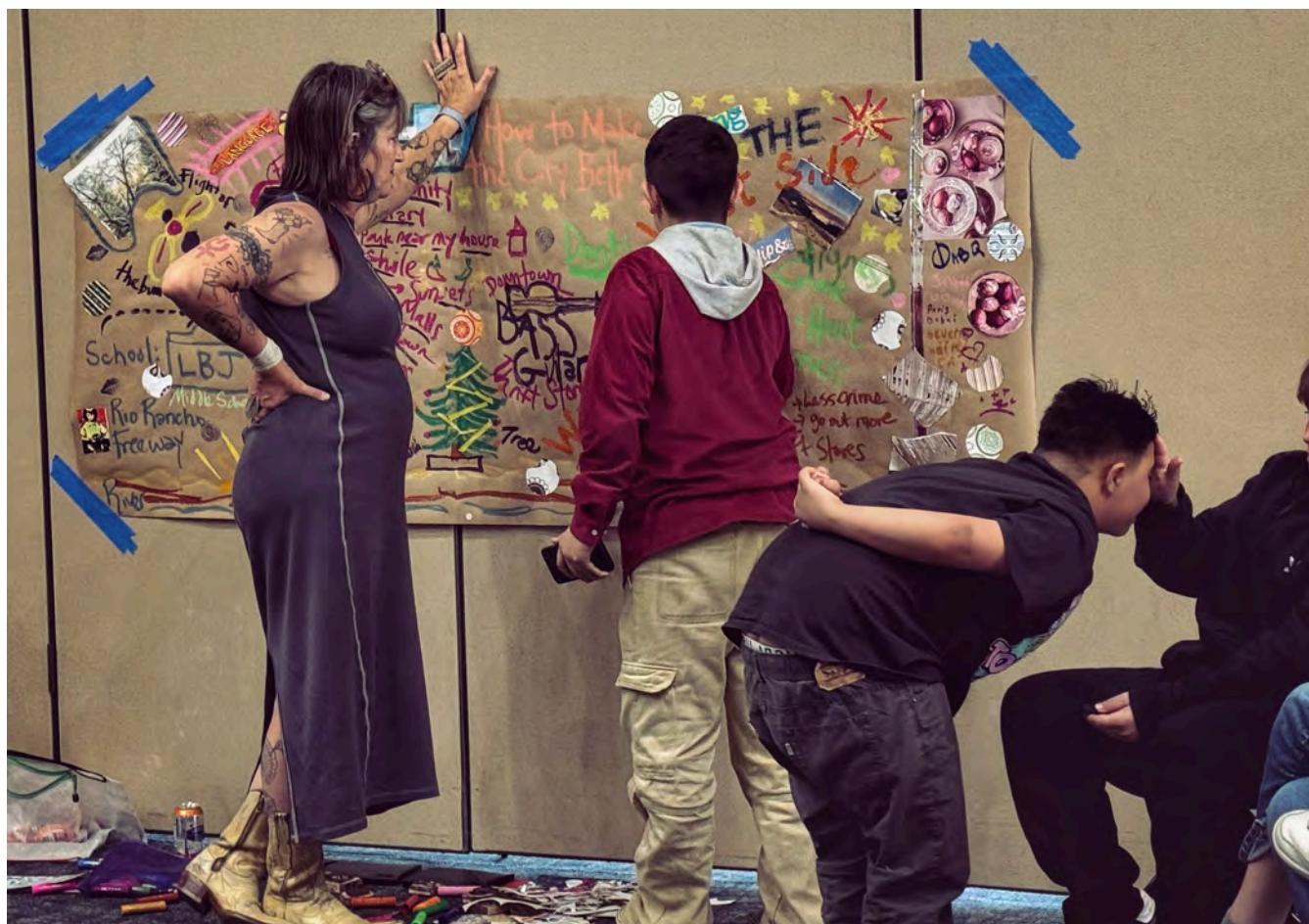
Seniors, as a whole, feel unseen and undervalued. They spoke very candidly about how there are not enough activities geared towards their needs and interests. They cited the senior lunch program at Taylor Ranch Community Center as one of the only activities they could rely on. They spoke of how they longed for more opportunities to be part of events like ours where they truly felt like people were listening. Many people asked us if we would come back or perform a similar show at other senior community events in town.

Participants also talked about how hard it is to access the activities that do exist because of a lack of safe, reliable transportation. Our seniors are very anxious about traffic and unsafe driving conditions, especially noting increased drag racing on Coors Blvd. near Montaño Road and the amount of traffic over the Montaño Road bridge.

WHAT WE LEARNED ABOUT THE WESTSIDE

RESIDENTS' UNDERSTANDING OF PUBLIC SAFETY IS VAGUE AND LIMITED

Both seniors and young people talked a lot about “crime” and “drugs” and “homeless people” as elements of their neighborhood that they didn’t like. However, we noticed that, whenever these issues were mentioned, it was always in a general sense – as though people were speaking from a script. Folks were scared, but not of anything very specific. We also noticed that folks spoke about these issues with very little awareness of the underlying causes of poverty, addiction, or criminal activity. There was a lack of compassion for what might be going on in the lives of drug users or houseless neighbors. Finally, no one was able to imagine any solutions to what public safety might look like on the Westside aside from “get rid of tent cities” and “more police.”



WHAT WE LEARNED ABOUT THE PROCESS

ENGAGING "HARDER TO REACH" POPULATIONS TAKES TIME, INTENTION, AND FOLLOW THROUGH

We feel very good about the number of seniors and young people who attended each session. In order to make that happen, there were a couple of things needed:

1. We had a mindful outreach plan. We spent a good amount of time thinking about and mapping out all of the places and spaces our target audiences felt comfortable, where they spent most of their time, and where they trusted getting their information.
2. We gave our outreach the time, energy, and attention that it needed.
3. We used a variety of engagement strategies: email, social media, flyers, etc. The most effective strategy (in combination with the others) was showing up, in person, and speaking with the types of people we wanted to come to the events. This allowed us to build relationships with people even before we sat them in a room to ask them to share their stories.

IT'S ALL ABOUT RELATIONSHIPS



The Long Range Planning Team already had a relationship with Edgar Avila, the Taylor Ranch Community Center Supervisor, through other City-led events held there. So, the first goal was to meet Edgar and get him on our side.

Edgar is a proven community leader who is trusted by the seniors and young people who attend programs at Taylor Ranch. As artists coming in new to the Center, we made sure to build our own relationship with Edgar and his team. We had several interactions with him in person and via email. We worked with the natural rhythms and flow of the Center; integrating into what was already happening instead of imposing our own agenda onto anyone or anything. We did our best to follow through, keep our word, express gratitude, and respect everyone's time and energy. We knew that if Edgar trusted us, then other folks at the Center would trust us too.

WHAT WE LEARNED ABOUT THE PROCESS

EXPECT THE UNEXPECTED

Our original plan to engage young people involved working in partnership with a local high school. We reached out to the school's Community School Coordinator and made a plan to perform a Playback Theatre show as an after school event. Everything was moving along as planned...until it wasn't. Suddenly, our Community School Coordinator was no longer responding to our emails or phone calls. After several unsuccessful attempts at reconnection, we knew we had to pivot our plan. That was when we leaned into our relationship with Edgar and made the new plan to work with middle school students in his afterschool program.

We still don't know what happened in this situation. It could have been any number of issues. The main thing we learned from this is that, in working with folks out in the community, there will always be something that happens that derails you from your plan. People will quit their jobs, get sick, get too busy, lose interest. It's important to remember that people's time and attention are juggling so many social, professional, familial, and emotional issues all at once. We learned not to take any of that personally, to leave room for all aspects of our collective humanity, and to find creative ways to pivot when there is an unexpected change in plan.

ALWAYS HAVE FOOD

This might be obvious but, food is an essential component of any community or cultural event. We planned the senior event to be a free community dinner as well as a performance. While doing our outreach before the event, during the event itself, and afterwards, folks made it very clear that the pizza, sandwiches, and salad from Dion's were a crucial element of their overall experience.



WHAT WE LEARNED ABOUT THE PROCESS



THE PROCESS AND PRODUCT OF ARTS-BASED COMMUNITY ENGAGEMENT ARE VALUABLE

It is clear to us that collaborations like this—between city planners and artists—achieve two goals at once. First, the process, or the HOW, of art-based engagement allows for meaningful and fun opportunities for people to connect, feel seen, and share who they are. More than one participant spoke to how our events felt good because they got to co-create a vision for the City, and not just complain.

At the same time, the product of art itself, like those with High Desert Playback, is something folks want more of. By sponsoring these kinds of events, the City is actually improving the quality of life for its residents. When we asked senior participants to rate, “on a scale from 1-5 stars, how important are Arts + Culture to your quality of life,” the average response was 4.6 stars. Arts-based community engagement is not just a tool for data collection, it is, in and of itself, a valuable experience for those in attendance.

It was an honor for us to be part of providing a service that benefitted both “The City” and its residents.

RECOMMENDATIONS

INVEST IN ARTS, CULTURE, AND RECREATION ACTIVITIES NEAR THE RIVER

More than one participant suggested that the Westside have some sort of “River Walk,” a public space where people can more easily access the river. A place where folks can gather together to enjoy the water. A place where people can interact with public art and celebrate what they love most about Albuquerque.

PROVIDE MORE PROGRAMS FOR SENIORS

Seniors want to participate in activities that allow them to take better advantage of all of the things the Westside has to offer. They want to go to book clubs, crafts circles, cooking classes. They want to meet at the local restaurants. They want more music and theater performances. And they don’t want to do these things alone. They value intergenerational spaces where they are able to share their wisdom and stories with younger generations. These types of opportunities will allow all residents to feel safer and less isolated from their community.

SHIFT THE NARRATIVE ON PUBLIC SAFETY

How are you, as “The City,” talking about public safety? Who’s taking charge of this narrative? What are the opportunities for a new story?

We understand that public safety is a huge, politically charged issue in Albuquerque and every other major U.S. city.

We believe that it could be powerful for the City of Albuquerque to develop a narrative strategy that helps residents move from stereotypes and generalizations to a deeper understanding of poverty and mental illness in our communities. Create a campaign to inform folks of the systemic factors that lead to addiction and homelessness. Work with artists to replace stereotypes with real human stories. Develop a Call-To-Action strategy that helps residents know how to get involved and imagine public safety in new ways.



RECOMMENDATIONS

PROVIDE OPPORTUNITIES FOR YOUTH ENGAGEMENT

Young people feeling detached from their Westside neighborhoods leads to increased anxiety, weaker community cohesion, and a feeling like they don't belong. Not only will they choose to leave the city all together when they grow up, they are also more likely to mistreat their community while they are here. This can look like a lack of action—not caring enough about their neighborhood to get involved in anything. This can also manifest in destructive behaviors like littering, vandalism, and worse.

We recommend that the City work together with schools and youth development organizations to find, create, and support more opportunities for youth ages 11-21 to be more involved in the development and community care of their neighborhoods. This could be:

- Creating a City Planning Fellowship that gives youth a stipend to learn about how city planning works and get them involved in the process
- Partnering with Working Classroom to involve young artists in the creation and restoration of murals and public art throughout the Westside
- Developing a “This Is Albuquerque” civics curriculum for middle school students that helps them better understand their city, its strengths and challenges, and how they can participate in local policy
- Working with the Mayor’s Youth Advisory Council to do some specific outreach to young people on the Westside to continue to gather input on how to help young people feel more connected
- Working with High Desert Playback to gather stories from Westside youth and produce an original play where youth actors perform alongside professional actors to tell the stories of their neighborhoods

CONTINUE TO COLLABORATE ACROSS DEPARTMENTS

Ultimately, we believe that this pilot project has shown that Playback Theatre is an effective tool for engaging community members as part of the Community Planning Assessment (CPA) process. We were successful in getting folks in the room who are not often engaged in city planning processes. Plus, the events themselves provided a unique opportunity to bring the community together in ways that highlight Community Identity and Heritage Conservation. In addition to more opportunities for Playback Theatre, we are certain that there are other artists who would have a lot to offer a process like this one. We recommend the Long Range Planning Team and the Department of Arts and Culture continue to work together to find ways to engage a variety of local artists towards this end.

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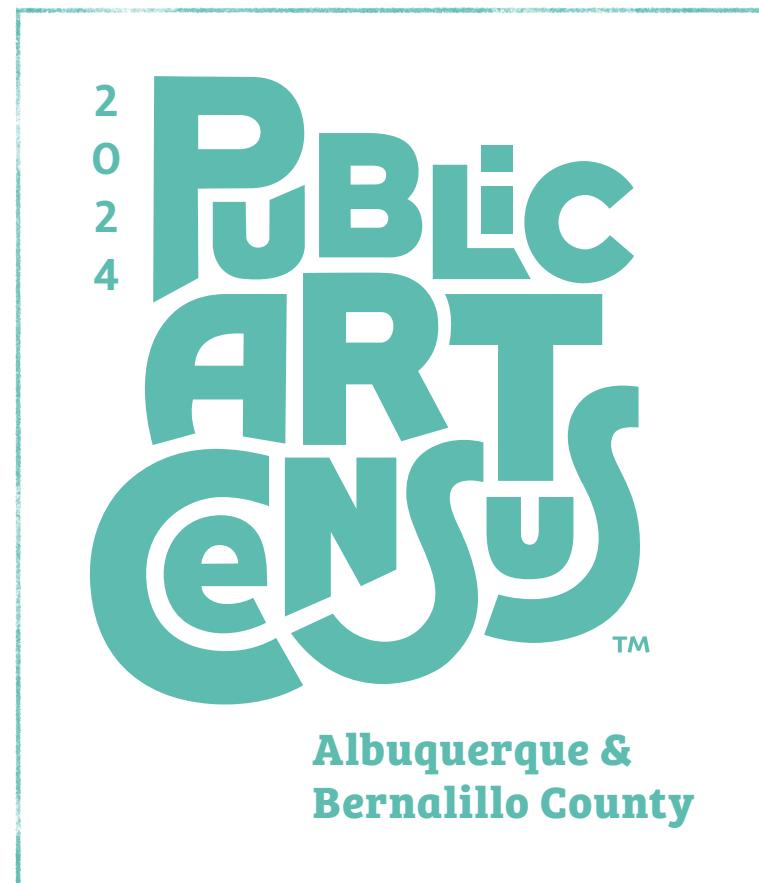


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2024 **PUBLIC ART CENSUS**TM
ALBUQUERQUE & BERNALILLO COUNTY

conducted by **ROKH**



Welcome!

You are holding a tool of individual and collective action. We hope these pages clearly reveal the circular relationships between people, place, and art, and inspire the work that is needed to create a public art landscape that welcomes and acknowledges all.

Rokh Research & Design Studio is proud to perform this work in a spirit of inclusivity, flexibility, and respect for creative statements of all kinds.

Thank you to the Albuquerque Public Art Urban Enhancement Division and the Bernalillo County Public Art Program for supporting this study.

NOTE The photos in this report flow from our canvassing process, which was designed to reflect the everyday experience of public art. Captions may not reflect all that is known about an artwork, but include only what canvassers witnessed on site.

We also disclose the use of AI enlargement to ready the photos for print. Care was taken to preserve the nature of the artwork and to minimize any distortion or invention.

**Get curious.
Read with care.
Ask questions.**



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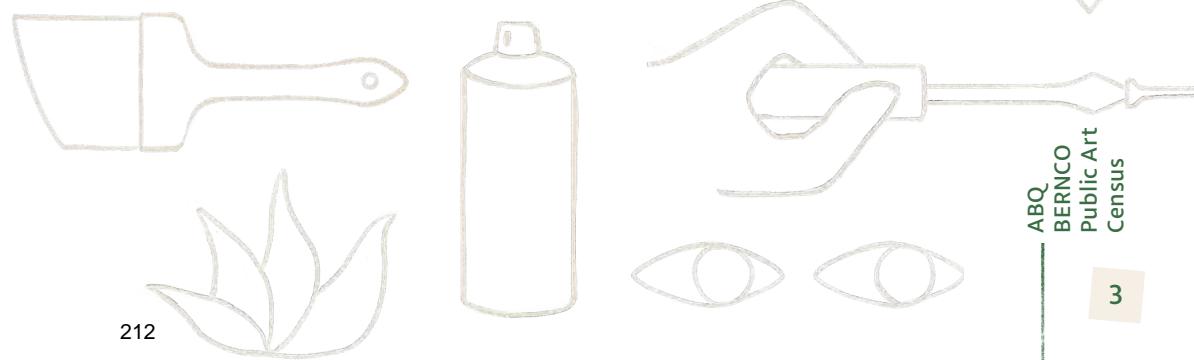
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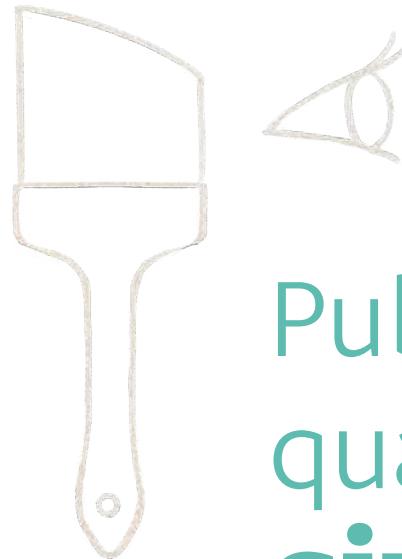


PART 1

Introducing the Census

WHERE, WHY, AND HOW THIS STUDY WAS CONDUCTED





Public art affects our quality of life, **like the air we breathe.**

And as an acronym, **air** sums up public art's importance as...

asset → Public art enhances our surroundings, adding value to our lived experiences and built environment.

indicator → Public art alerts us to the gaps, opportunities, and good in our neighborhoods.

resource → Public art helps us collectively build communities that benefit all.



Letter from the **Mayor**

It was not a difficult decision to support the monumental task and successful completion of the Albuquerque-Bernalillo County Public Art Census. This landmark achievement both celebrates and documents the vibrant creative and cultural spirit of our community.

The detailed census has captured a wide range of public art across our city and county, showing the amazing variety and talent that makes Albuquerque unique. From beautiful murals and large sculptures to

Greetings from Burque | Greetings Tour @greetingstour | 35.0807, -106.6100



whimsical installations, the art listed in this census reflects the vibrant and rich culture of our area. It documents the art we value today, and sets the stage for future projects that will continue to inspire and connect us.

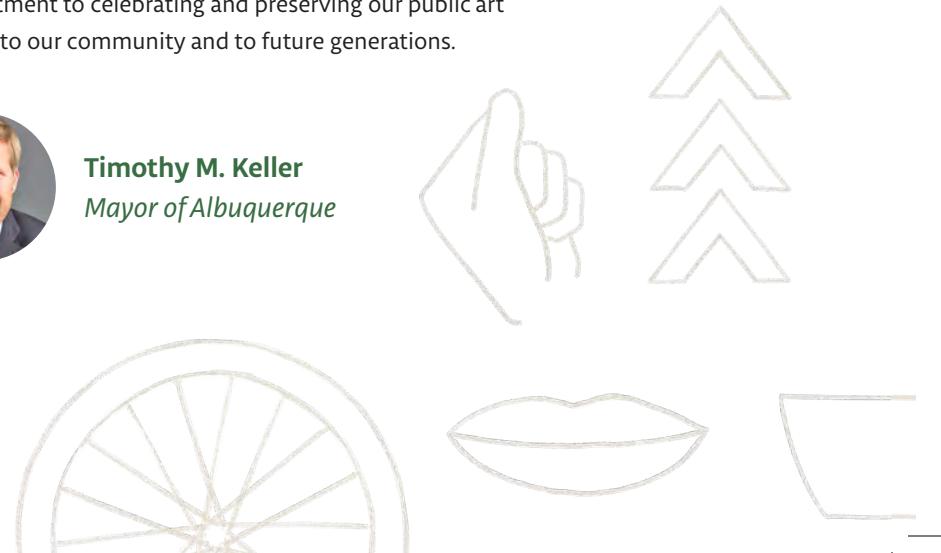
Completing this project was a massive undertaking, and it couldn't have been done without the hard work and passion of our Public Art staff, along with the team of canvassers, researchers, consultants, and other contributors. This effort has made sure our public art — an important part of our community's identity — is recorded and examined through the lens of spatial justice. The census not only highlights incredible work, it also offers important recommendations as we approach the 50th anniversary of the city's Public Art Program.

This census is a valuable resource for our community, providing a thorough record of the public art that enhances our daily lives, showcasing the creativity that makes Albuquerque a special place to live. Researchers and art enthusiasts will find the full data set useful for exploring the wealth of creativity in our city's spaces.

Thank you to everyone who contributed to this effort. Your commitment to celebrating and preserving our public art is a gift to our community and to future generations.



Timothy M. Keller
Mayor of Albuquerque



Letter from the **County Manager**

Bernalillo County's Public Art Program enjoys a celebrated past and a bright future.

Since its founding in 1992, the County has purchased or commissioned nearly 700 works of art. In 2023, we partnered with Rokh and the City of Albuquerque to conduct a Public Art Census — the second time this has ever been done in the entire United States.

The Public Art Census will be an essential tool for the County. In 2024, the Board of County Commissioners unanimously voted to increase the funding for the acquisition and commission of public art from 1% to 1.5% for the Arts. With the additional funding, the Public Art Census will assist the County in achieving the goal of making art available for all citizens to enjoy throughout the diverse regions of the County.

We are very excited to share with you the results of this effort. It's vital that we learn more about who is creating

the artwork we see in our common spaces, and whose artwork is not being seen, as well as who has access to the visual arts in their day-to-day lives.

The Public Art Census will not only be an essential tool to further understand the needs of the creative community in Bernalillo County, but it will also serve to celebrate the power of public art. We are grateful to the City of Albuquerque Public Art Program and the Public Art Census team, made up of local artists and creatives, who spent countless hours traveling the County documenting works of public art and sorting through the data to complete this report.

Thank you again to our staff, partners, and community members who contributed to this important work.



Cindy Chavez
Bernalillo County Manager

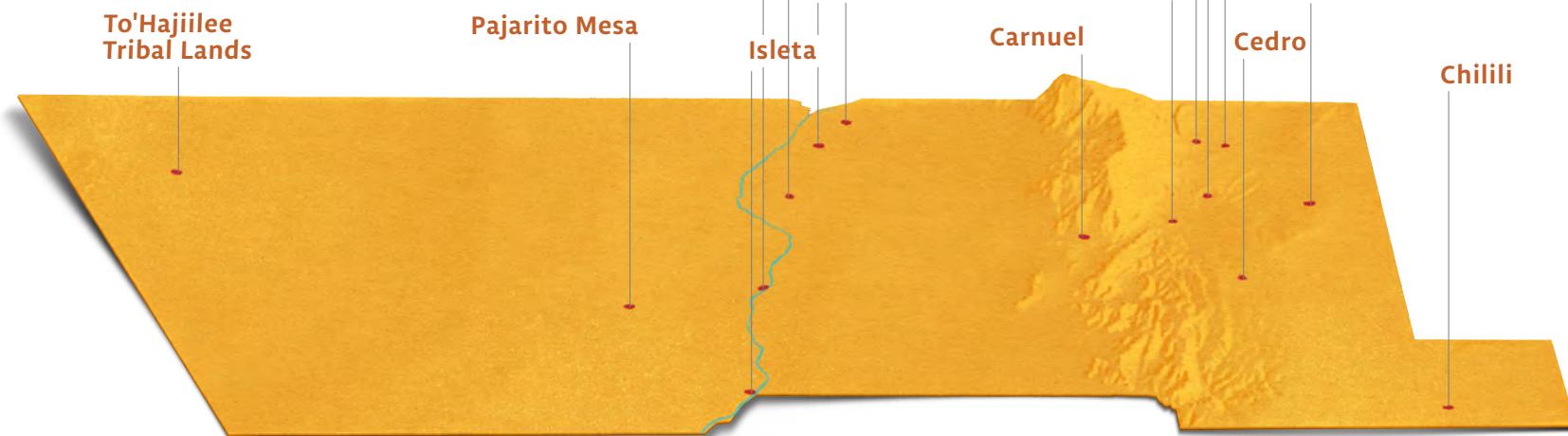


Title and artist name not visible on site | 35.0599, -106.8102



Bernalillo County

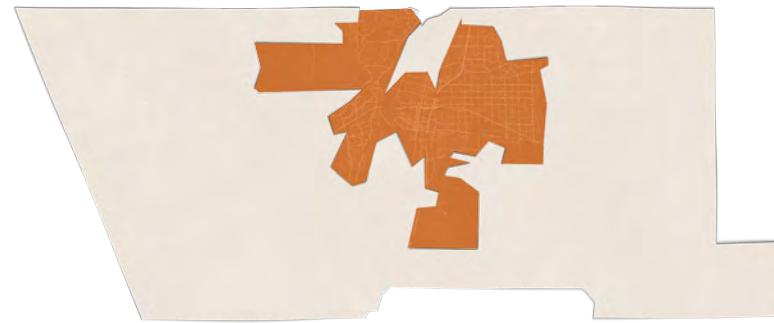
COMMUNITIES CANVASSED



Bernalillo County is one of New Mexico's smallest and most populated counties. Bernalillo's 1,167 square miles stretch from just west of the Rio Puerco valley to the East Mountains, with the Rio Grande running through the center.

The Bernalillo Public Art Program was established in 1992, with the adoption of the county's Art in Public Places Ordinance. This ordinance seeks to encourage and promote awareness of

the arts and culture while integrating art into the county's built environment. Funding for the program comes from the county's general obligation bonds which are passed every 2 years during the general election. The bonds allocate 1.5% to support the purchase or commission of works of public art, as recommended by the 10-member appointed advisory Arts Board and approved by the County Commission.



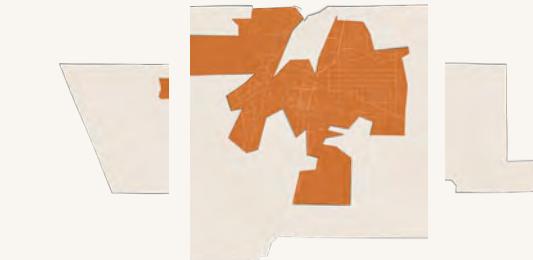
Albuquerque is New Mexico's largest city and a cultural hub of the Southwest, nestled in the Chihuahuan Desert between the Sandia Mountains and the Manzano Mountains. The Rio Grande runs through Albuquerque, with its centuries-long history of human settlement. A community of roughly 564,500 people today, the city's ethnic populus is Hispanic, Native American, mixed race, and White (non-Hispanic).

The city's commitment to public art is well established. Beginning in 1978, Albuquerque's Art in Municipal Places Ordinance ensured that 1% of construction budgets derived from the general obligation bond program are used to purchase and commission artworks. In 2023, the ordinance was increased to 1.5% to include conservation and promote engagement with the arts, increase employment opportunities in the arts, and encourage temporary and new media installations.

WHERE DID WE GATHER DATA?

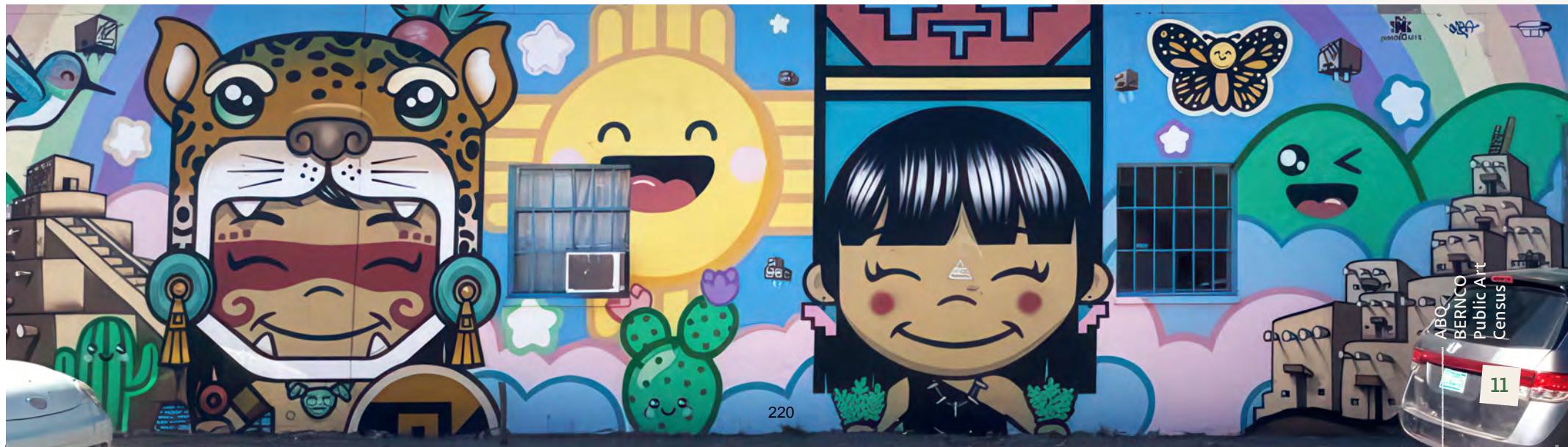


MAGNIFIED MIDDLE



NOTE TO READERS Given the density of data in Albuquerque, we will occasionally present a map view that enlarges the center of the county, as shown above. This view bears the label "magnified middle."

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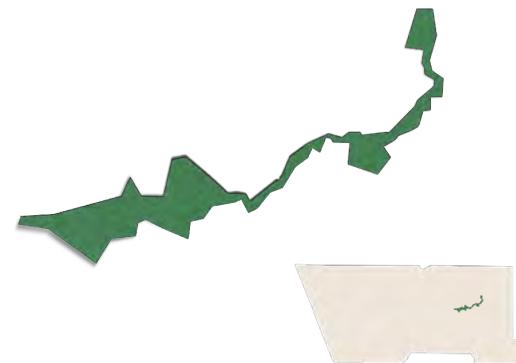
Introducing the Special Zones

Land grants and Pueblo and Navajo territories

are present within Bernalillo county borders. In accordance with our ethos of respect for land stewardship, we first contacted these communities to establish a relationship and request permission to extend the Public Art Census into the following four areas that we are calling the "special zones."

Tribal Council leadership, Pueblo leadership, and land grant representatives granted permission, and we proceeded to conduct canvassing and research with great care. Traditional census data and urban research sources are not available for these zones. Instead, our team made on the ground queries and reviewed publicly available information.

We thank local leadership for partnering with us, and hope that the findings throughout this report will support each community in their preservation of their rich history, culture, and heritage.

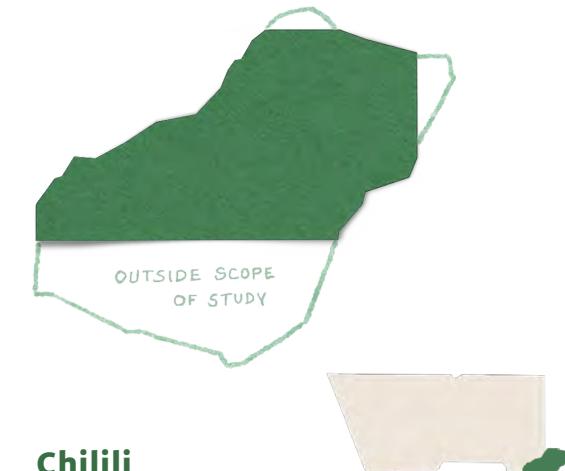


Canon de Carnuel

approx. 626 residents

3 sq mi (original grant 140 sq mi)

Spelled variously as Cañón de Carnué, this parcel of land in the Sandia Mountains was granted in 1763 by Spanish colonizers to mestizo and genízaro families. Their descendants have resisted dispossession by the United States, asserting their ancestral right to steward the land.



Chilili

approx. 126 residents

65 sq mi (original grant 75 sq mi)

Originally the site of a Tewa pueblo, the Mexican government granted this area of the Manzano foothills to Pueblo descendants in 1841. Grantee heirs today are known for vibrant Chicano culture and proud resistance to land sale and encroachment.

Our study only canvassed the part of Chilili land grant within Bernalillo County borders.

Title and artist name not visible on site | 35.0916, -106.6556





To'Hajilee Tribal Territory

approx. 2,000 residents

122 sq mi across Bernalillo, Cibola, and Sandoval counties

The To'Hajilee Chapter of the Navajo Nation derive their name from a Navajo phrase meaning "drawing up water." The territory was established in 1864 after the "Long Walk," a time of forced relocation of Navajo people. Today both Pueblo and Navajo people share the land.

While the territory extends beyond Bernalillo County to the north and east, only the section within Bernalillo County was canvassed for this project.

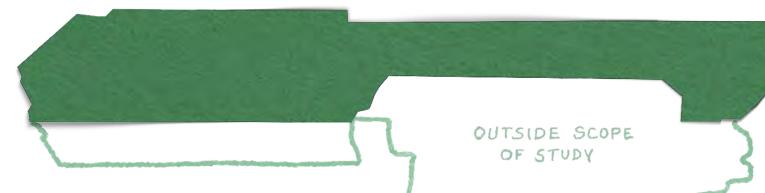
Isleta Pueblo

approx. 4,000 residents

330 sq mi across Bernalillo and Valencia counties

This Tiwa pueblo was likely established in the 1300s on the west bank of the Rio Grande, and given the name of "little island" during Spanish settlement in the 1600s. A collision of Indigenous and Spanish culture came to characterize the area, which lies along a number of important trails and trade routes.

The scope of this study includes only the section of Isleta Pueblo that lies within Bernalillo County.



222

NOTE TO READERS Our data collection took place in two rounds. The canvassing of the "general zone" concluded in April 2024, while the canvassing of the "special zones" happened in October 2024.

GENERAL
ZONE DATA



SPECIAL
ZONE DATA



The separate handling of these areas carries through into the way we present data in this report. To orient yourself as you read, refer to the icons at the top of most pages. They indicate which zones are covered by that page's findings.

You will notice that not all topics offer findings for both the general and special zones. Since the latter are not covered by traditional census data and urban research sources, insights were not always available in parallel.



1 Listen & Learn

To ground ourselves in the social context and landscape of Albuquerque and Bernalillo County, our team spent thousands of hours listening to community caretakers, artists, arts administrators, and residents. Additionally, our team reviewed hundreds of records, reports, and studies.

We learned about the many ways that public art emerges, and heard that there is not one definition of public art; public art is deeply personal. We saw, without a doubt, that locals take great pride in the community and overwhelmingly believe that art in public spaces is vital to creating a vibrant city.

2 Canvass

At the onset of the study, we assembled a team of canvassers, made up primarily of local residents. Canvassers received training in recording artworks, and were paid for their time.

Between December 2023 and October 2024, they traveled over 20,000 linear miles throughout Bernalillo County, uncovering thousands of unique artworks and generating an unprecedented view of the public art landscape.

We catalogued artworks visible from the right-of-way, traversing all publicly accessible roads, streets, and alleyways. Note that we did not traverse walking/biking trails, highways, freeways, or interstates.

Canvassers photographed each work, recording its type, location, condition, and any identifiable signature into our database.

3 Analyze & Interpret

Our data team reviewed all submissions from the canvassing team, removing any duplicates and ineligible entries.

We reviewed key areas of civic and GIS spatial data, including ethnicity, gender, crime, income, homeownership and rentership, education levels, schools/colleges, walkability, transit, and greenspaces.

We cross-referenced these assembled datasets to identify trends and underscore opportunities for public art accessibility and equity across Bernalillo County.



Limitations

Our model is designed to be flexible, responsive, and respectful to the community. As such, we humbly acknowledge the following factors which may result in omissions in the data.

Our goal was to explore the public art experience the average person would have perusing the area. We did not trespass on private property or enter gated communities or buildings. And since the public realm is the backdrop for semi-private community engagements, we only documented sacred sites and performances if granted permission.

For the safety of our team, we adhered to the working hours of Monday–Thursday (8a–5p) and Saturday (10a–4p). This allowed works to be photographed in bright daylight, but prevented us from identifying any that might come alive under the night sky. We also were not able to witness any evening / Friday / Sunday creative happenings.

This study is a human-led exploration that reflects a snapshot in time. Works in progress, or works created after our team canvassed an area are not included. Some works may have been out of the line of sight, roads may have been closed or impassable, there may have been a hazard along a path, etc. While guidelines were provided, canvasser subjectivity was involved in identifying and categorizing art.

For all these reasons, while our census methodology provides an exceptional lens on the public art environment, it should not be viewed as comprehensive.



What counts as art?



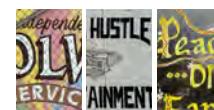
Architectural

Aesthetic structures with unique details and component parts that, together, form the architectural style of a building facade.



Performance Art

Art created by actions that onlookers experience at a point in time. We included hot air balloons and customized vehicles such as lowriders.



Hand-Lettered Signage

Signs for which the text is drawn or painted by hand, rather than mechanically printed.



Mosaics

Images produced by arranging colored pieces of stone or tile.



Murals

Any piece of artwork painted or applied directly on a wall, ceiling or other substrate.



Stained Glass

Colored glass used to form decorative or pictorial designs.



General Signage

Any signs (not hand-lettered) that were aesthetically distinct from their surroundings.



Sculptural & Installation

Three-dimensional art objects and/or mixed-media expressions that transform the perception of a space.



Graffiti

Writing or drawings made on a wall or other surface, typically using spray paint and often without permission.



Roadside Memorials & Descansos

Resident-led commemorative markers for members of a community who have passed away.



Tactical Urbanism

An approach to neighborhood change using short-term, low-cost, and scalable interventions, such as painted intersections and artistic wayfinding.

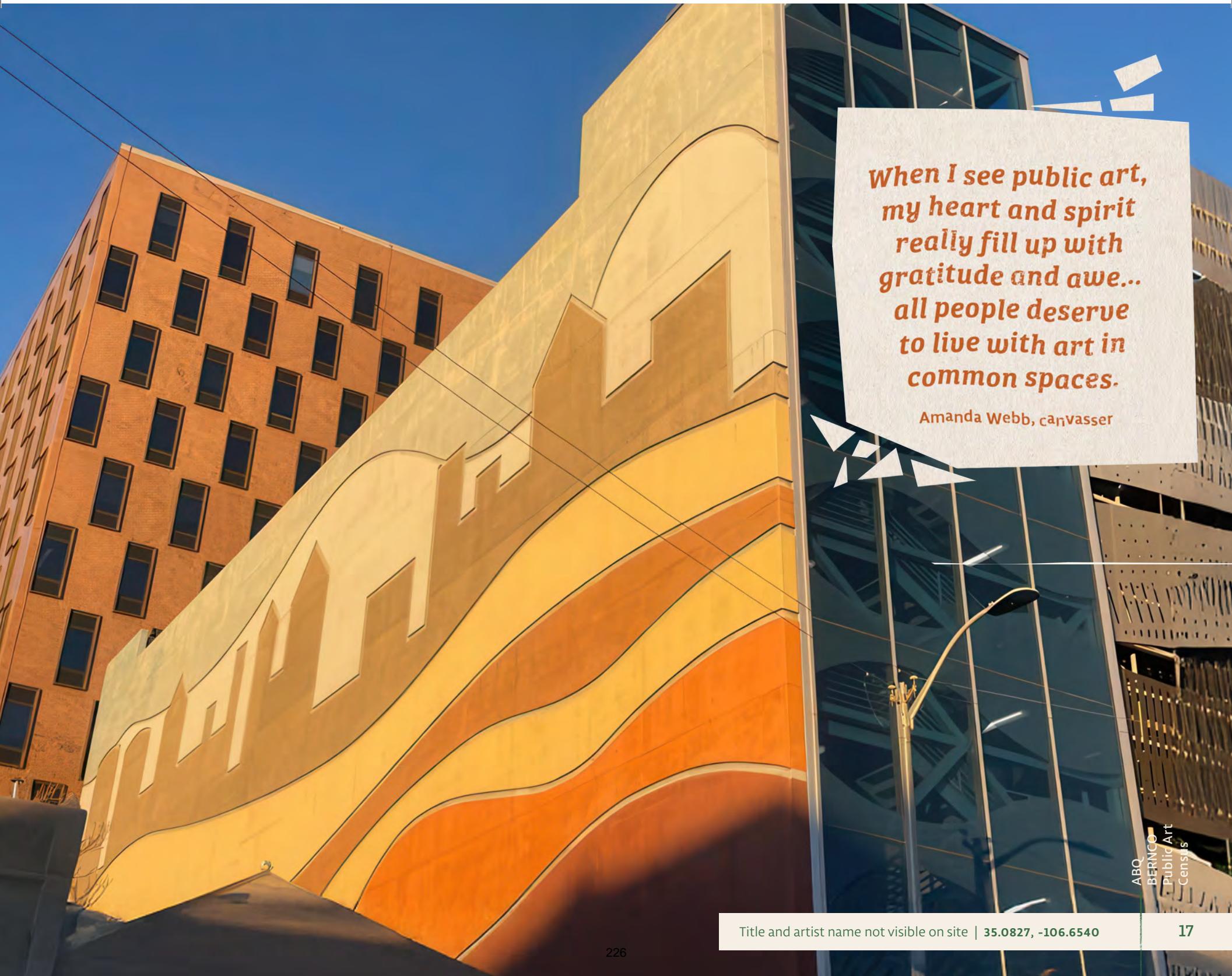


Multiple Forms

Mixed media works; also covers addresses with a density of artworks that span our other categories.

Unidentifiable

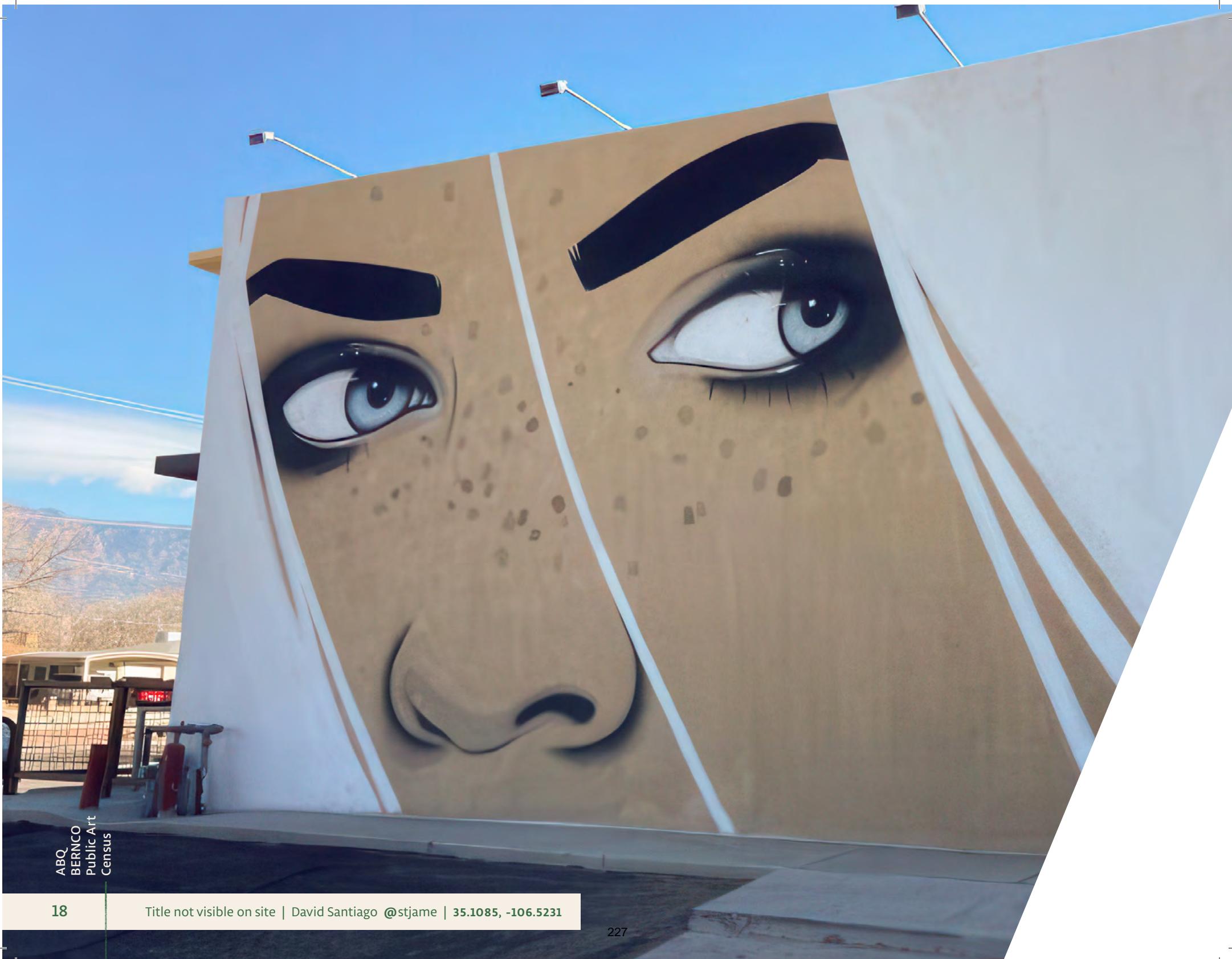
Works that could not be easily categorized, either because they were too far away to examine, or created with uncommon techniques.



When I see public art, my heart and spirit really fill up with gratitude and awe... all people deserve to live with art in common spaces.

Amanda Webb, canvasser

ABQ
BERNCO
Public Art
Census

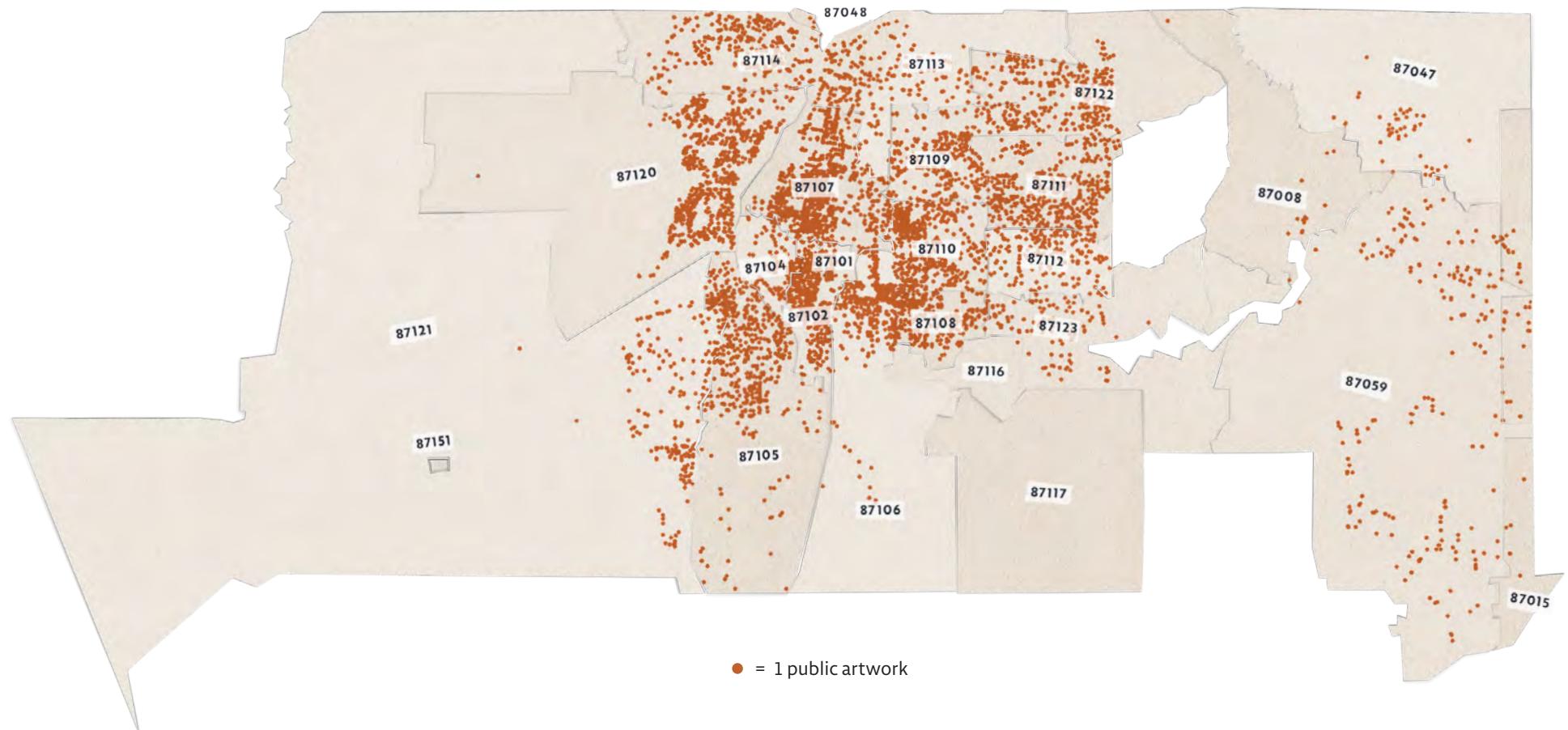


ABQ
BERNCO
Public Art
Census

PART 2

The Public Art Landscape

A SUMMARY OF THE ARTWORKS UNCOVERED

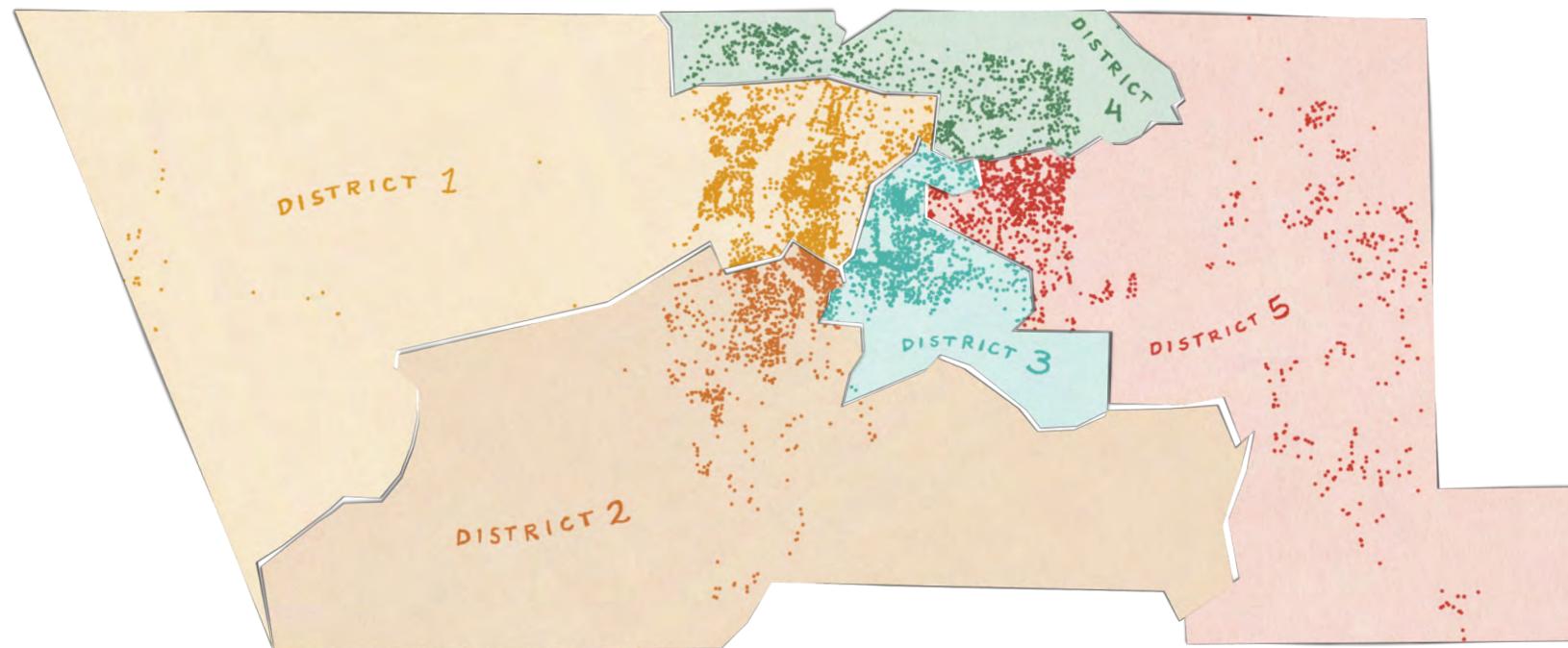


General zone canvassing uncovered
11,225 artworks across roughly
20,000 linear miles.

COMBINED
ZONE DATA

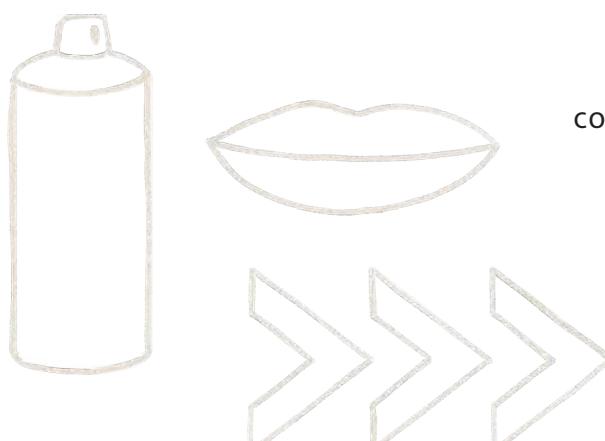
Art is for the people!

Continue your rich tradition of supporting public art. Reach out to your County Commissioner to advocate for public art in your district.



	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
ARTWORKS FOUND	4,128	1,690	2,646	1,436	1,317
COUNTY COMMISSIONER	Barbara Baca	Frank Baca	Adriann Barboa	Walt Benson	Eric Olivas

County Commissioners current at the time of publishing, January 2025.

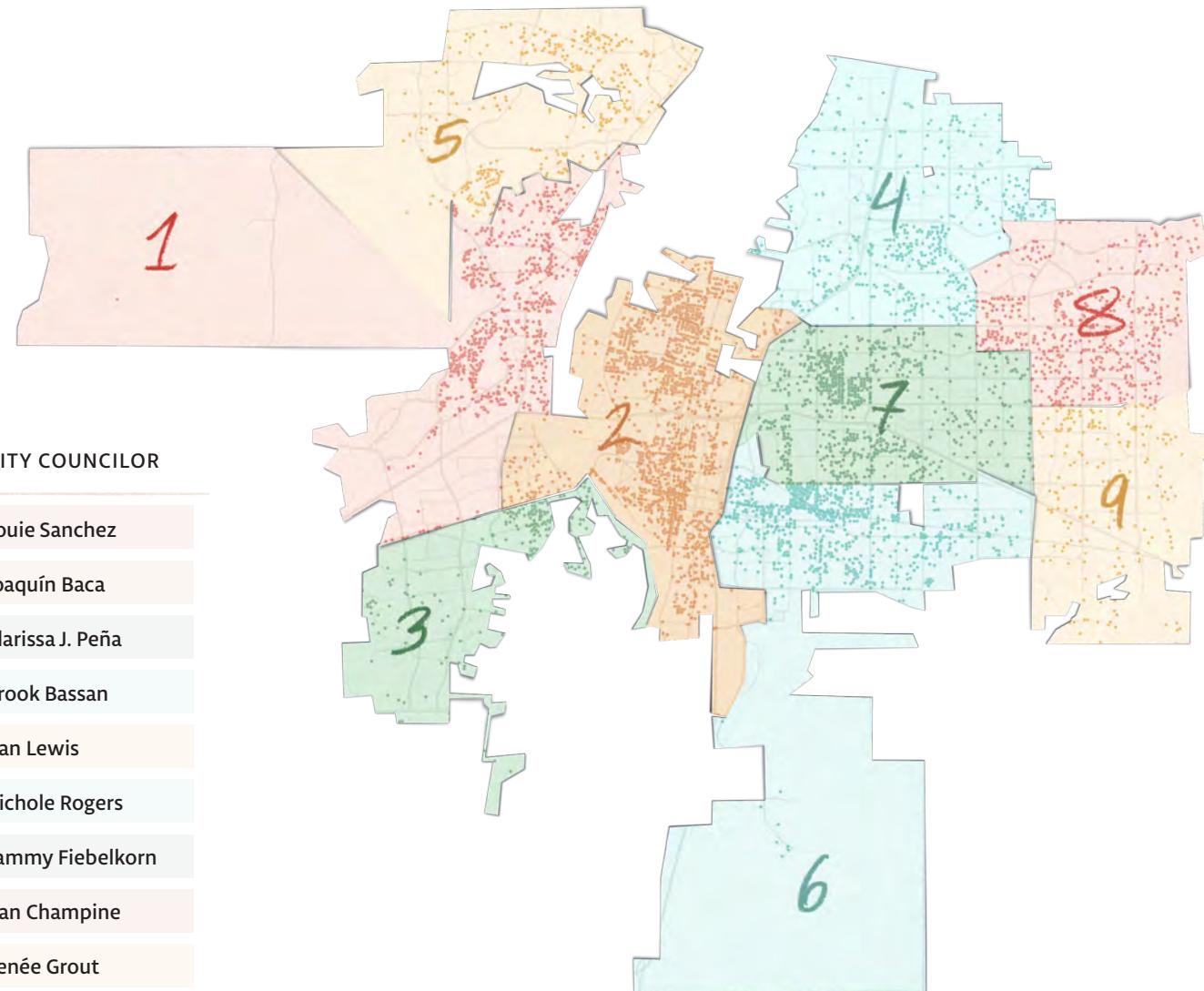


ARTWORKS BY ABQ COUNCIL DISTRICT

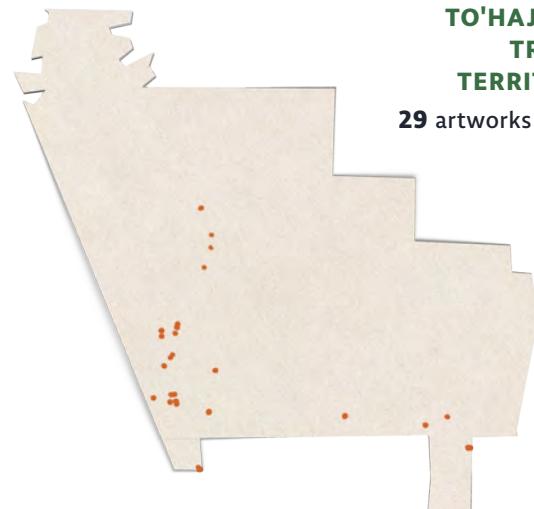


GENERAL ZONE DATA

Albuquerque residents, this one's for you! What is the public art landscape like near you? Reach out to your City Councilor to advocate for public art in your district.



City Councilors current at the time of publishing, January 2025.



**TO'HAJIILEE
TRIBAL
TERRITORY**

29 artworks found

Ronnie Hurley
Chapter President



CANON DE CARNUEL

60 artworks found

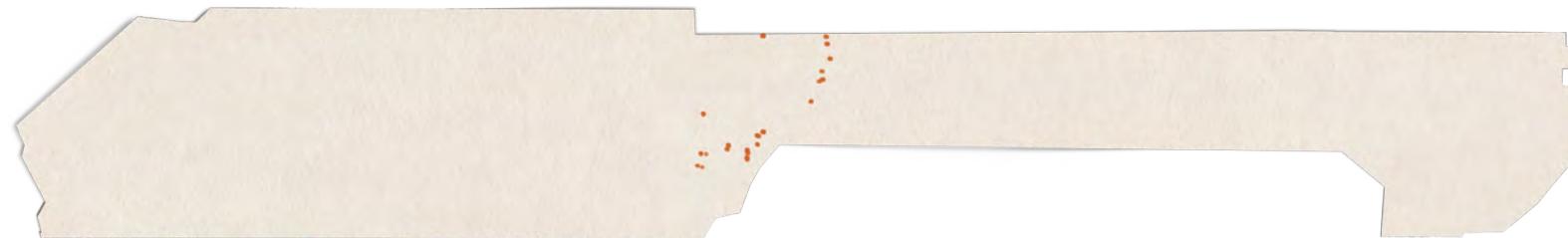
Moises Gonzales
*President, Land Grant
Board of Trustees*



CHILILI

26 artworks found

Juan Sanchez
*President, Land Grant
Board of Trustees*



ISLETA PUEBLO

24 artworks found

Eugene Jiron Joseph R. Lucero
Governor Council President

Xochicui Hapilaiztli | Paulo Zavala | **35.1088, -106.6265**



WHO ARE THE ARTISTS?

GENERAL
ZONE DATA



Of the 11,225 works,
only 789 included the
artist's name on-site.

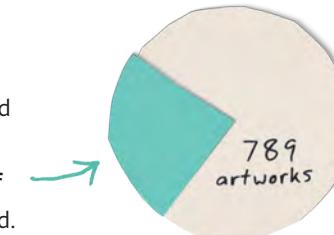
We envision a public art landscape that allows everyone to participate and be represented. The act of signing one's work can lead to a more accurate account and equitable distribution of resources.

The charts on this and the next page relate to this subsection of works, and may not be representative of the body of the public art as a whole. We recommend measures to encourage the signing of more artworks in the future.



SATURATION

23 artists that we identified had 3 or more works to their name. They are responsible for **24% of the signed works** that we found.



COLLABORATION

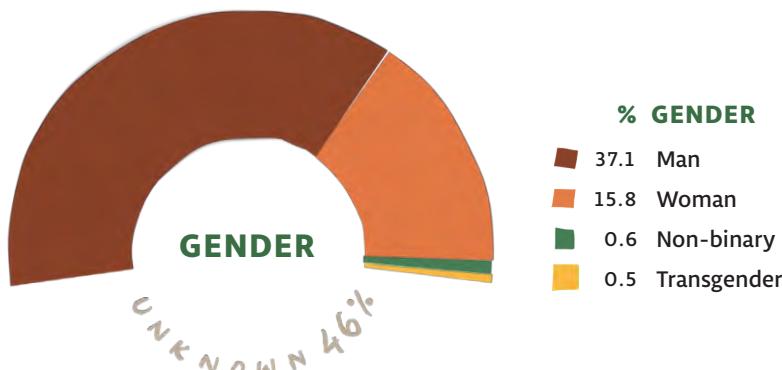
A nuance that should not be overlooked — artists sometimes work in teams, share opportunities out of necessity or generosity, and split profits when possible. We found 122 works that were completed by a group of 2 or more artists.





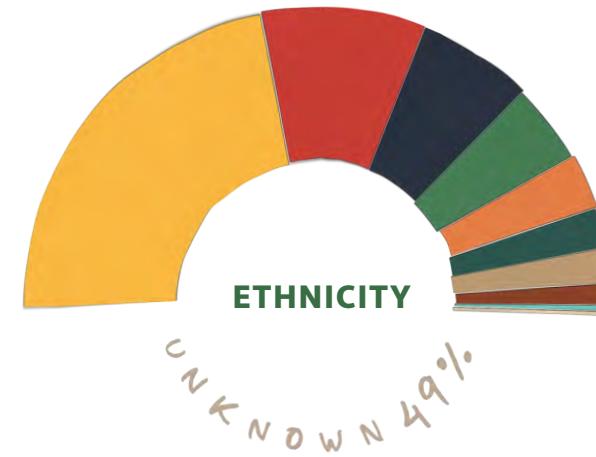
Public art for all!

The signed subset of artworks allowed our team to review the artists' demographics, where available or directly provided to us. Since gender and ethnicity information was not available for nearly half of the artists we researched, the gap in knowledge about who is creating our public art is very large.



**Public art belongs to us all.
It is a shared human
experience, shared love.
It is how we connect
to one another.**

Kate Bolintineanu, art educator



Title not visible on site | Ernest Doty @ernestdoty | 35.1840, -106.5758



CATEGORY COUNTS



GENERAL
ZONE DATA

PREVALENCE OVERALL

NOTE TO READERS

Descriptions and examples of each art category can be found on page 16.

5,547
Sculptural & Installation

1,819
Murals

800
General Signage

647
Hand-Lettered Signage

551
Architectural

521
Mosaics

407
Graffiti

382
Multiple Forms

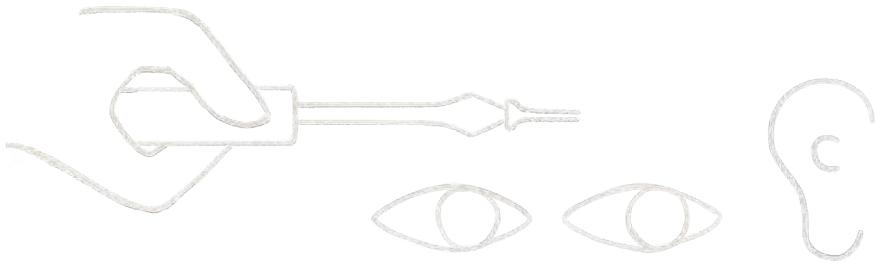
230
Roadside Memorials & Descansos

135
Unidentifiable

93
Tactical Urbanism

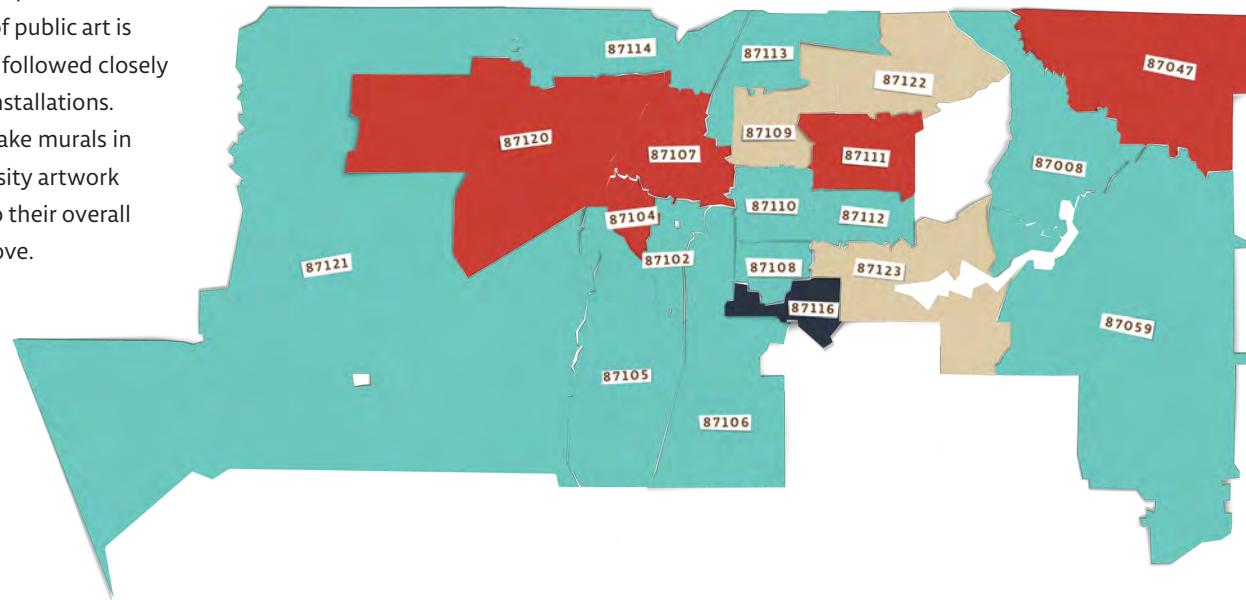
86
Stained Glass

7
Performance Art



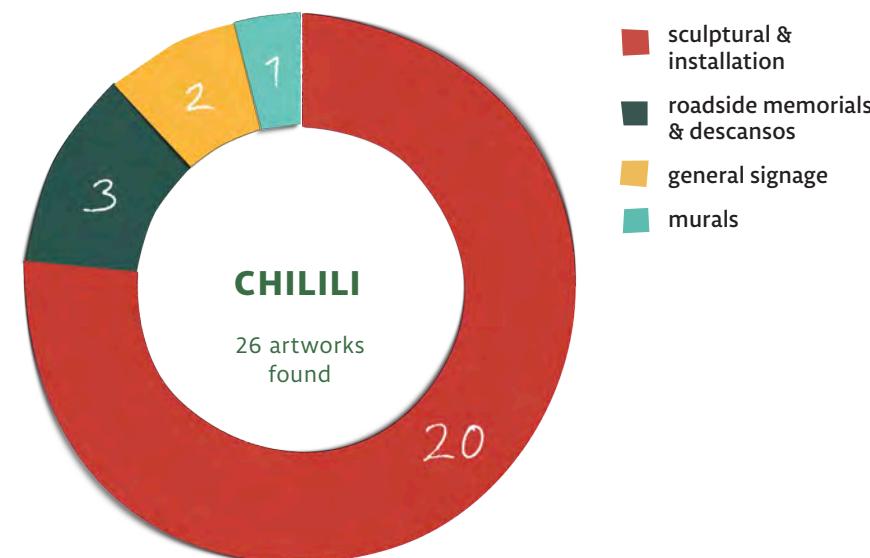
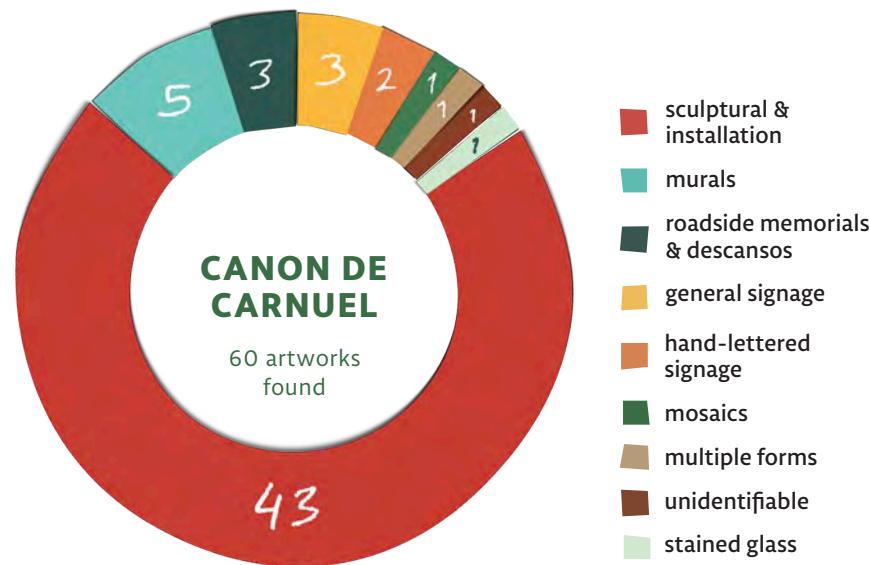
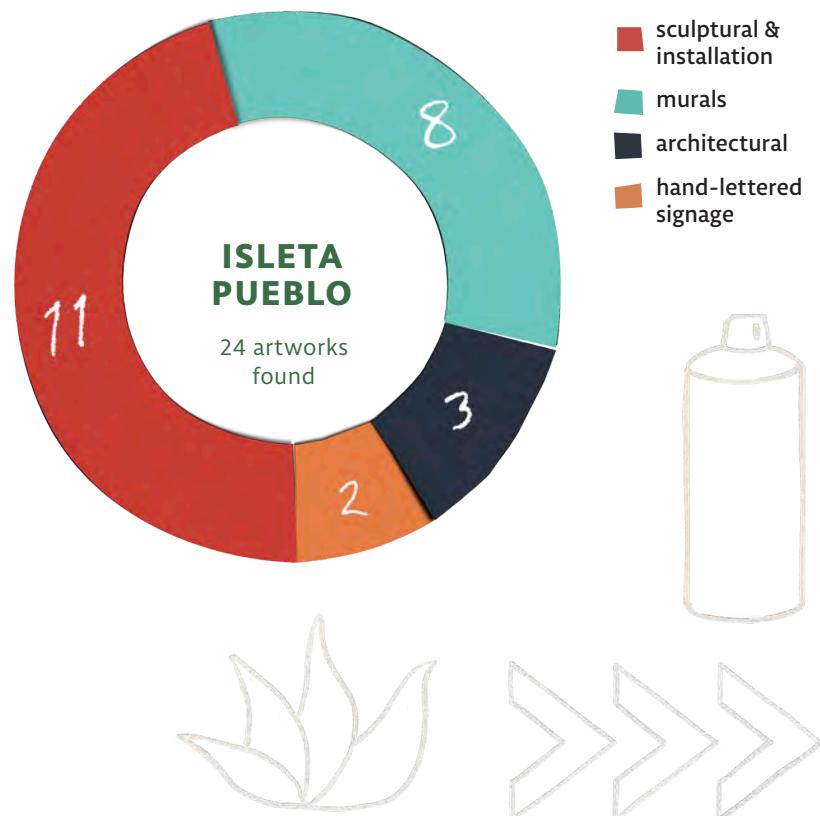
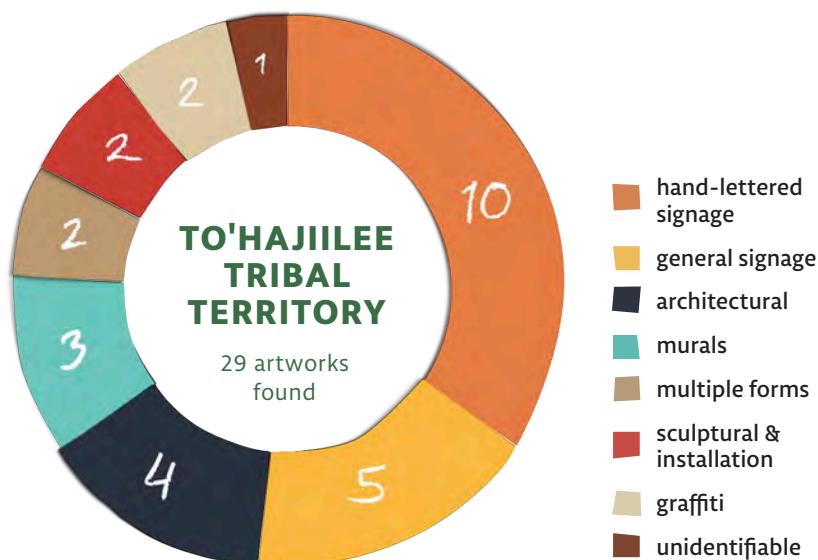
PREVALENCE AT THE ZIP CODE LEVEL

In most zip codes, the most common type of public art is actually murals, followed closely by sculptures/installations. The latter overtake murals in many high-density artwork areas, leading to their overall larger count above.



MOST COMMON ART TYPE BY ZIP CODE

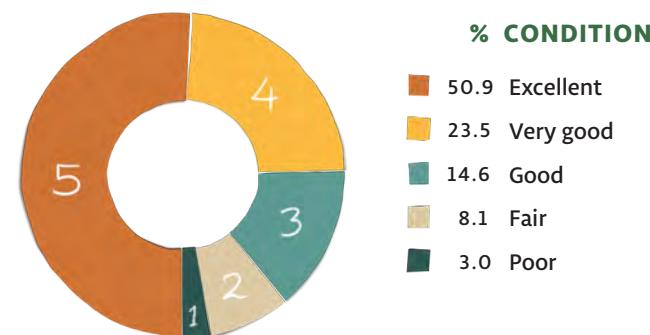
- murals
- sculptural & installation
- graffiti
- architectural





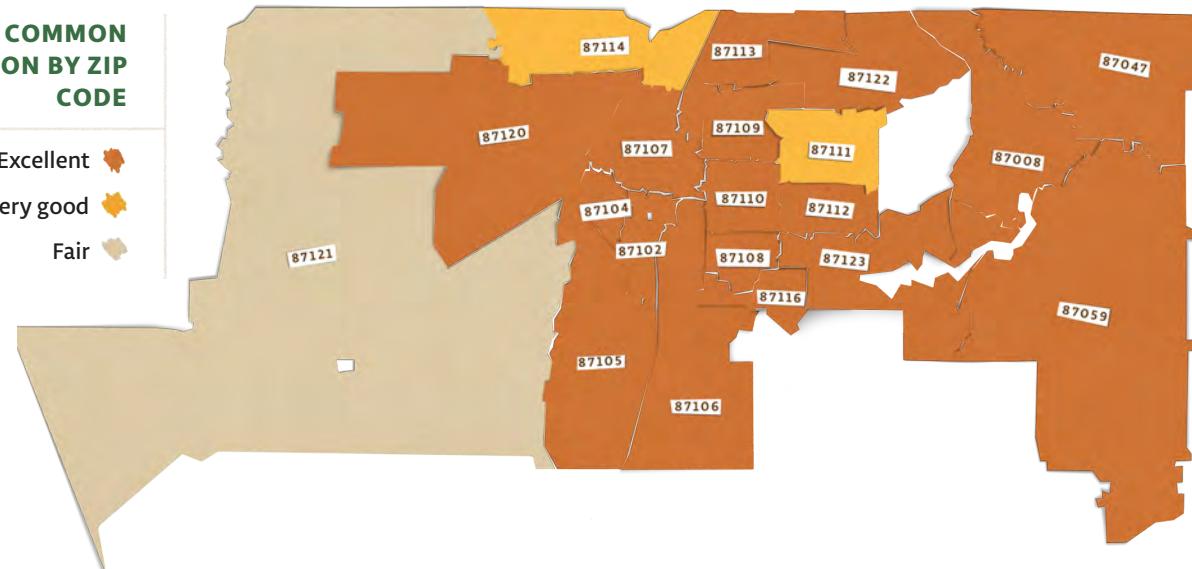
Most artworks were found in excellent condition.

Public artwork, like other elements of the built environment, requires upkeep and maintenance. While gathering data, canvassers documented the condition of each artwork based on several criteria, primarily surface area damage. This included evidence of weathering, chipping, and/or defacement. Each site was ranked on a scale of 1 to 5, with 1 being the worst and 5 being the best.



MOST COMMON CONDITION BY ZIP CODE

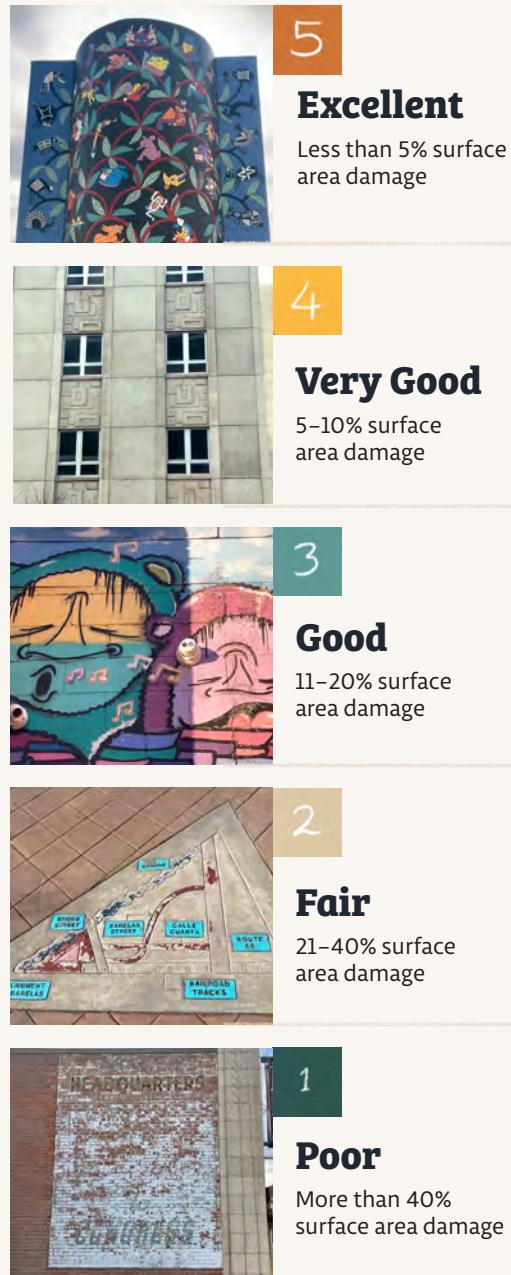
- Excellent
- Very good
- Fair



Title and artist name not visible on site | private property; address not disclosed



VISUAL SAMPLES OF CONDITION LEVELS



TO'HAJIILEE TRIBAL TERRITORY

% CONDITION

- 31 Excellent
- 21 Very good
- 10 Good
- 21 Fair
- 17 Poor

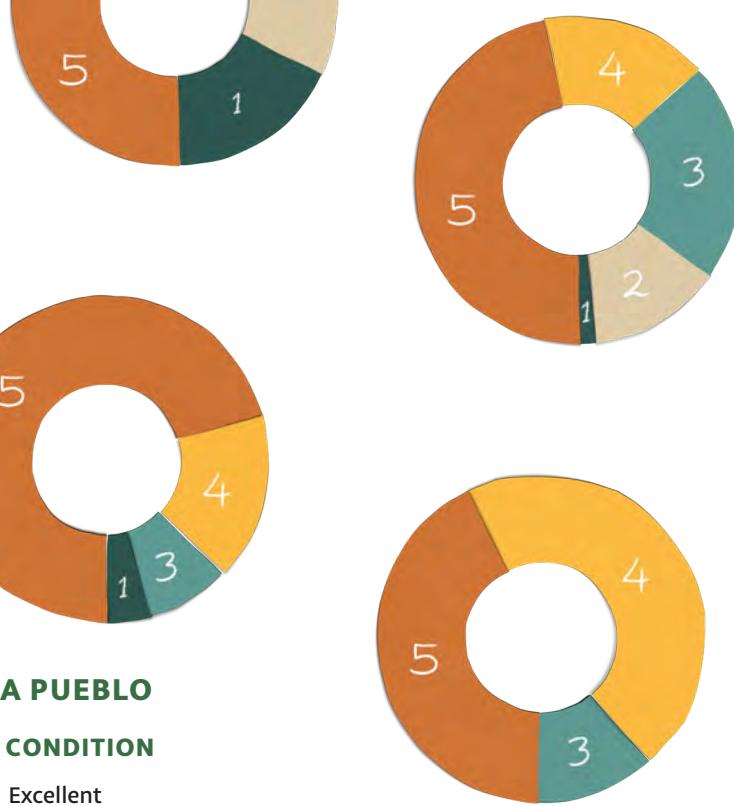


ISLETA PUEBLO

% CONDITION

- 71 Excellent
- 17 Very good
- 8 Good
- 4 Poor

238



CANON DE CARNUEL

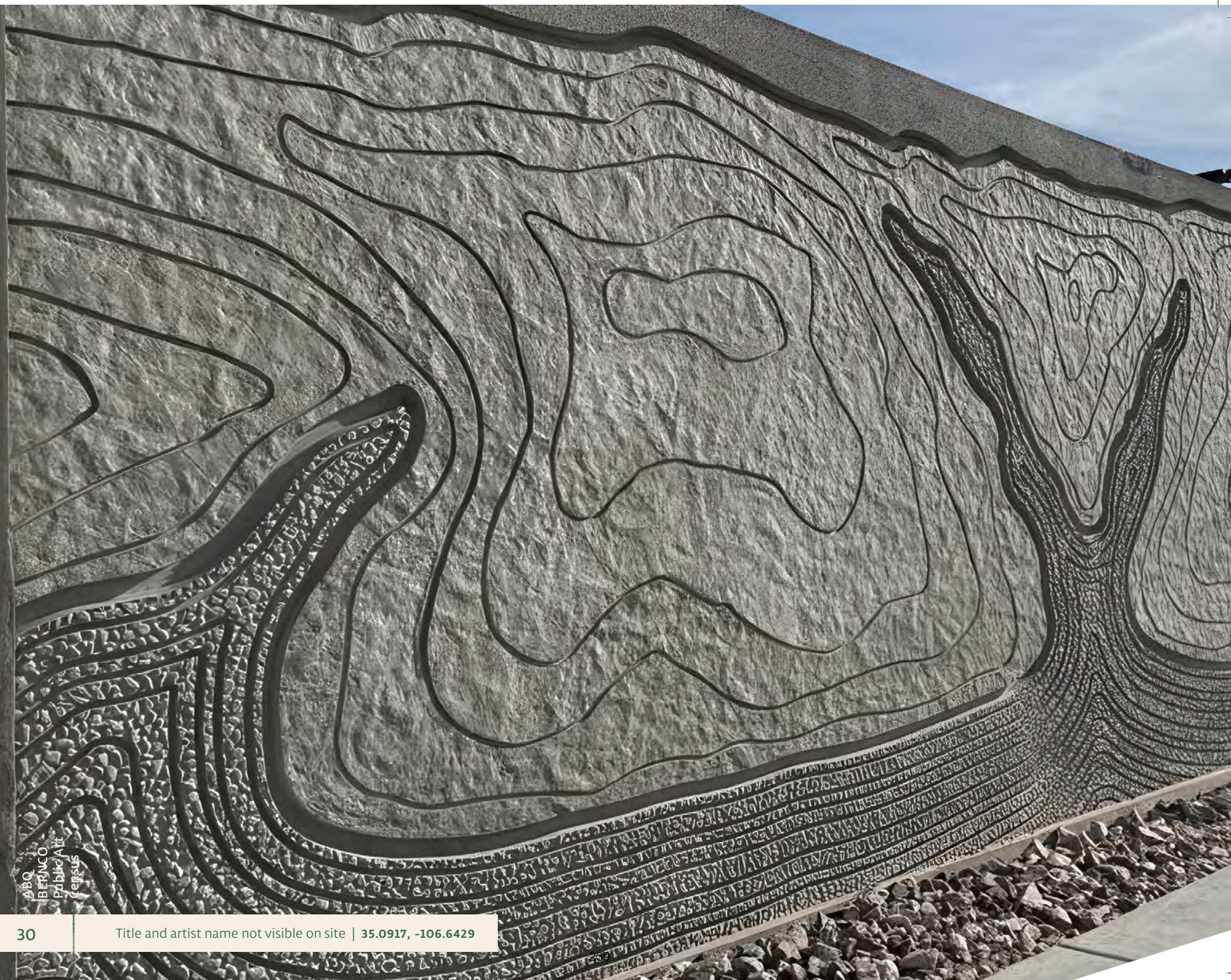
% CONDITION

- 46.6 Excellent
- 16.6 Very good
- 21.6 Good
- 13.3 Fair
- 1.6 Poor

CHILILI

% CONDITION

- 42 Excellent
- 46 Very good
- 12 Good





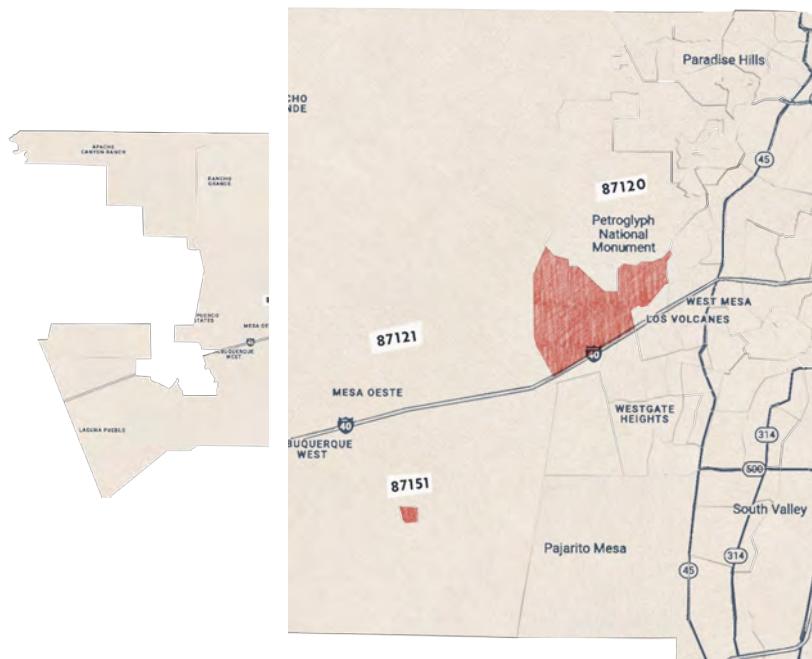
PART 3

Spatial Distribution Analysis

CROSS-REFERENCING ART WITH OTHER
COMMUNITY CHARACTERISTICS



What kinds of deserts surround us?



MAGNIFIED MIDDLE

PUBLIC ART DESERT TYPE 1

First, we checked for any census tracts lacking public art. Census tracts are designed to account for around 4,000 residents each. Two census tracts without any public artwork were found in zip codes 87120 and 87151. This map zooms in on the areas in question and displays those tracts in red.

The Public Art Census allows us to identify gaps that we call public art deserts: areas where people encounter relatively less art than in the community at large. We defined three different types of these art-scarce zones.

Yucca | Gordon Huether | 35.0632, -106.4786





PUBLIC ART DESERT TYPE 2

Next, we looked at basic proximity to public art. Starting with the locations of all public artwork found, we drew circumference shapes around these zones. Then, we overlaid the county's human settlement footprint, a resource that uses satellite imagery and other data sets

to differentiate uninhabited land from the places where people live and work. In the map below, most human settlement is close to public art, but discrepancies are noticeable towards the west and southeast.

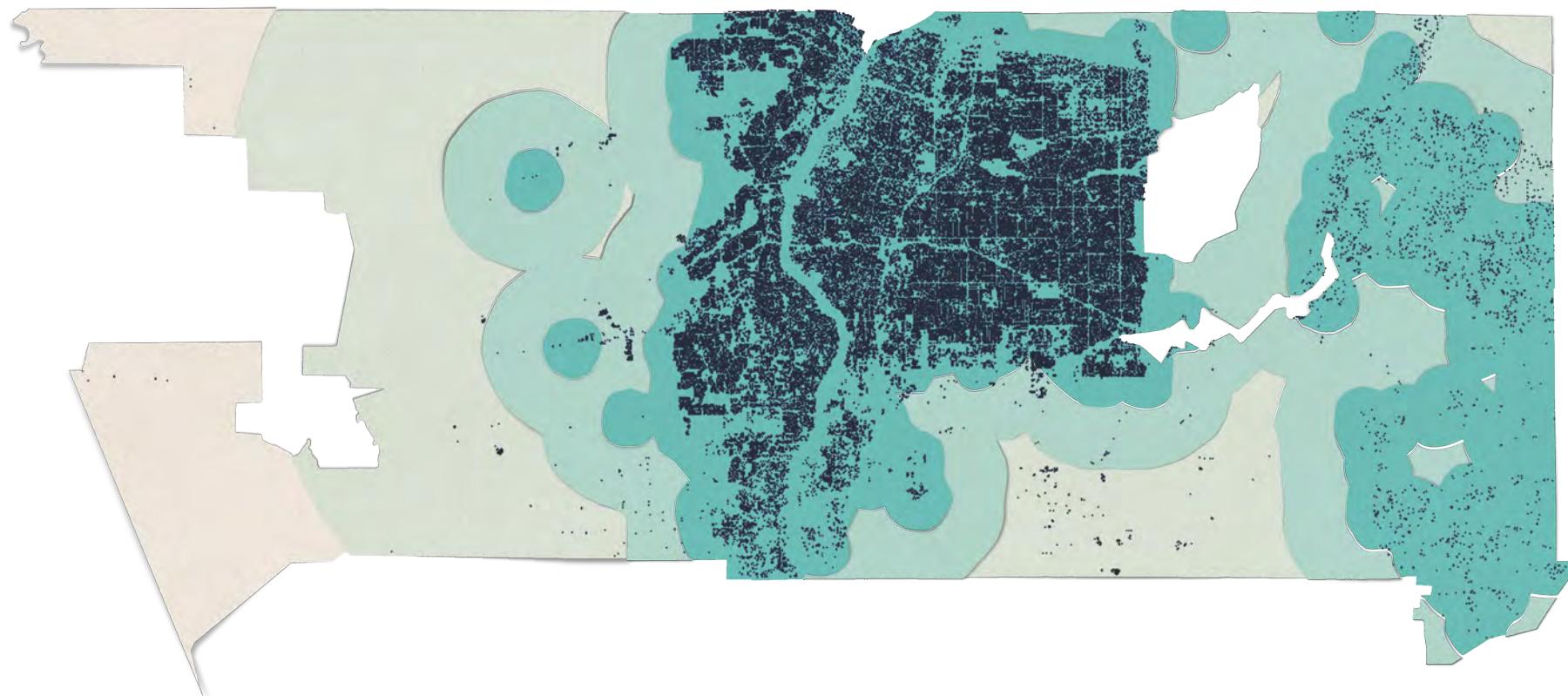
PROXIMITY TO PUBLIC ART



human
settlement
footprint

artwork within 1 mile
nearest artwork 1–3 miles away

nearest artwork 3–10 miles away
nearest artwork 10–20 miles away



ABQ
BERNCO
Public Art
Census

SPECIAL
ZONE DATA

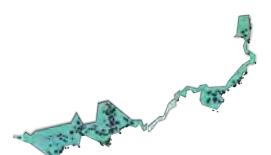


PUBLIC ART DESERT TYPE 2 (CONTINUED)

Note: Attempts to model the movement of people will always be imperfect. We chose to calculate proximity to artworks for each zone independently. For example, an artwork just across the border in a different zone does not affect the public art desert gradient, despite its relative proximity.



TO'HAIJILEE
TRIBAL
TERRITORY



CANON DE CURNUEL



CHILILI



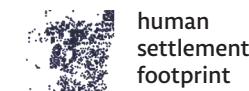
ISLETA PUEBLO



Public art is like a great line in a poem, where you can take a moment to contemplate and imagine. It's a reflection of what our communities are thinking about.

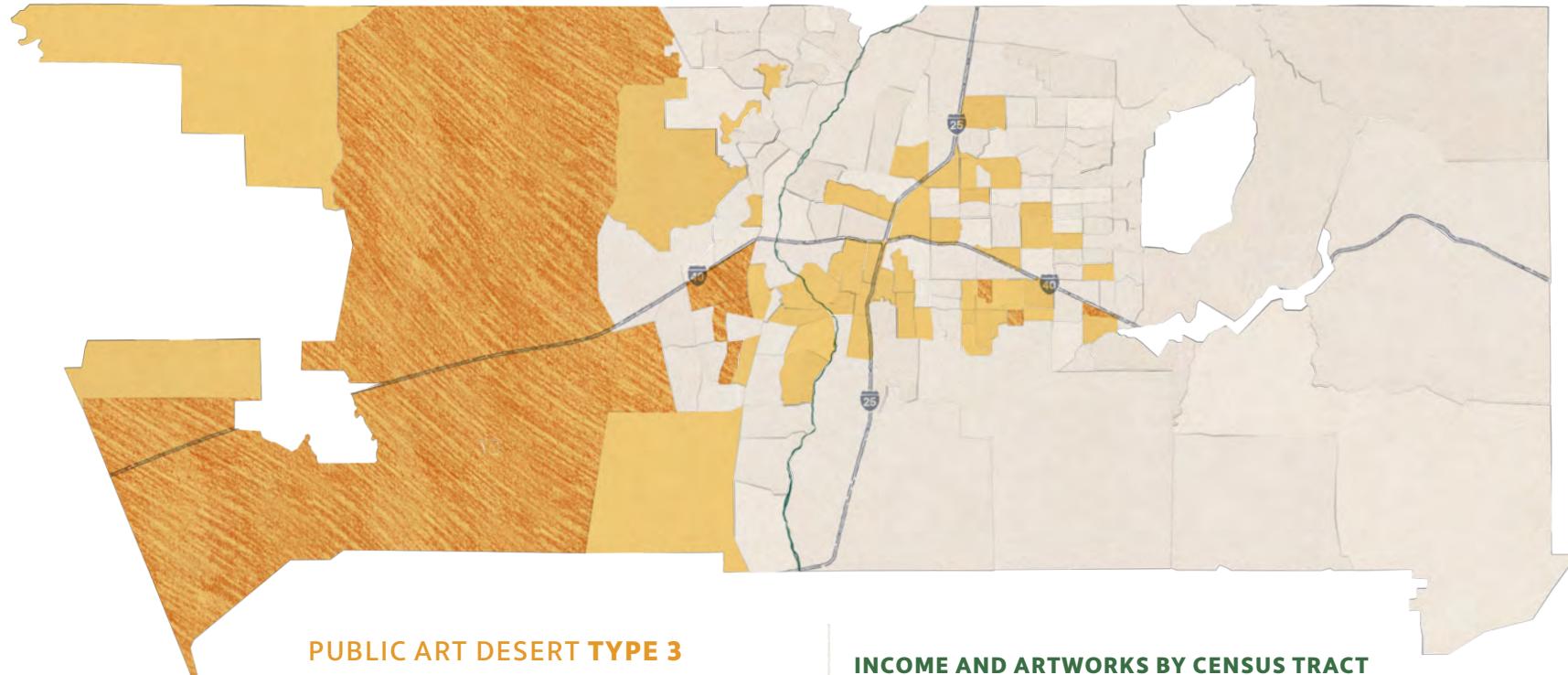
Kevin Frietas, performance artist

PROXIMITY TO PUBLIC ART



human
settlement
footprint

-  artwork within 1 mile
-  nearest artwork 1-3 miles away
-  nearest artwork 3-10 miles away
-  nearest artwork 10-20 miles away



PUBLIC ART DESERT TYPE 3

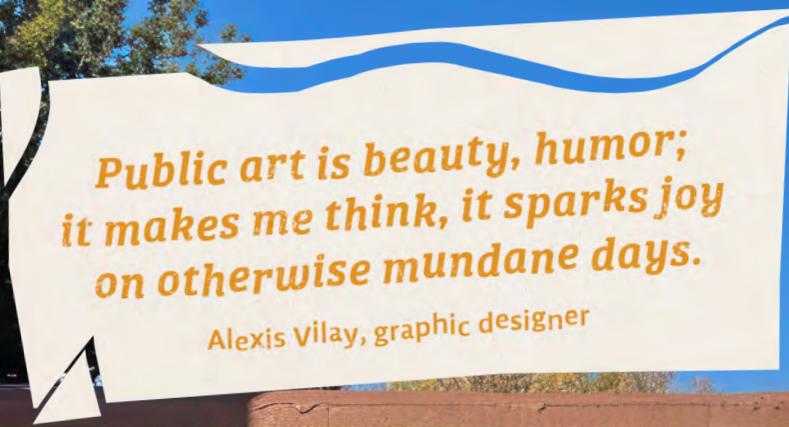
Third, we looked for areas where both income and public art density are low. Low-income is defined here as making less than 80% of the area median income (AMI). The AMI is a figure calculated each year by the Department of Housing and Urban Development.

INCOME AND ARTWORKS BY CENSUS TRACT

- Average household is low-income
- Average household is low-income, and artworks number less than 10

United in Diversity | René J. Palomares II | 35.0726, -106.5682





*Public art is beauty, humor;
it makes me think, it sparks joy
on otherwise mundane days.*

Alexis Vilay, graphic designer





Which groups experience more access to public art?

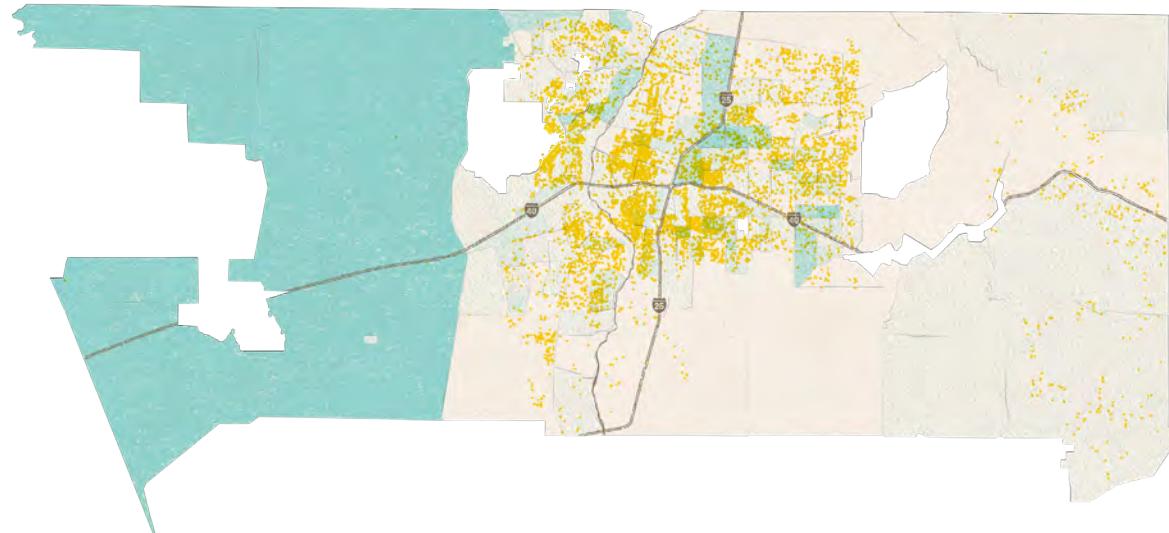
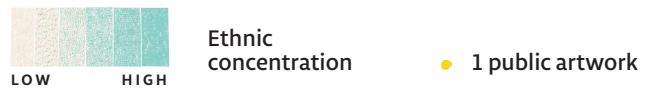
The maps on the following pages help locate concentrations of Native American/Indigenous, Latinx/Hispanic, White, Black, and Asian residents within Bernalillo County.

The maps are based on census tracts, which attempt to represent roughly equal numbers of residents. Tracts are therefore larger in sparsely populated areas and smaller in urban cores.

Deeper blue tints indicate higher percentages of residents who identify as the ethnicity in question. The percentage ranges vary by ethnicity, and are indicated separately next to each map.

To examine whether some groups are likely to experience more public art than others, we have overlaid the patterns of ethnic concentration with our map of found public artworks in yellow.

Where we see yellow and blue mixing to green, we can infer a richer public art experience for members of that ethnicity.



NATIVE AMERICAN / INDIGENOUS RESIDENTS



Native American / Indigenous residents comprise 7% of the county population overall. Native American / Indigenous residents have a strong presence in the western and southern regions, where there is low availability of public art.

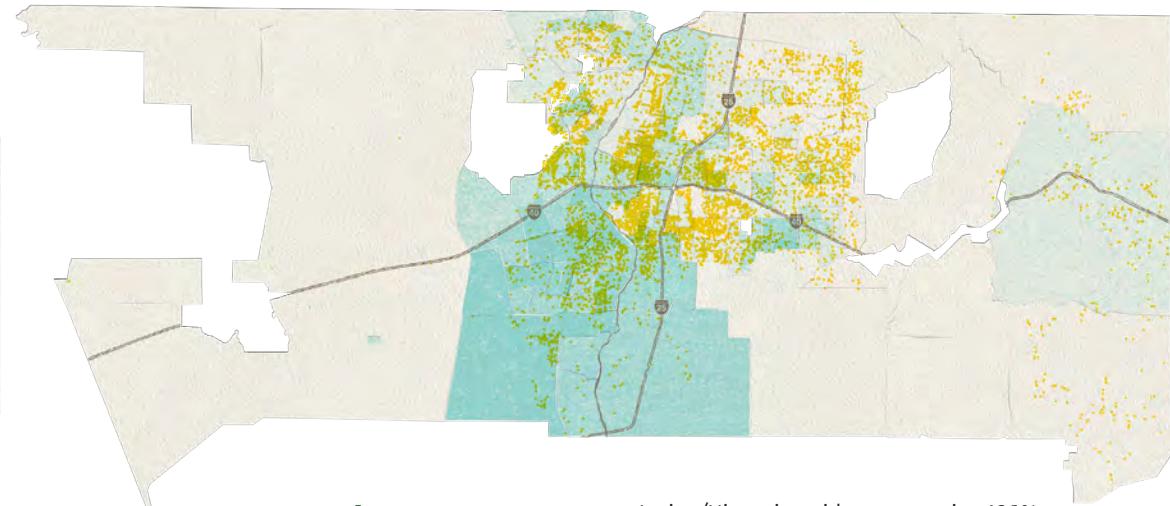
RESIDENTIAL ETHNICITY & ART

GENERAL ZONE DATA



Ethnic concentration

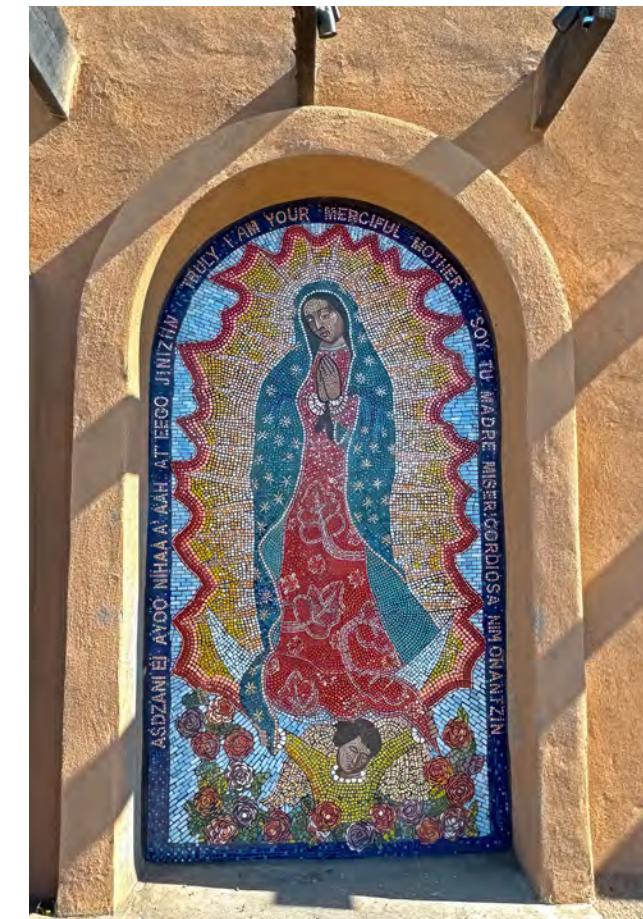
• 1 public artwork



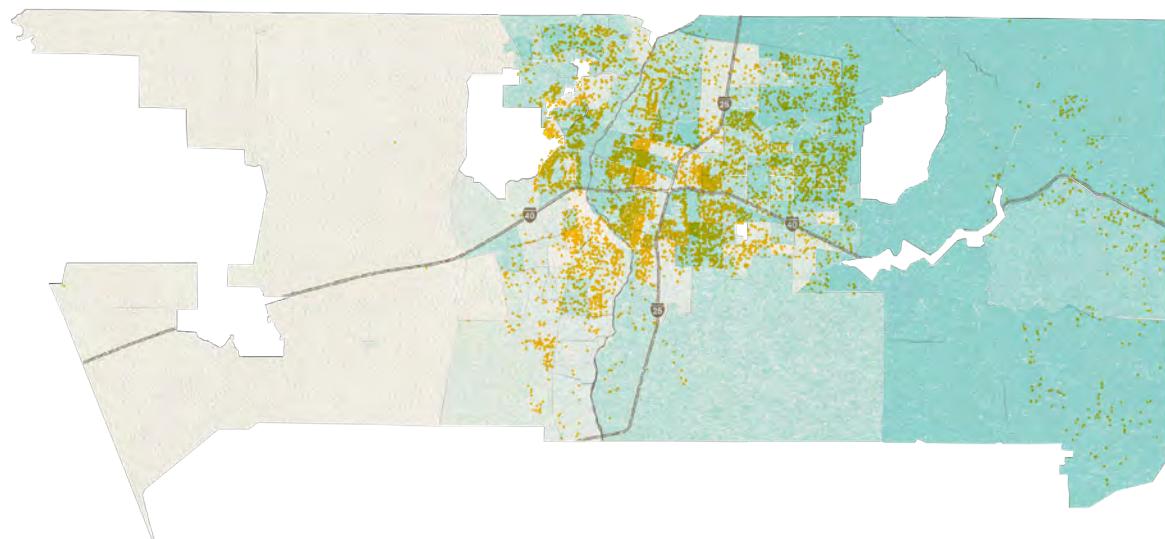
LATINX/HISPANIC RESIDENTS



Latinx/Hispanic residents comprise 49.1% of the county population overall. Latinx/Hispanic residents have a strong presence in the Albuquerque central and southern regions, where there is relatively high availability of public art.



Truly, I Am Your Merciful Mother | Artist name not visible on site | 35.0809, -106.5860



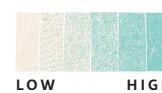
WHITE RESIDENTS



LOWEST 3%

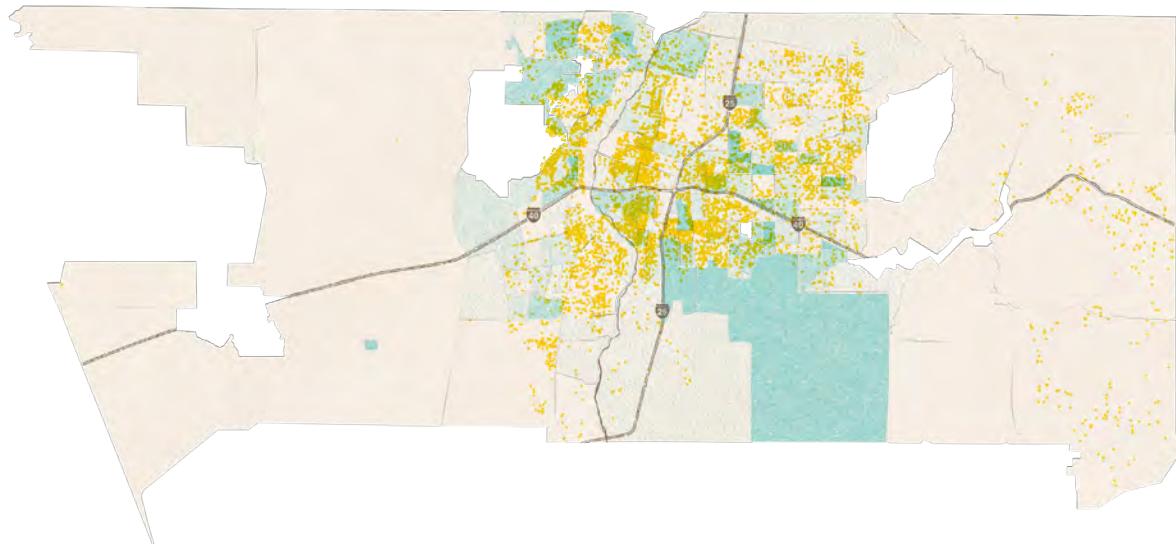
HIGHEST 82%

White residents comprise 38.3% of the county population overall. White residents have a strong presence throughout, with concentrations in the north, northeast, and southeast/central regions. The availability of public art is less for those further from Albuquerque city center.

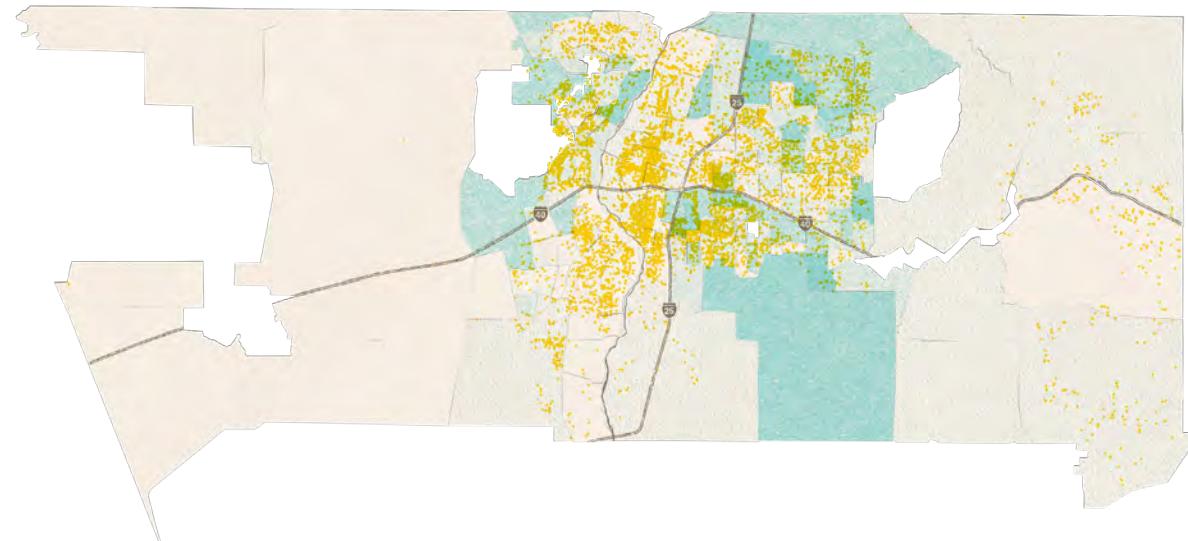


Ethnic concentration

• 1 public artwork

**ASIAN RESIDENTS**

Asian residents comprise 3.3% of the county population overall. Asian residents are sparsely concentrated on the outskirts of Albuquerque, where there is relatively lower availability of public art.

**BLACK RESIDENTS**

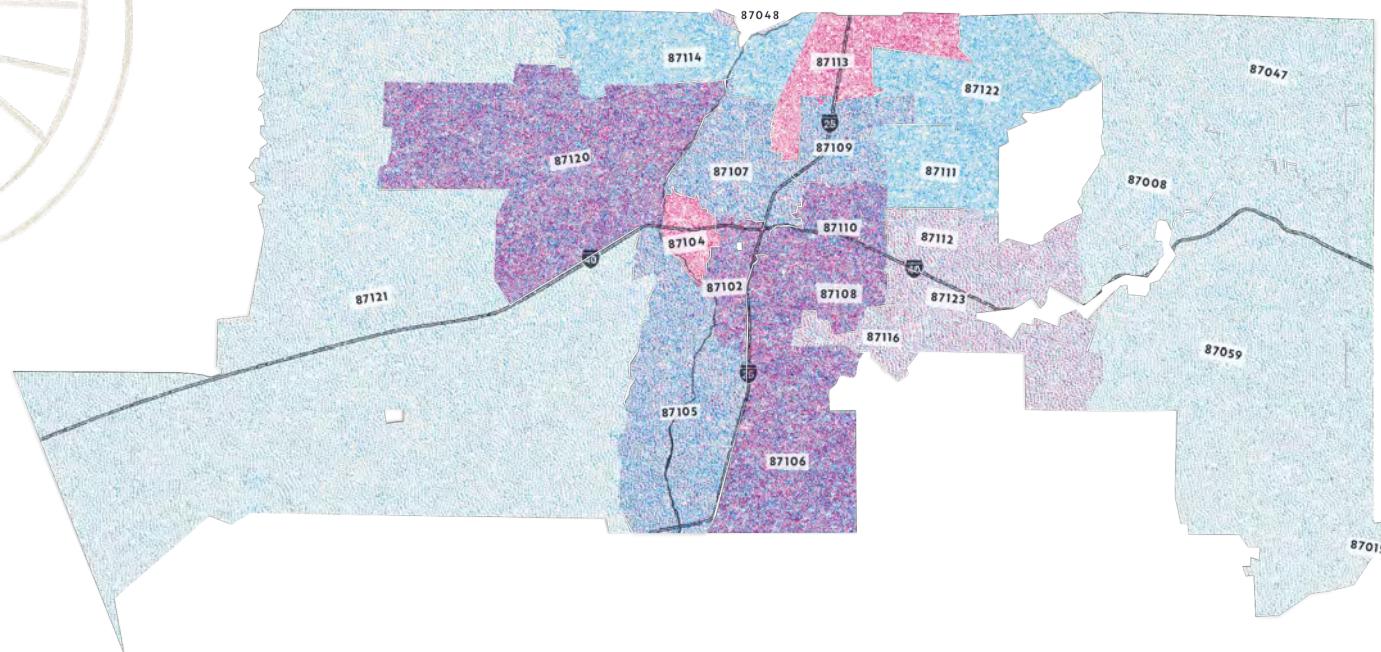
Black residents comprise 3.8% of the county population overall. Black residents have a strong presence in the central and south east regions, where there is relatively high availability of public art.





Does the presence of public artwork have an effect on crime?

It's an interesting question! Fundamentally, we cannot establish causation; we can only look at correlation. Our analysis reviewed crime data from CrimeoMeter and the New Mexico Statistical Analysis Center, enriched with location-specific data from Environmental Systems Research Institute, Inc. The resulting bivariate map blends the two variables of art and crime, to help us see possible correlations.



WHERE DO WE SEE WEAK CORRELATION?

Many incidents of crime *and* public artworks



In areas of purple and white, we **don't** see evidence that the presence of public art coincides with reduced crime.

Few incidents of crime or public artworks

WHERE DO WE SEE STRONG CORRELATION?

Many incidents of crime, and few public artworks

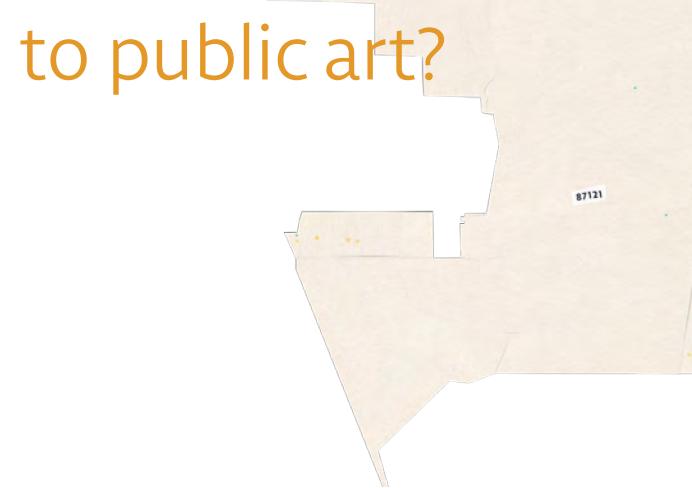


Many public artworks, and few incidents of crime

Areas of bright pink and blue do indicate a correlation between the presence of public art and reduced crime.



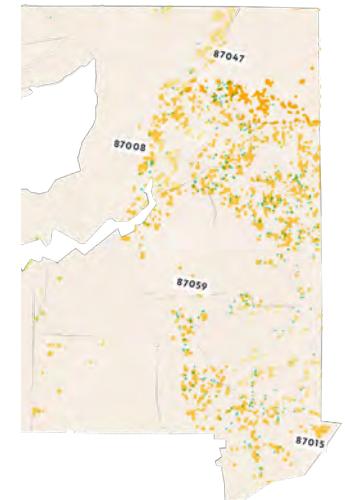
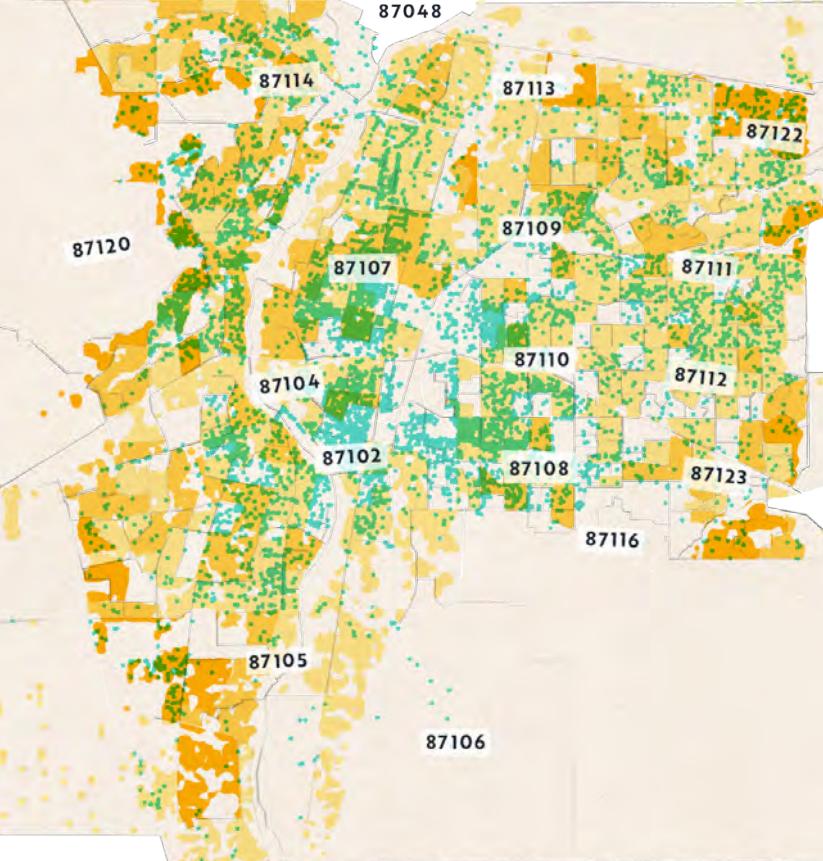
Does owning a home affect access to public art?



HOMEOWNERSHIP & PUBLIC ART



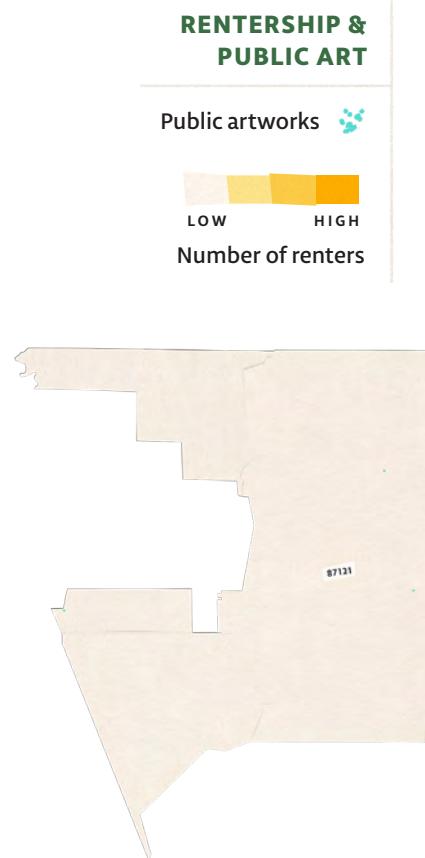
A recent CDC study¹ found that homeownership is correlated with better health outcomes than renting, specifically in the reduction of chronic illness. This is one of many positive associations observed with regards to homeownership, and the opportunity to enjoy and participate in public art may be another.



While we did not find a glaring gap of access to public art for renters, we do see patterns of homeownership mapping closely onto public art overall, suggesting greater access to public art for homeowners. Check the maps — is this the case in your neighborhood?

As you explore, keep in mind that census data is subject to margins of error, particularly in areas with low populations. Housing ownership information can be less reliable in regions zoned for industrial use or other non-residential purposes. In some cases, certain census areas may not report any homeownership data at all.

How is public art access different for **those who rent?**



MAGNIFIED MIDDLE

There are fewer renters than homeowners in Bernalillo County, roughly 40% to 60%, respectively. Renter levels are highest in the Albuquerque urban core.

Notice where the gold of high rentership mixes with the blue of public art to create deep green areas of accessibility. Conversely, which renters fall outside these dense-artwork zones?

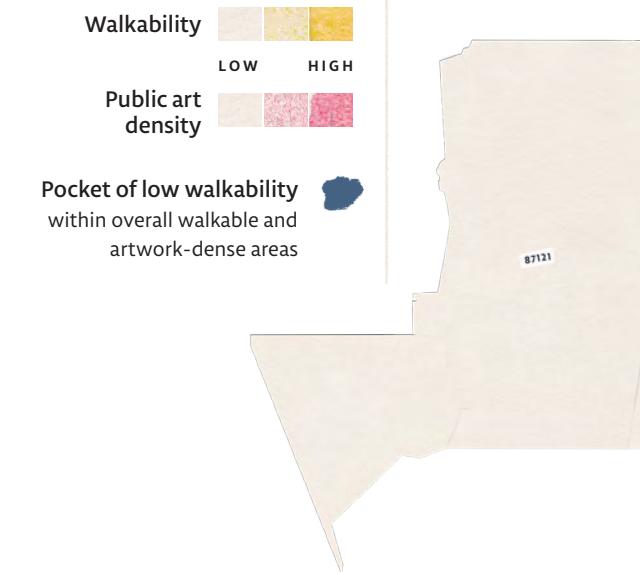


WALKABILITY & ART

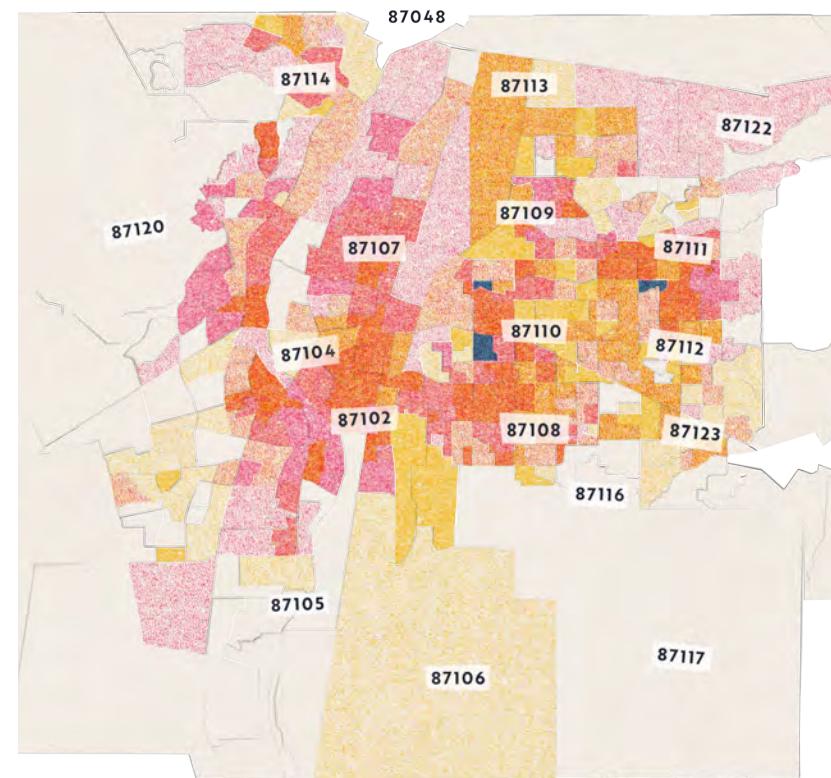


GENERAL ZONE DATA

WALKABILITY & PUBLIC ART



MAGNIFIED MIDDLE



WALKABILITY FACTORS CONSIDERED

- Pedestrian-oriented design and right-of-way
- Dense networks of streets, trails, and greenways
- Mixed-use environments
- Understandable organization around centers
- Direct and comfortable connections to frequent transit
- Managed parking

See any artwork along your walk today?

Leading research suggests that people walk at least 30 minutes a day, equating to a slow-paced mile. Walkability and connectivity are important indicators for measuring equity of public spaces! A walkable city is one where pedestrian transportation is convenient and safe.

The map shows the walkability index and details the correlation between the density of artwork and walkability. Even within overall highly walkable areas, there may still be zones experiencing less walkability to public art, as highlighted in dark blue within zip codes 87111 and 87110. Further study in these areas could identify ways to support community efforts to increase equitable access to public artwork experiences.



*Seeing art in public reminds me that I am embedded
in a larger story, our story, and of Albuquerque's
multifaceted culture and history.*

Sam Snell, canvasser



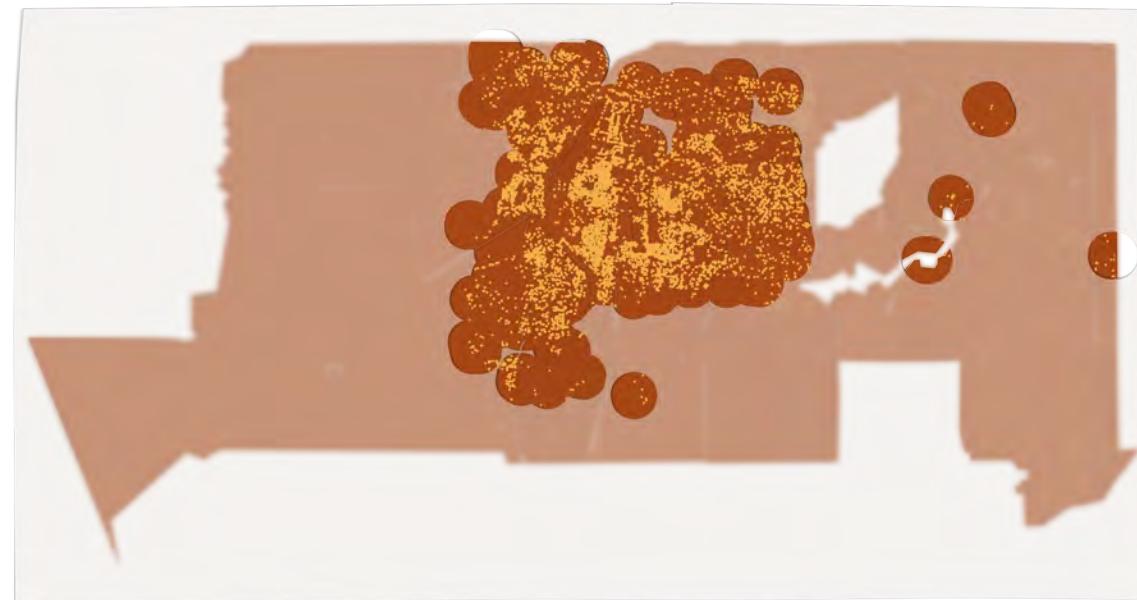
Where does public art **intersect with** daily life?

The "15-minute city" concept prioritizes pedestrian mobility over driving, and examines proximity to daily necessities and services. We investigated the spatial relationship between public art and what we call **sites of intervention**: nodes in the support networks of urban life; places that the average person frequents, or may appreciate having near their home. In this study, we considered greenspaces, public transit, schools, hospitals, fire stations, police stations, and libraries.

When a person has access to these resources within a 15-minute walk or bike ride of their home, they are likely to experience a stronger sense of connection with their immediate neighborhoods. Public art enhances and encourages this sense of place belonging — coalescing communities that give rise to even more creativity.

This set of maps depicts public artworks as yellow dots, and spotlights those that fall within one-mile of each site type in question.

SCHOOLS 10,333 artworks within 1 mile of K-12 schools, colleges, and universities



PUBLIC LIBRARIES 2,561 artworks within 1 mile of libraries

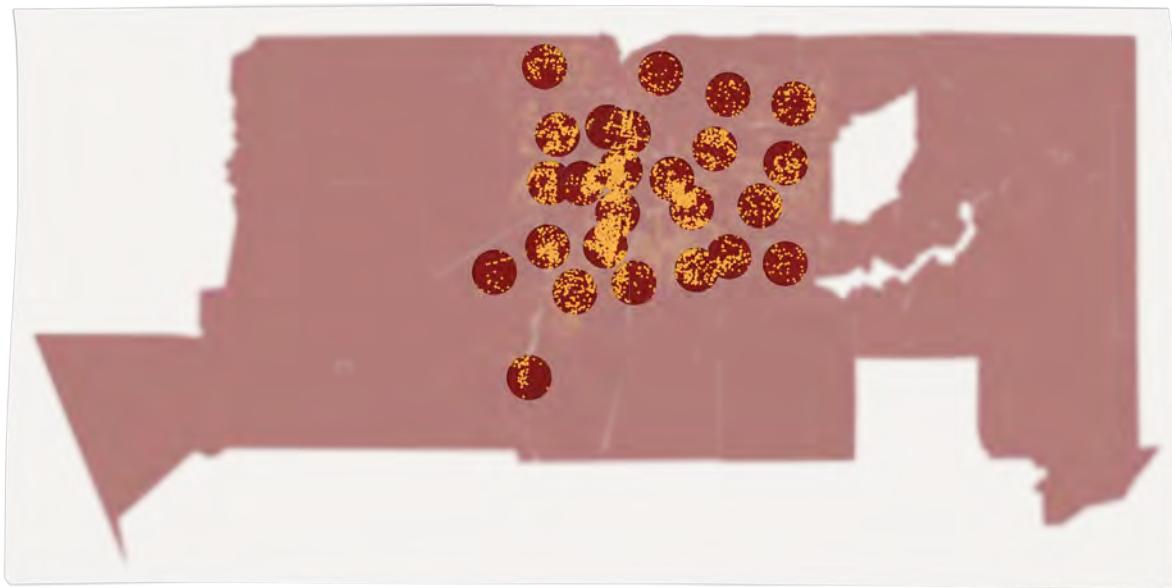




SITES OF INTERVENTION

GENERAL
ZONE DATA

FIRE STATIONS 5,542 artworks within 1 mile of fire stations



POLICE STATIONS 2,718 artworks within 1 mile of police stations



ABQ
BERNCO
Public Art
Census

SITES OF INTERVENTION



GENERAL
ZONE DATA



ABQ
BERNCO
Public Art
Census

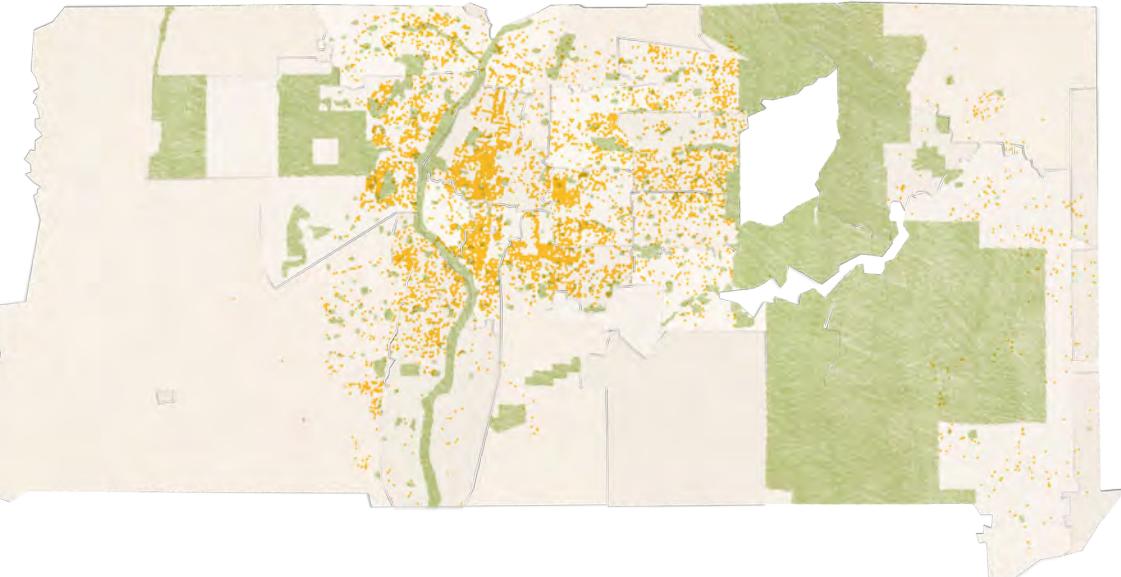
HOSPITALS

961 artworks within 1 mile of hospitals



PARKS

10,909 artworks within 1 mile of parks & nature recreation spaces



TRANSIT 4,811 artworks within 1 mile of a transit route

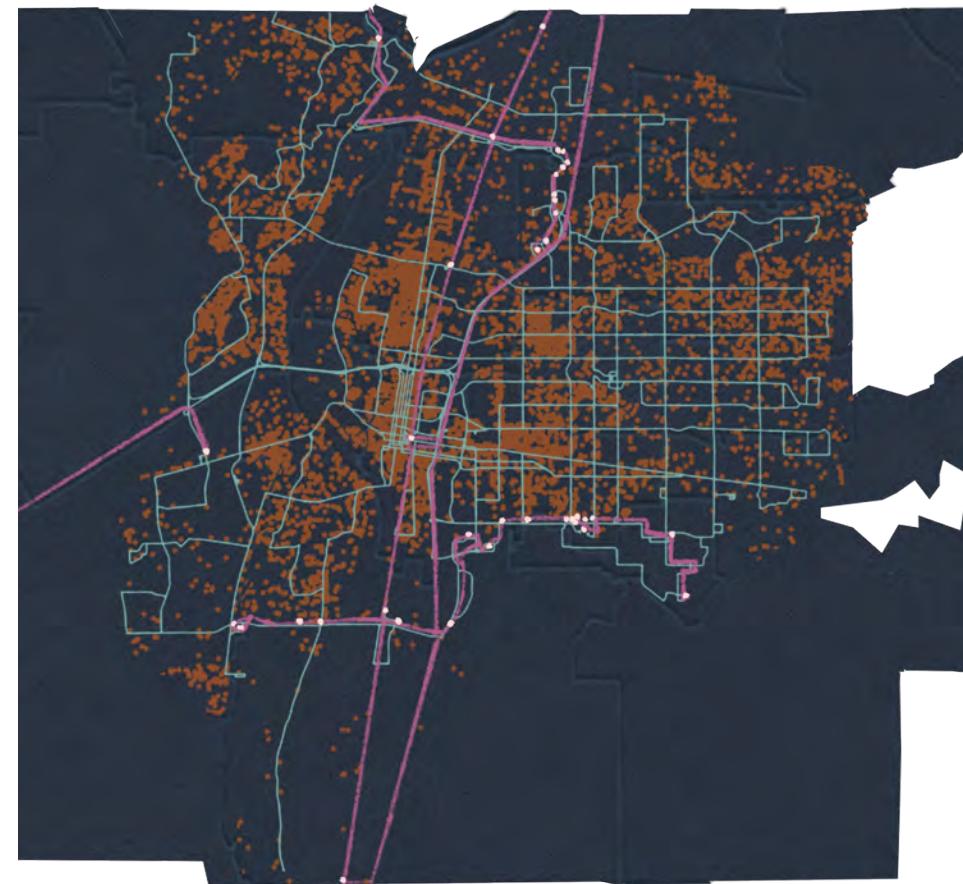
GENERAL
ZONE DATA



— Rio Metro Rail, bright dots = stations

— ABQ Ride bus routes

• artwork within 1 mile of a transit route



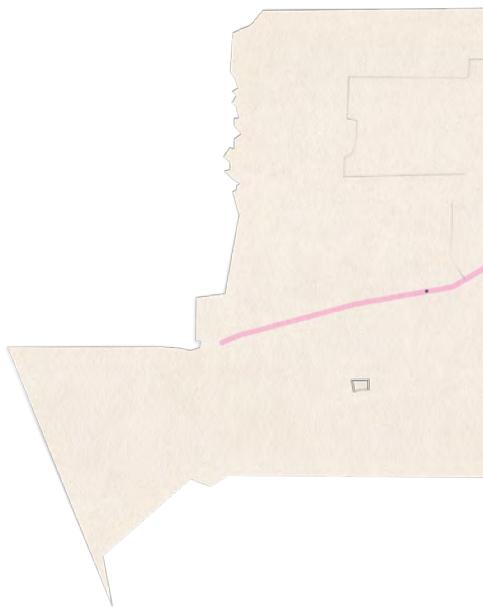
MAGNIFIED MIDDLE



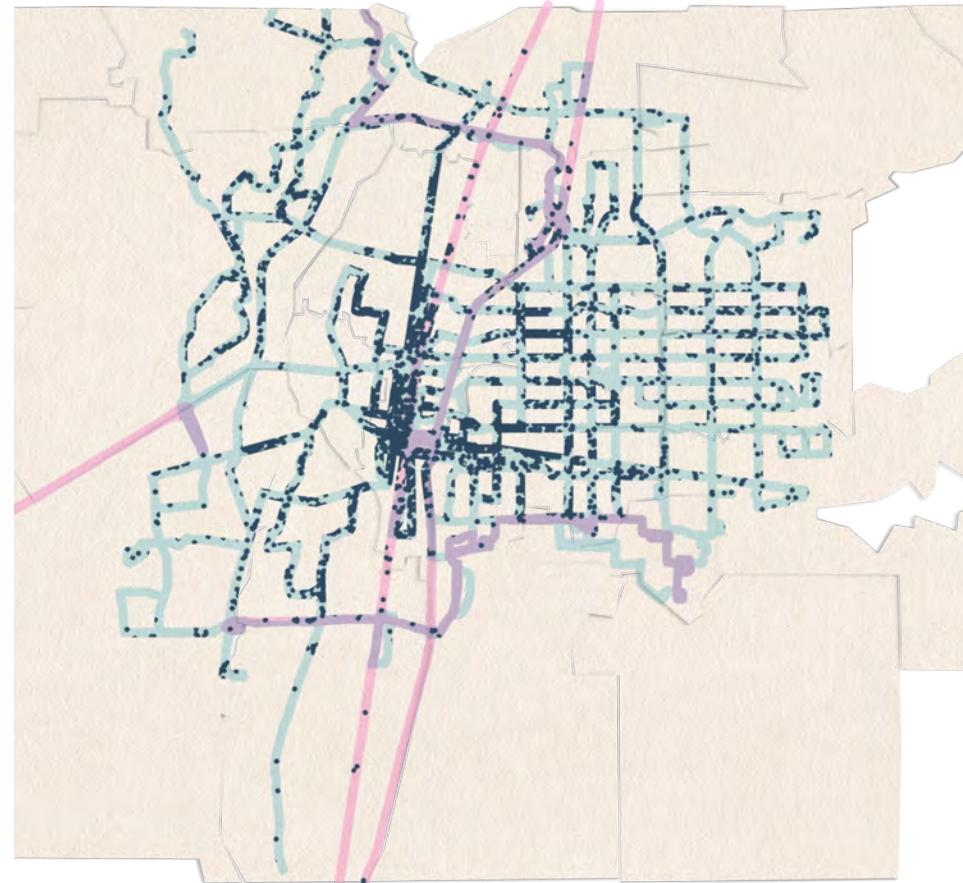
SITES OF INTERVENTION



GENERAL
ZONE DATA



MAGNIFIED MIDDLE



Using a smaller buffer zone, we can get an approximate view of artworks visible to passengers on buses and trains.

- Rio Metro Rail + 500 ft buffer
- ABQ Ride bus routes + 500 ft buffer
- artwork within 500 ft of a transit route

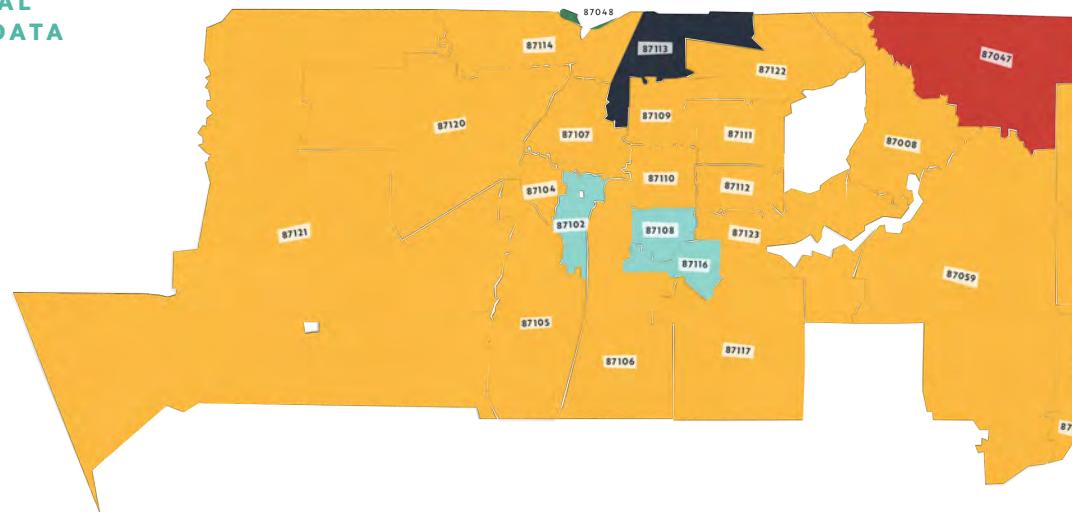


**Public art represents
democracy — at its best,
it is equitable, diverse,
inspirational, and accessible.**

Jessica Metz, Architect



GENERAL
ZONE DATA



MAJORITY TOPOLOGY
OF ARTWORKS FOUND
IN EACH ZIP CODE

- Residential
- Business / Commercial
- Fence
- Roadside
- Park / Greenspace

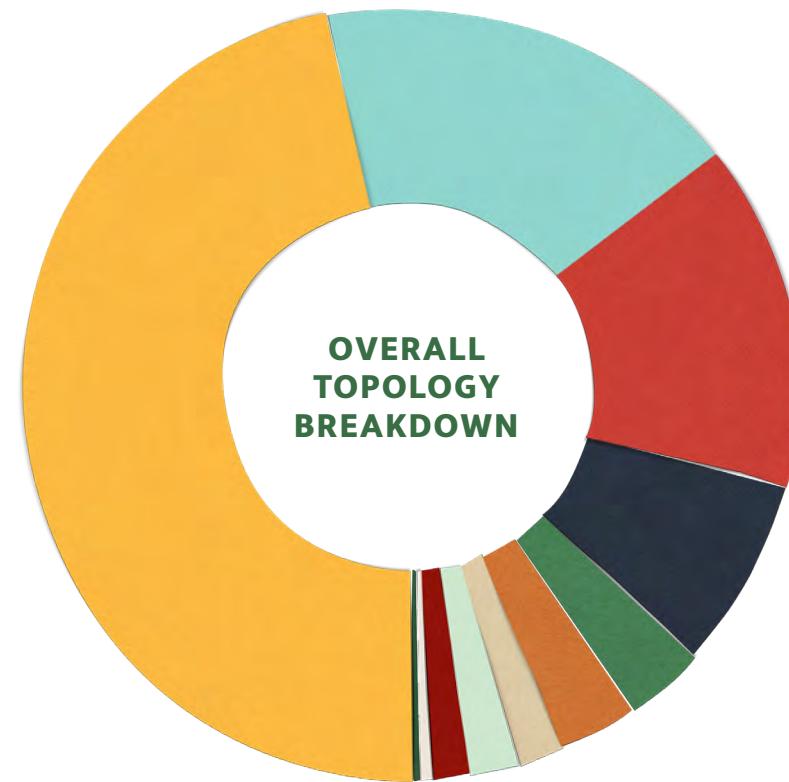
Similar to sites of intervention, topology in urban studies refers to elements that constitute a city, creating patterns of activity and connectivity. Topologies offer a broader palette of locations where the average person might create a work of public art. Nearly half of the artworks we found were in residential areas.

Residents are embracing creativity **close to home.**

% TOPOLOGY

46.5	Residential	1.8	Unknown
17.9	Business / Commercial	1.7	Religious Site
14.4	Fence/Wall	0.4	Daycare
8.2	Roadside	0.3	Bus stop
3.3	Park / Greenspace	0.0*	Hospital *2 artworks found
3.1	School		
2.2	Public Infrastructure / Utility		

OVERALL
TOPOLOGY
BREAKDOWN

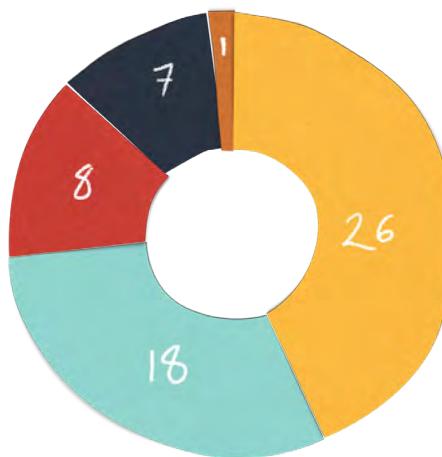
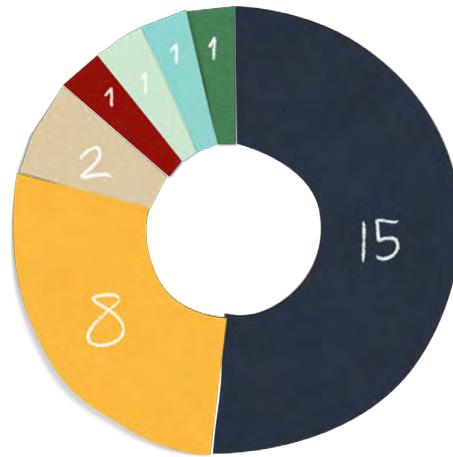




TO'HAIJILEE TRIBAL TERRITORY

% TOPOLOGY

- Roadside
- Residential
- Public Infrastructure / Utility
- Religious Site
- Unknown
- Business / Commercial
- Park / Greenspace



CANON DE CARNUEL

% TOPOLOGY

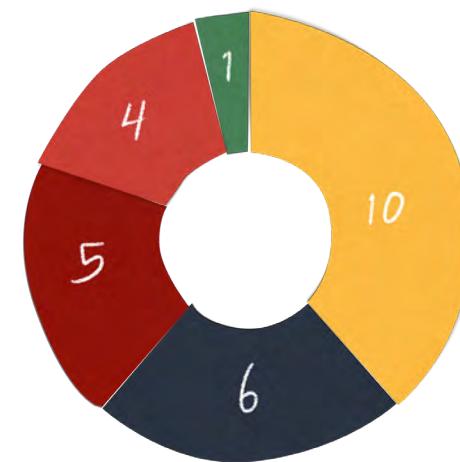
- Residential
- Business / Commercial
- Fence / Wall
- Roadside
- School



ISLETA PUEBLO

% TOPOLOGY

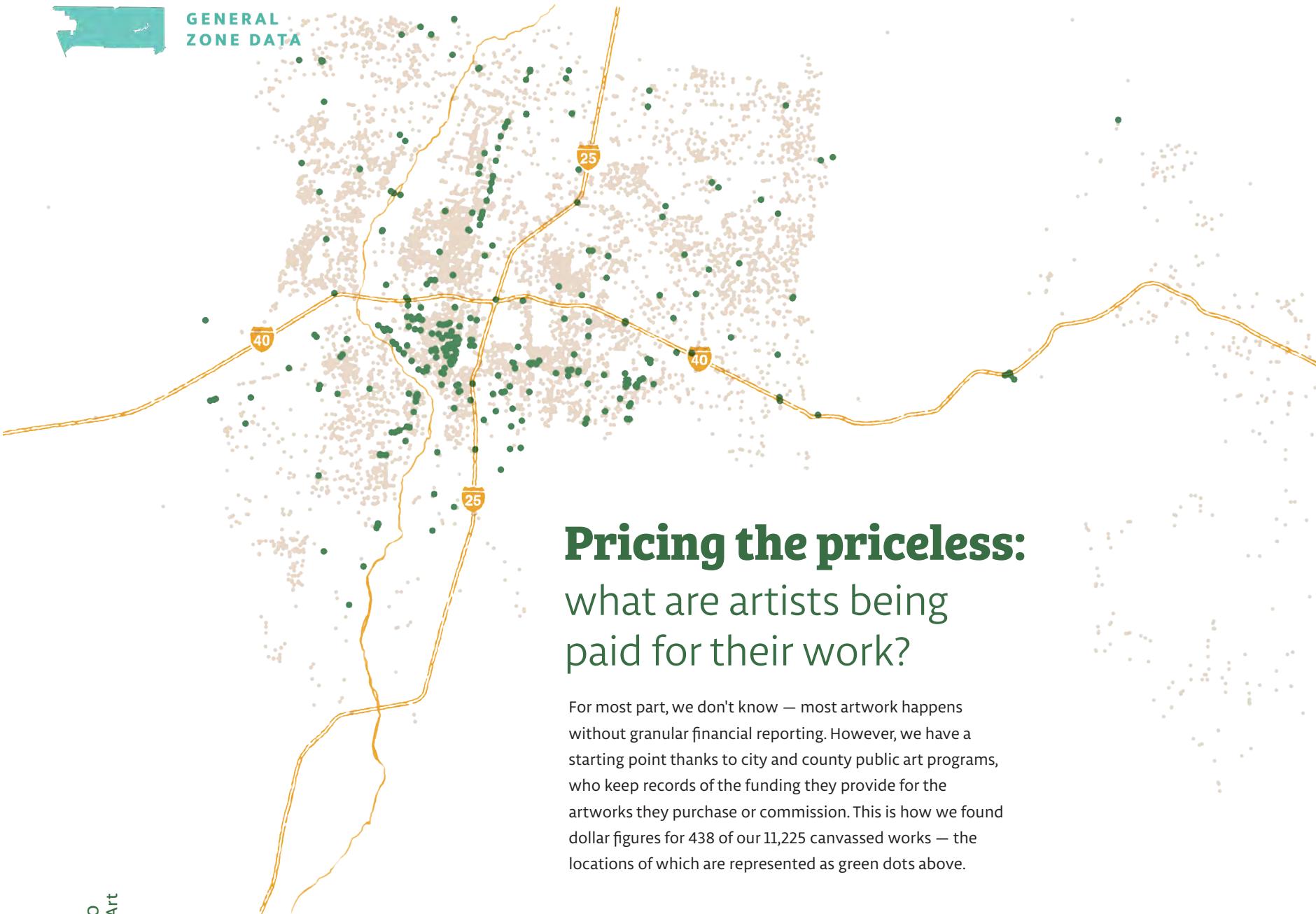
- Business / Commercial
- Roadside
- Residential
- School
- Fence / Wall
- Public Infrastructure / Utility
- Unknown



CHILILI

% TOPOLOGY

- Residential
- Roadside
- Religious Site
- Fence / Wall
- Park / Greenspace

GENERAL
ZONE DATA

Pricing the priceless: what are artists being paid for their work?

For most part, we don't know — most artwork happens without granular financial reporting. However, we have a starting point thanks to city and county public art programs, who keep records of the funding they provide for the artworks they purchase or commission. This is how we found dollar figures for 438 of our 11,225 canvassed works — the locations of which are represented as green dots above.



IMPORTANT NOTES

We are presenting separately the data for works funded through the **City of Albuquerque Public Art Program** and those funded through the **Bernalillo Public Art Program**, as these entities are distinct and key drivers of public art in the region.

Keep in mind, the distinction is more administrative than geographical. For example, an artwork might be located within Albuquerque, yet be an acquisition of the county rather than the city.

The dollar amounts shown on many of the figures in this section are the **median amount paid to the artist(s) for a piece of public art**.

Slightly different from an average, the **median** refers to whatever value lands in the middle of the entire list.

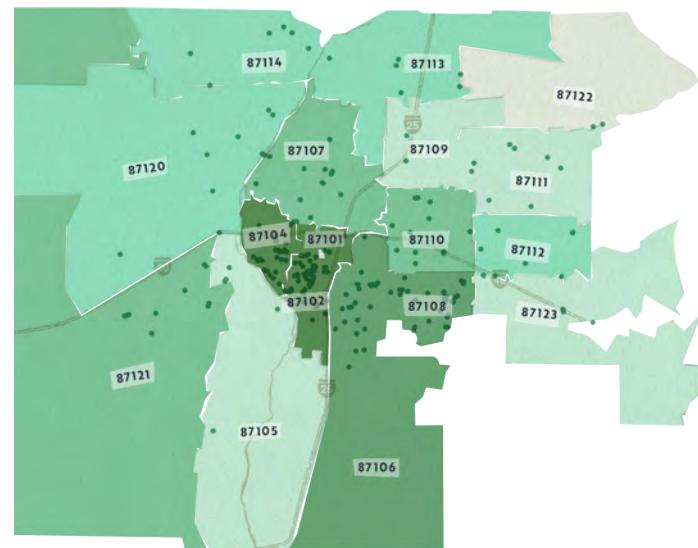
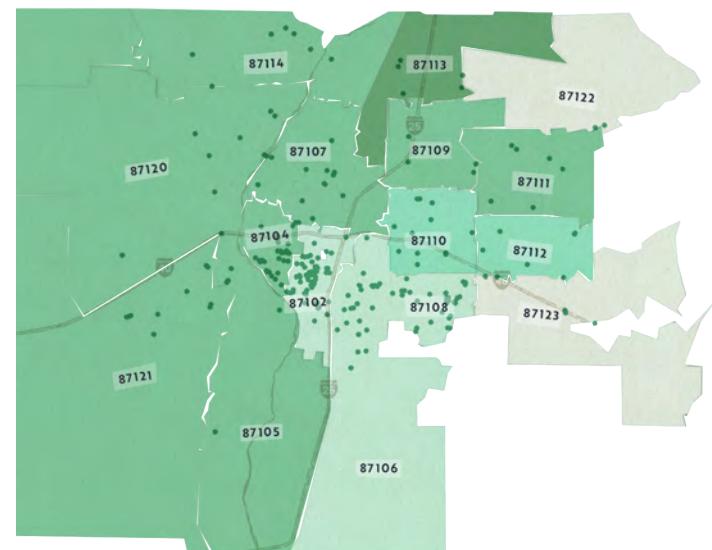
We've preferred it as indicator for art investments, because the median is less swayed by extreme outliers on the high and low ends. It may be more representative of the typical amounts paid to artists by the city and county.

Art investment data from the **City of Albuquerque**

MEDIAN ART INVESTMENT BY ZIP CODE

Artworks funded by the City of Albuquerque

Median amount spent per artwork



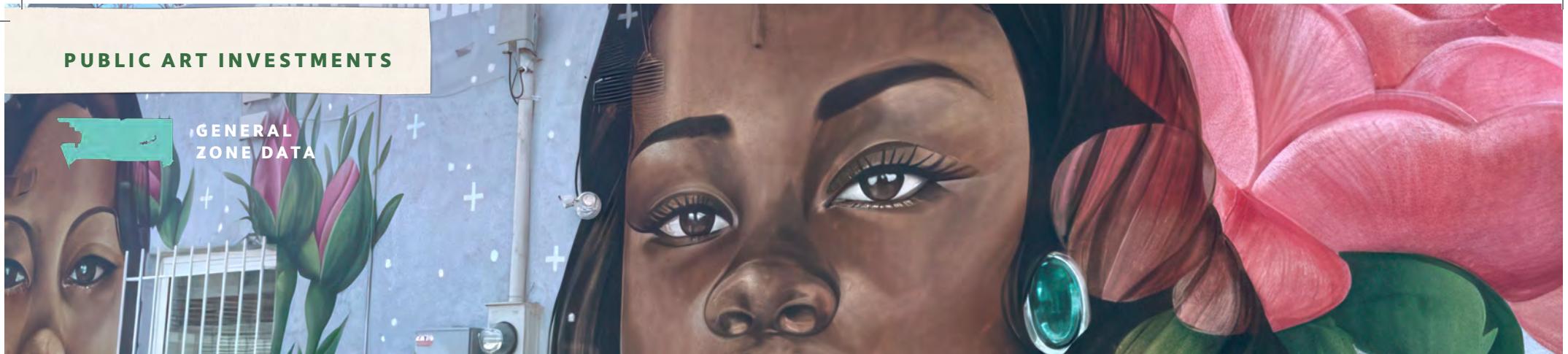
TOTAL ART INVESTMENT BY ZIP CODE

Artworks funded by the City of Albuquerque

Total amount spent on artworks



PUBLIC ART INVESTMENTS



End Police Murder | Artist name not visible on site | 35.0790, -106.6204

Art investment data from the City of Albuquerque

MEDIAN INVESTMENTS BY ART TYPE

The following category types are present in the city data:

sculptural & installation



murals



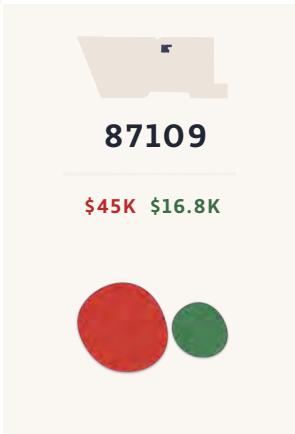
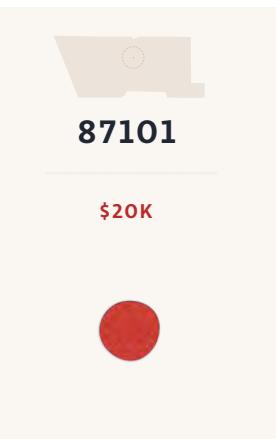
mosaics



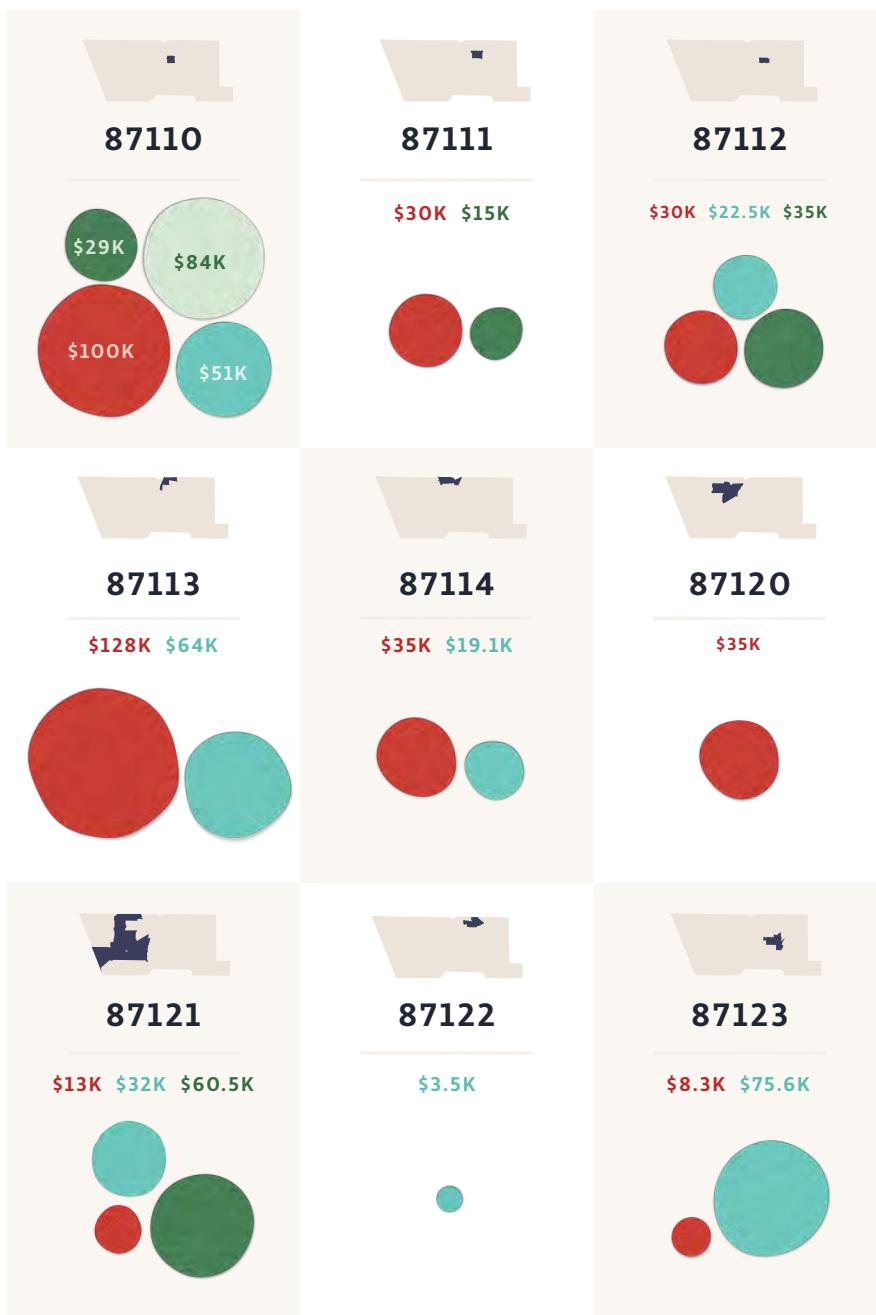
new media*



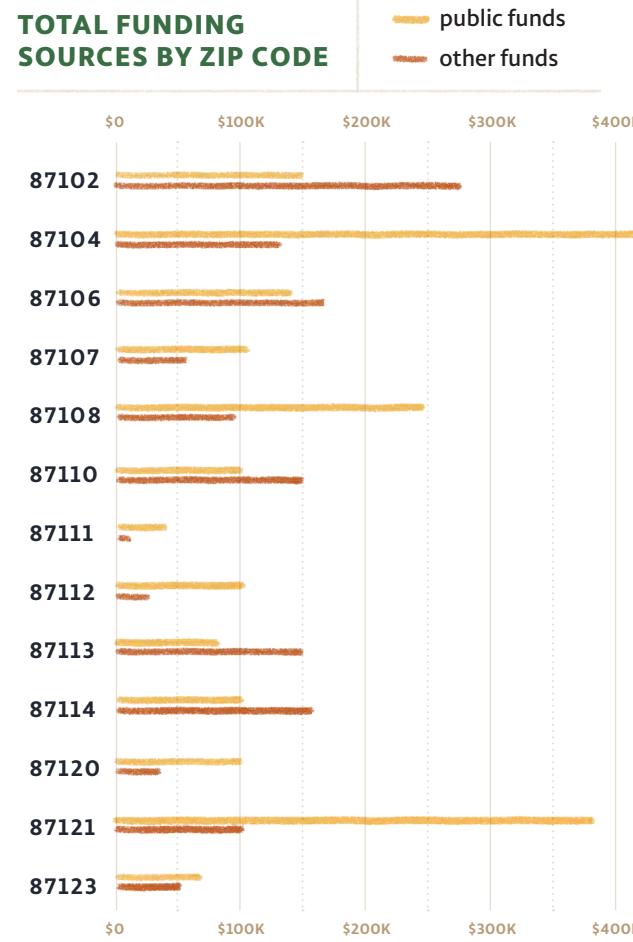
The circles on these pages show the median amount spent by the city in each zip code for an artwork of that type.



* New Media is defined by the city as art that is digital, illumination, or projection-based. This was not one of our categories used during the canvassing phase, but the artworks in question may still have been logged by our team under other categories.

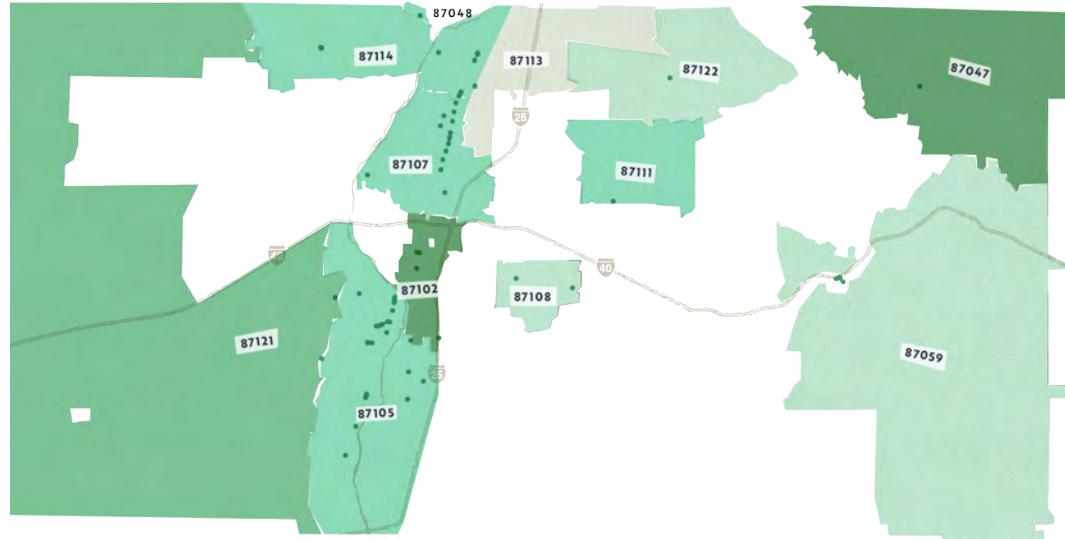
GENERAL
ZONE DATA

The City of Albuquerque Public Art Program notes that funding for the artworks they acquire come from various places. Some of their artworks have been "publicly funded," other works were paid for by "other sources." Here is the breakdown of those amounts, by zip code.

TOTAL FUNDING
SOURCES BY ZIP CODE



Art investment data from **Bernalillo County**



MEDIAN ART INVESTMENT BY ZIP CODE

Artworks funded by Bernalillo County

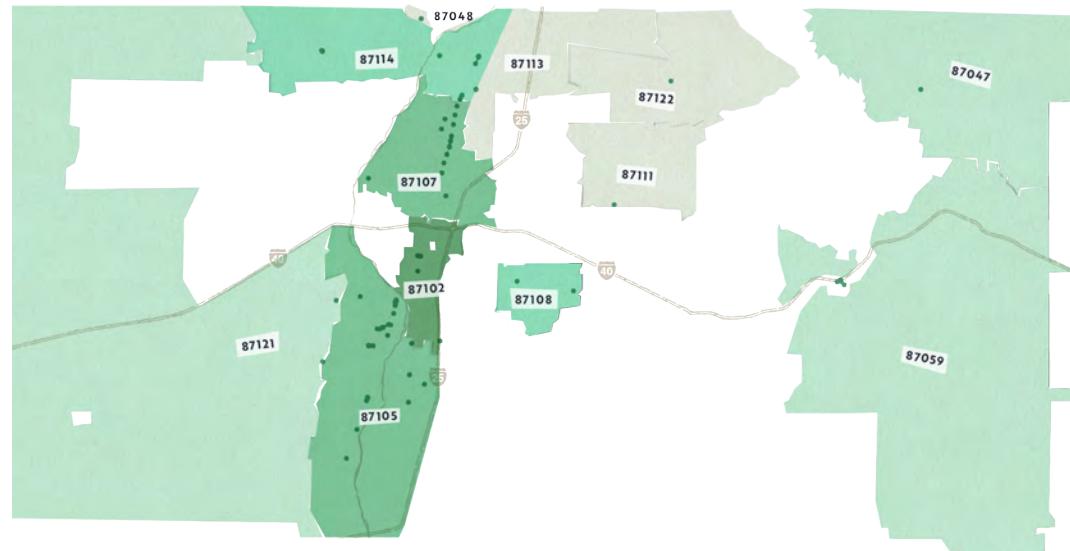
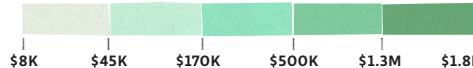
Median amount spent per artwork

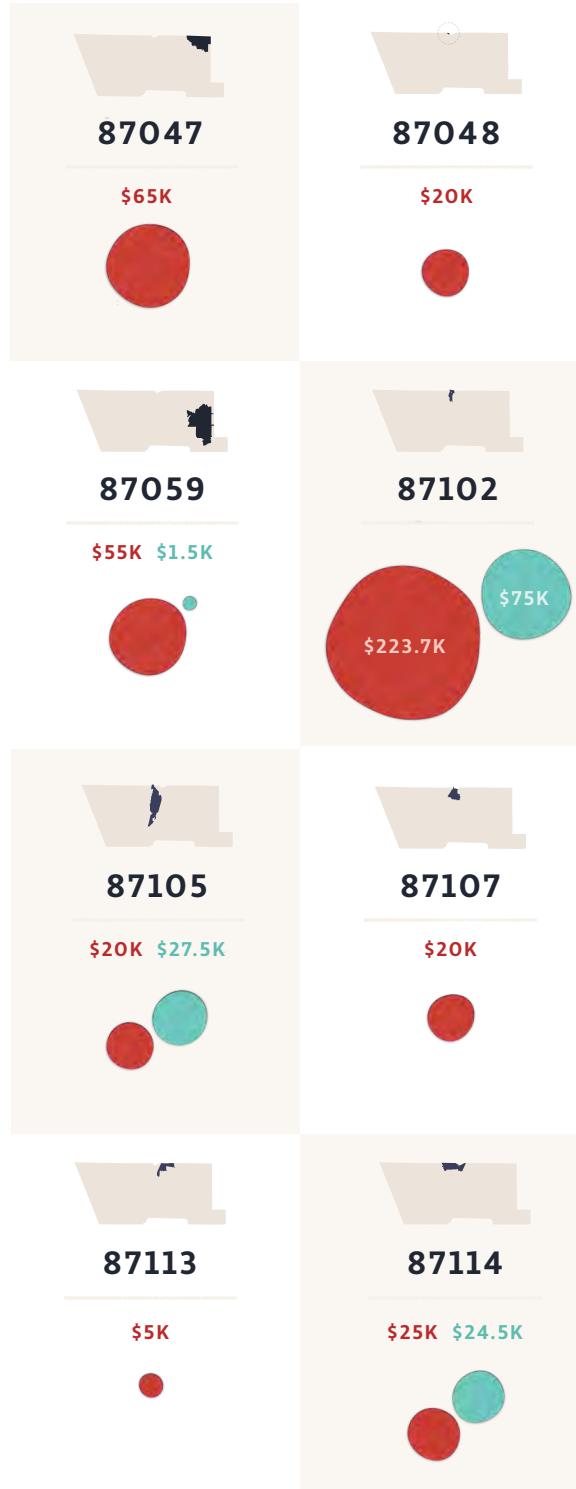


TOTAL ART INVESTMENT BY ZIP CODE

Artworks funded by Bernalillo County

Total amount spent on artworks





MEDIAN INVESTMENTS BY ART TYPE

The following category types are present in the county data:

- sculptural & installation
- murals

The circles on this page show the median amount spent by the county in each zip code for an artwork of that type.

GENERAL ZONE DATA



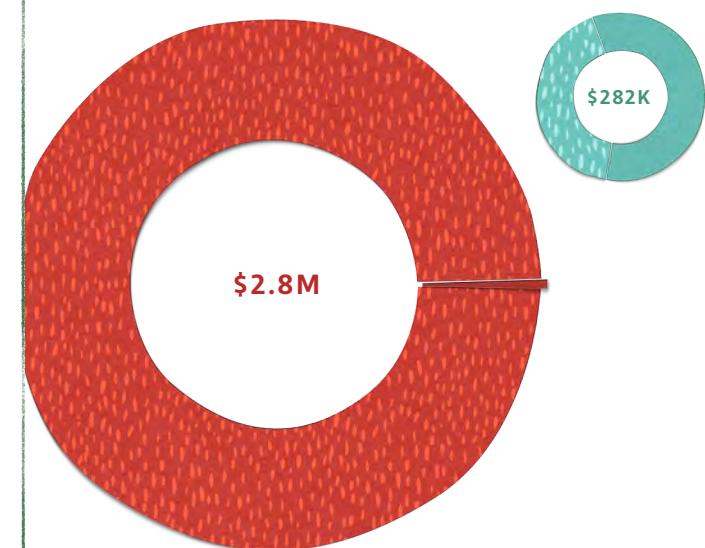
The Bernalillo Public Art Program notes that funding for the artworks in their collection come from various places. Most are acquired through the 1% for Art in Public Places Ordinance. Some works entered the collection by other means, and are considered to belong a secondary inventory.*

Below is the breakdown of the total investments by funding source and art type.

FUNDING SOURCES BY ART TYPE

- 1% for Art in Public Places
- other (secondary inventory)

SCULPTURAL & INSTALLATION



* This secondary collection is called the Betty Sabo Inventory, named for Albuquerque-based artist Betty Sabo (1928–2016), a notable painter and sculptor.





PART 4

Calls to Action

CONCLUSIONS & RECOMMENDATIONS

What's good for the **artist** is good for the **community**.

If you've reached this page, you are someone who cares about public art for all! We offer the following actionable takeaways to all who believe arts advocacy in Albuquerque and Bernalillo County can continue to grow. These recommendations are informed by our canvassing, analysis, and interviews with over one hundred local artists, creatives, and makers.

Unmask artist identities

Only 7% of public artworks included an identifying signature on site. This lack of information begets a lack of transparency relating to equity and inclusion, representation and funding.

Encourage artists to sign their works, using methods built to last.

Offer information and support to any artist seeking to catalogue their work in a comprehensive database.

Assist artists and arts organizations with data management.

Generate county-wide partnerships that share and publicize artworks.

Chris Easley painting en plein air | 35.1982, -106.5646



Sidestep existing hierarchies

Many artists are alerted to new work opportunities through networks they belong to, or through established relationships with a commissioning entity. But artists who are not as well-connected often miss out on the chance to apply.

Artists improve their skills as they are given platforms and opportunities to work. It takes intention to provide these pathways that build up a new cohort of artists.

Promote artist opportunities far and wide, especially to communities that may not otherwise be made aware. This includes creators of varied ethnicities, abilities, gender identities, and creative disciplines.

Take risks on lesser-known artists, who may not have as deep of a portfolio.

Promote group work and artist apprenticeships to encourage skill sharing and capacity-building.



Sawmill | Noé Barnett @nb.artistry | 35.1040, -106.6540

Stay on top of data collection

There was a far greater body of public art across the county than in the databases of formally commissioned/purchased public art provided by the city and county. The Public Art Census has massively helped to close that gap, but is only the first step. The public art landscape is always shifting.

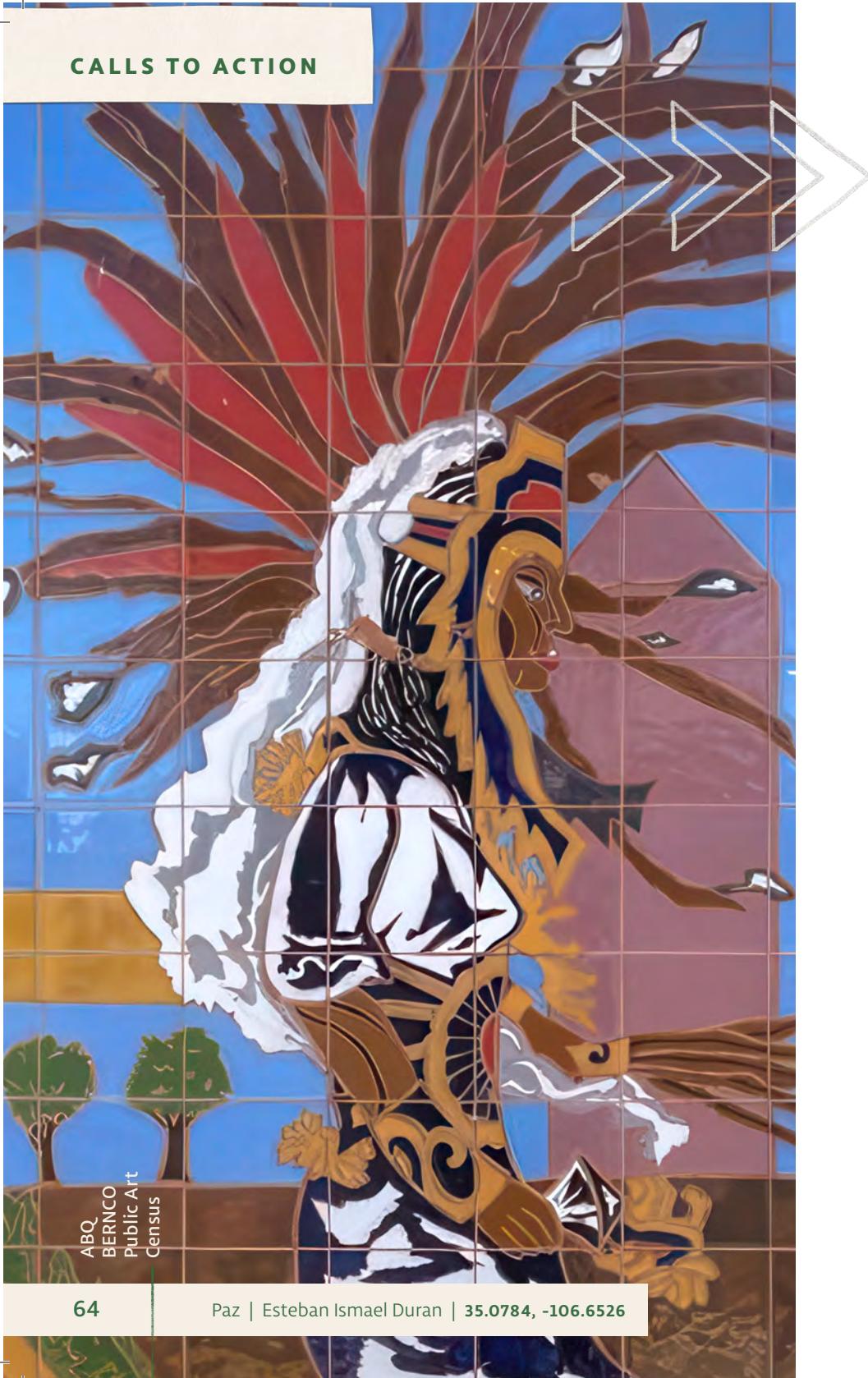
Regularly conduct a comprehensive county-wide public art inventory, update the databases, and examine whether new strategies are having positive effect.

Establish a permanent process and team with the capacity to document new works in real time.

Where
public art
is displayed,
heart and
culture live.

Laura Valencia, canvasser

CALLS TO ACTION



Proactively prevent deterioration

The average condition of artworks county-wide is excellent, a wonderful achievement. To sustain this caliber of care, we recommend investing in a public art maintenance plan, and/or establishing funding mechanisms that support local groups in caring for works in their respective neighborhoods.

Ensure public art access for renters

We found strong correlation between homeownership and the presence of public art, many artworks being the result of residents creatively customizing their properties. It's important to make sure that renters are not left behind.

Invest in public art programming and funding mechanisms in majority renter-occupied neighborhoods.

Continue to invest in artworks at sites of intervention; i.e., regularly frequented public institutions, infrastructure, and amenities.

Public art is hopping the velvet rope of popular galleries. It's a voice that gets ignored by mainstream media.

Corrina Hughes, artist



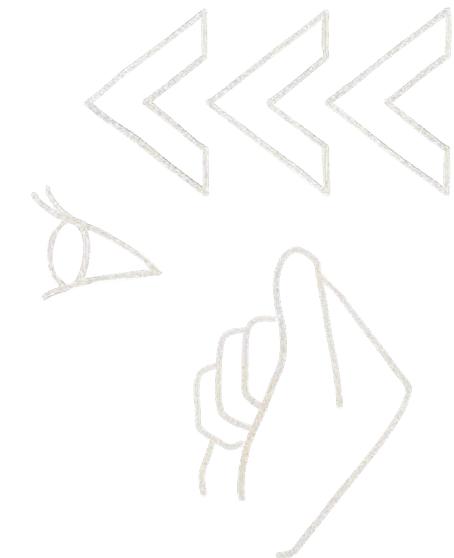
Join the fight for fair pay

W.A.G.E. (Working Artists and the Greater Economy) is an organization that sets a clear framework and minimum standards for fees, ensuring that artists receive payment that reflects their expertise, time, and the value they bring to public and cultural institutions.

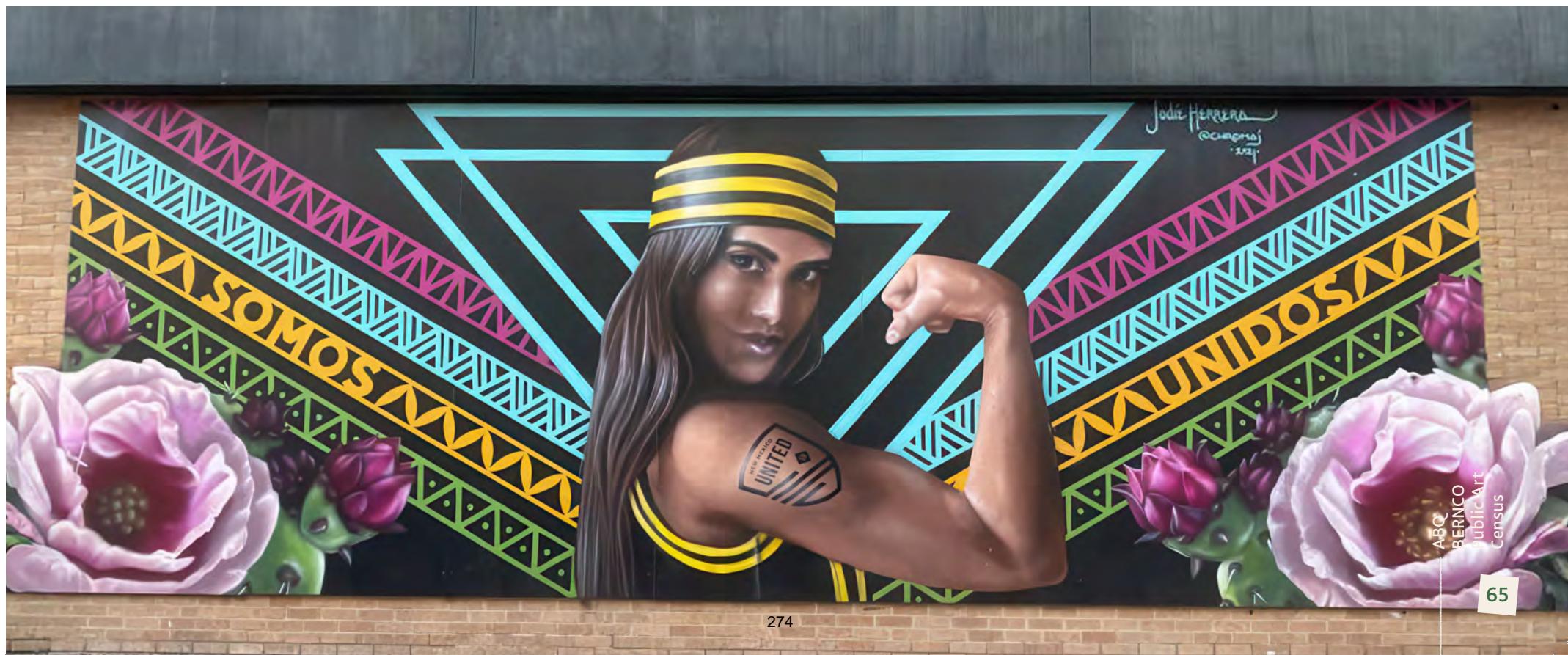
Organizations should consider applying for W.A.G.E. certification, demonstrating their commitment to a more just and equitable arts ecosystem.

Diversify arts board leadership

To ensure that arts organizations stay responsive to the needs of all residents, we recommend building in a requirement that boards represent the demographics of the areas they represent.



New Mexico United | Jodie Herrera @chromaj | 35.0851, -106.6527



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Title and artist name not visible on site | 35.1245, -106.5818

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CITY OF ALBUQUERQUE

WEST MESA

COMMUNITY PLANNING AREA ASSESSMENT

New Mexico's Housing Shortage And Lessons from Policy Outcomes Elsewhere

Alex Horowitz
Director, Housing Policy Initiative
The Pew Charitable Trusts

March 12, 2025

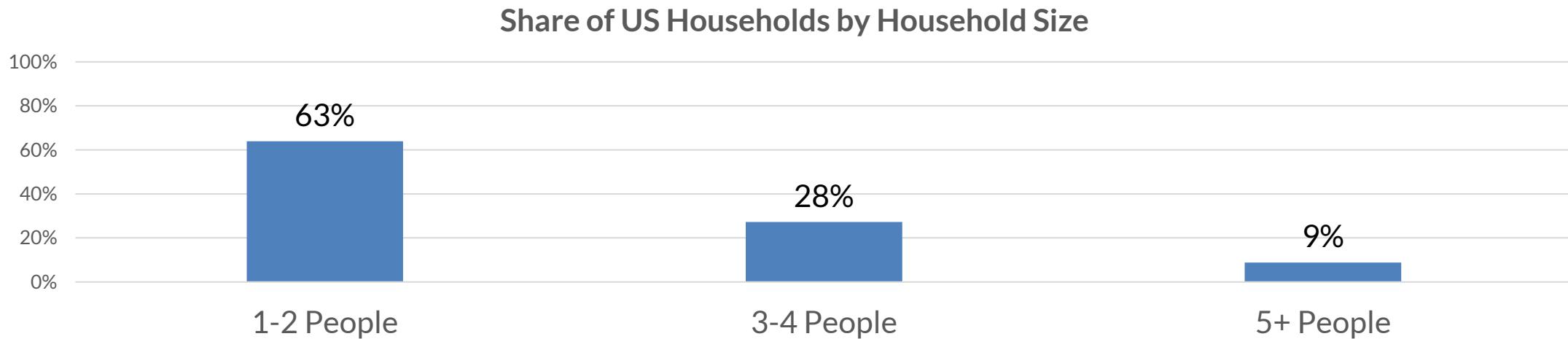
280

Pew

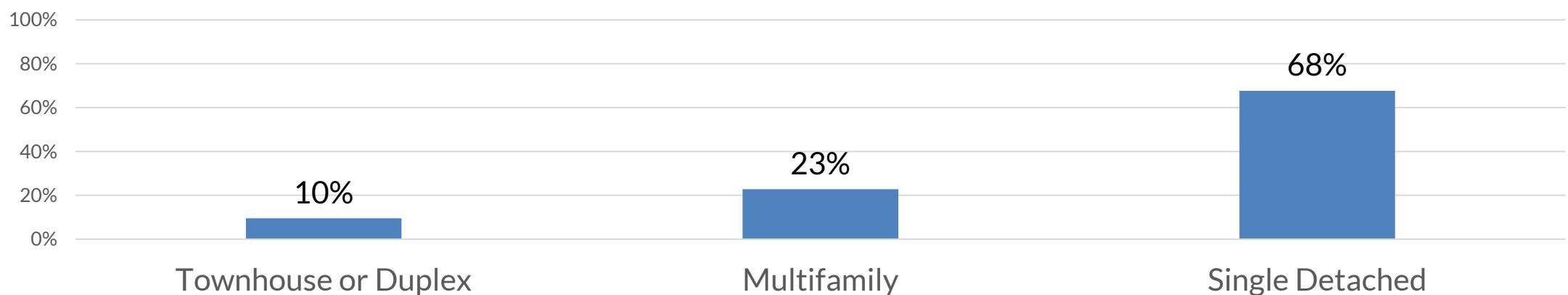
Housing Costs Have Reached All-Time High in the Past Year

- Half of renters are spending more than 30% of their income on rent
- One-quarter of renters are spending more than 50% of their income on rent
- First time median rent has reached \$1,400 or median sale price has topped \$420,000
- U.S. housing shortage estimated at 4 to 7 million homes

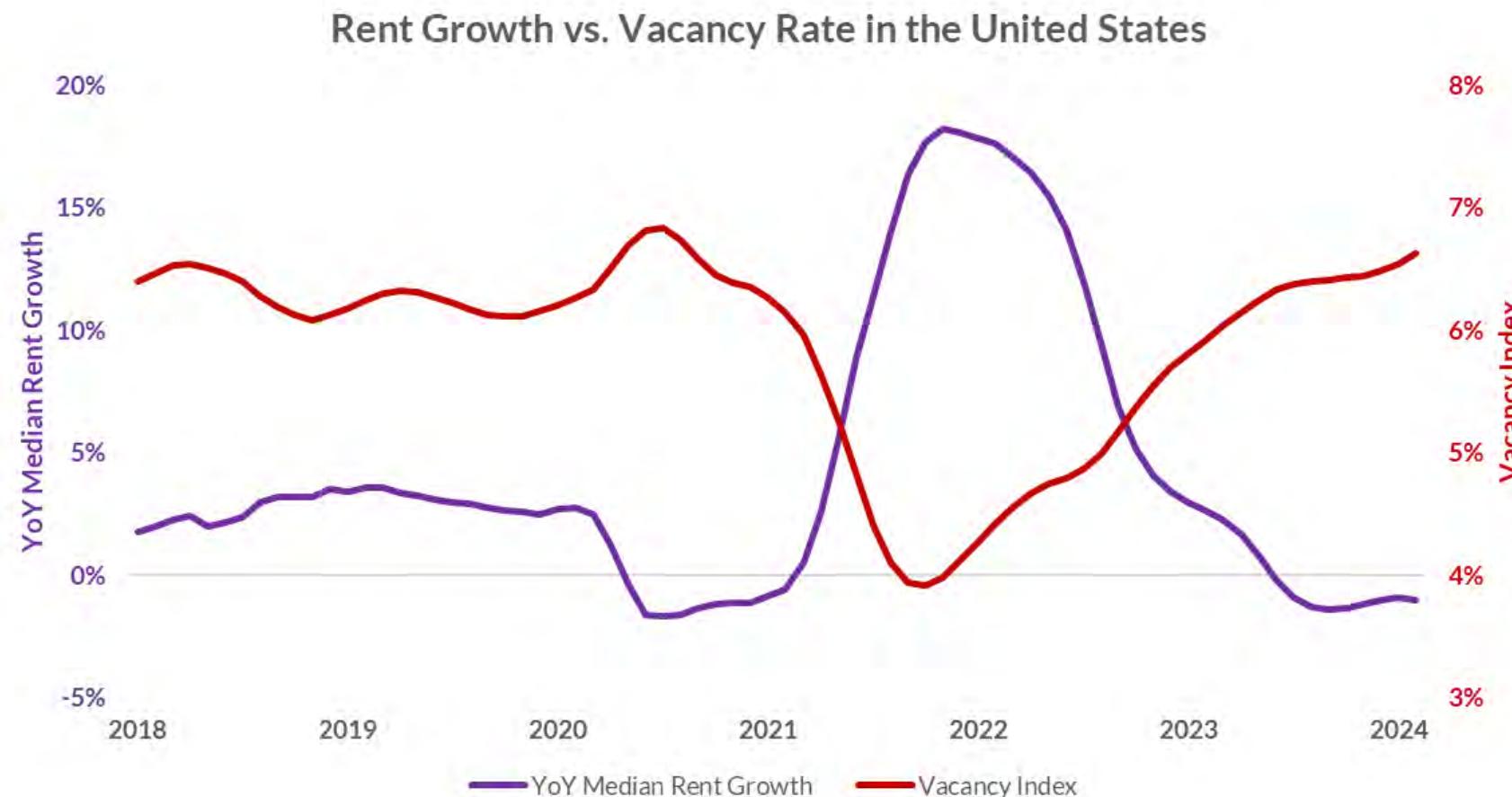
63% of households have 1-2 people; just 23% of housing is multi-family



Share of US Homes

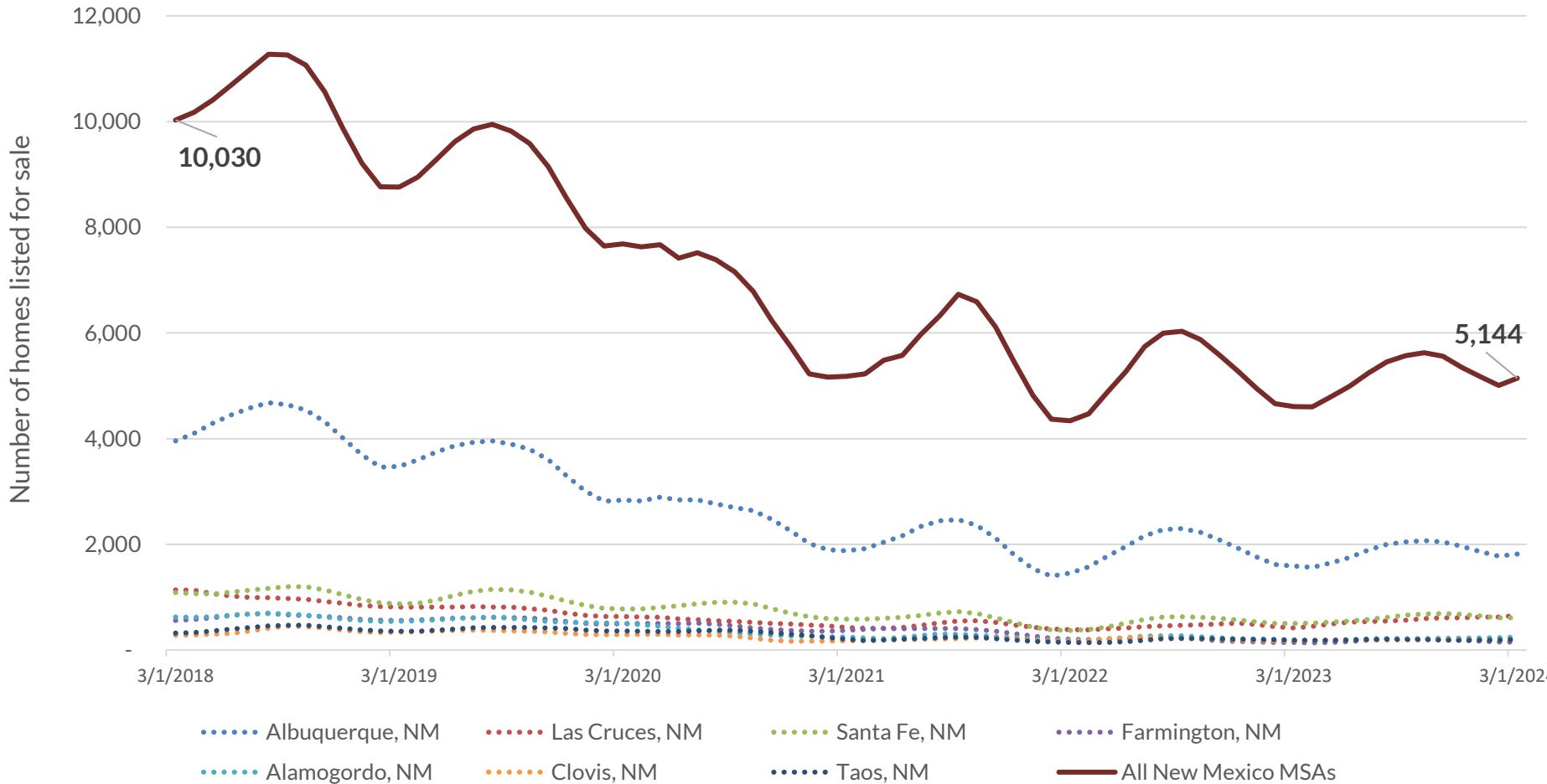


Rents Rise Quickly When Shortages Occur



Source: Data from Apartment List

New Mexico's Housing Inventory Half of 2018 Level

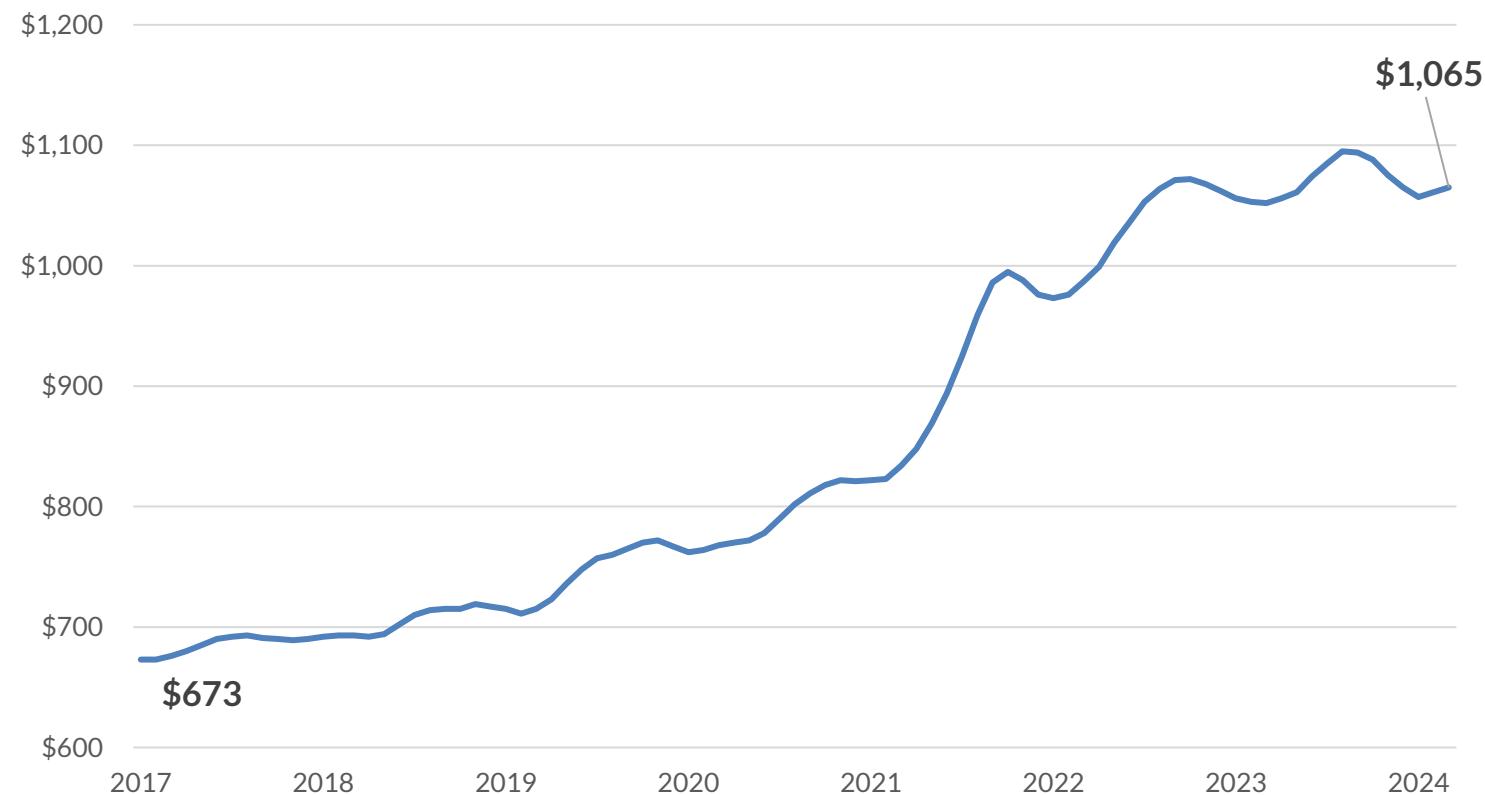


New Mexico
median home cost:
Dec. 2018: \$186k
Dec. 2024: \$302K

Source: Zillow Data

New Mexico Rents Rise Amidst Shortage

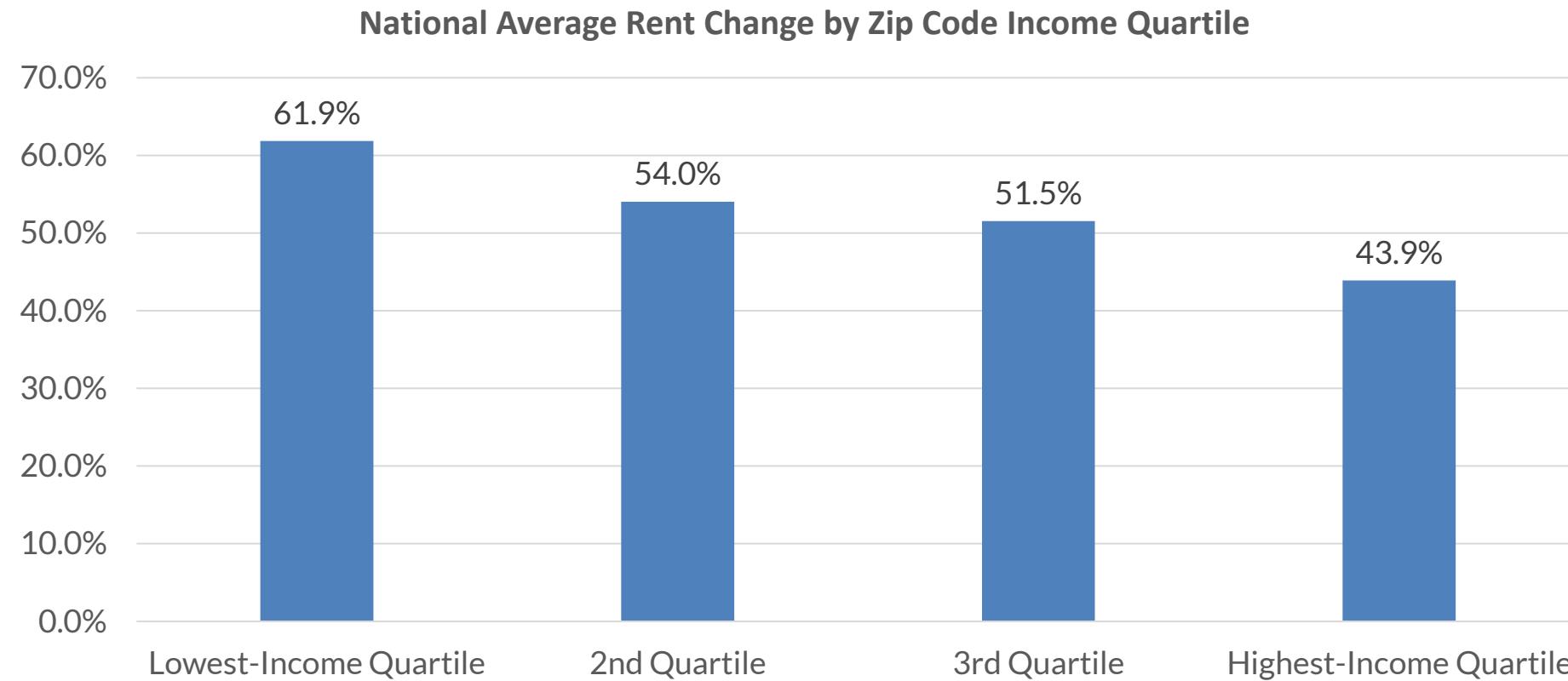
Median Monthly Rent in New Mexico
Increased 58% from Mar. 2017 to Mar. 2024



U.S. = 29%
N.M. = 58%
Albuquerque = 58%
Santa Fe = 74%

Source: Apartment List Rent Estimate data

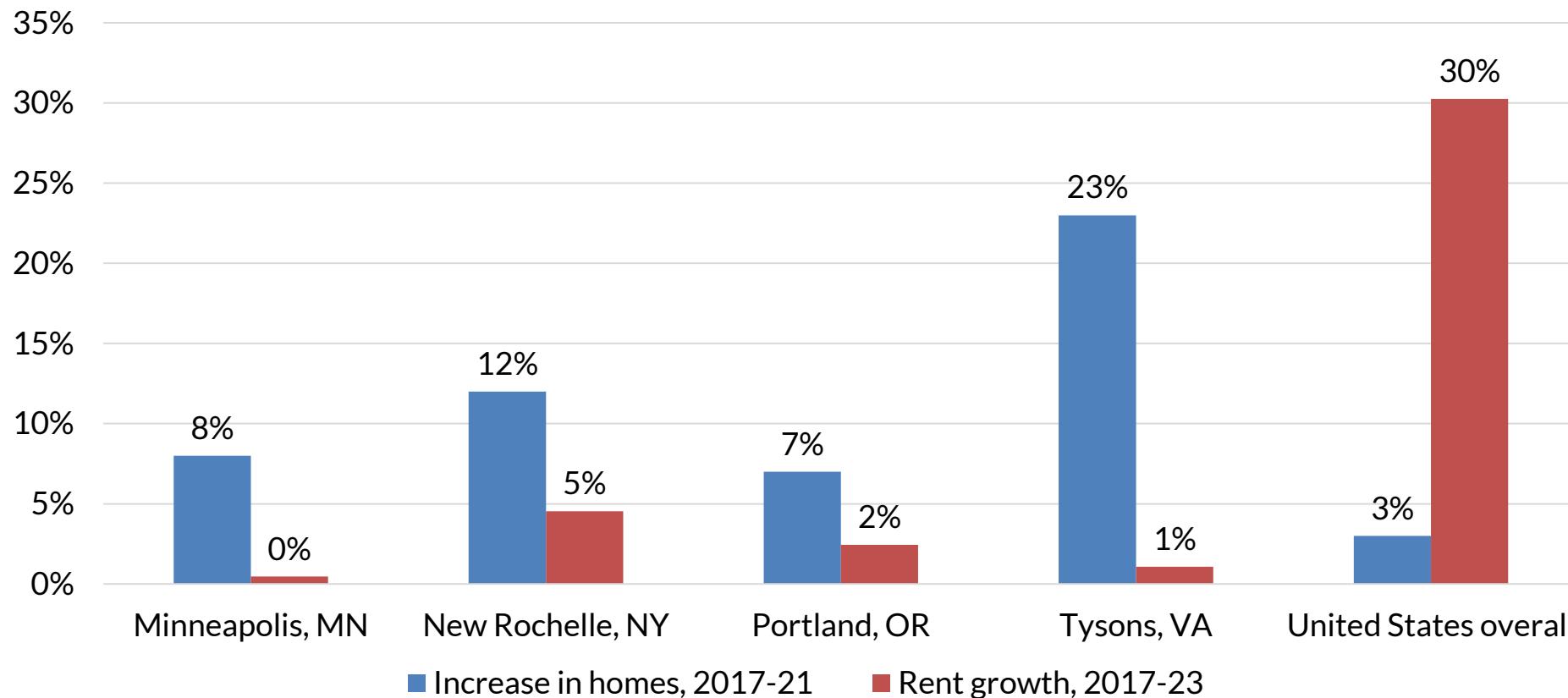
Housing Shortage Hurts Low and Moderate-Income Households Most



Source: Pew's analysis of Zillow rent estimate data (Sep. 2017-Sep. 2024) and IRS Income by ZIP Code data (2017)

New Data Confirms More Supply = Lower Housing Costs

Rent Growth Is Low Where Housing Has Been Added

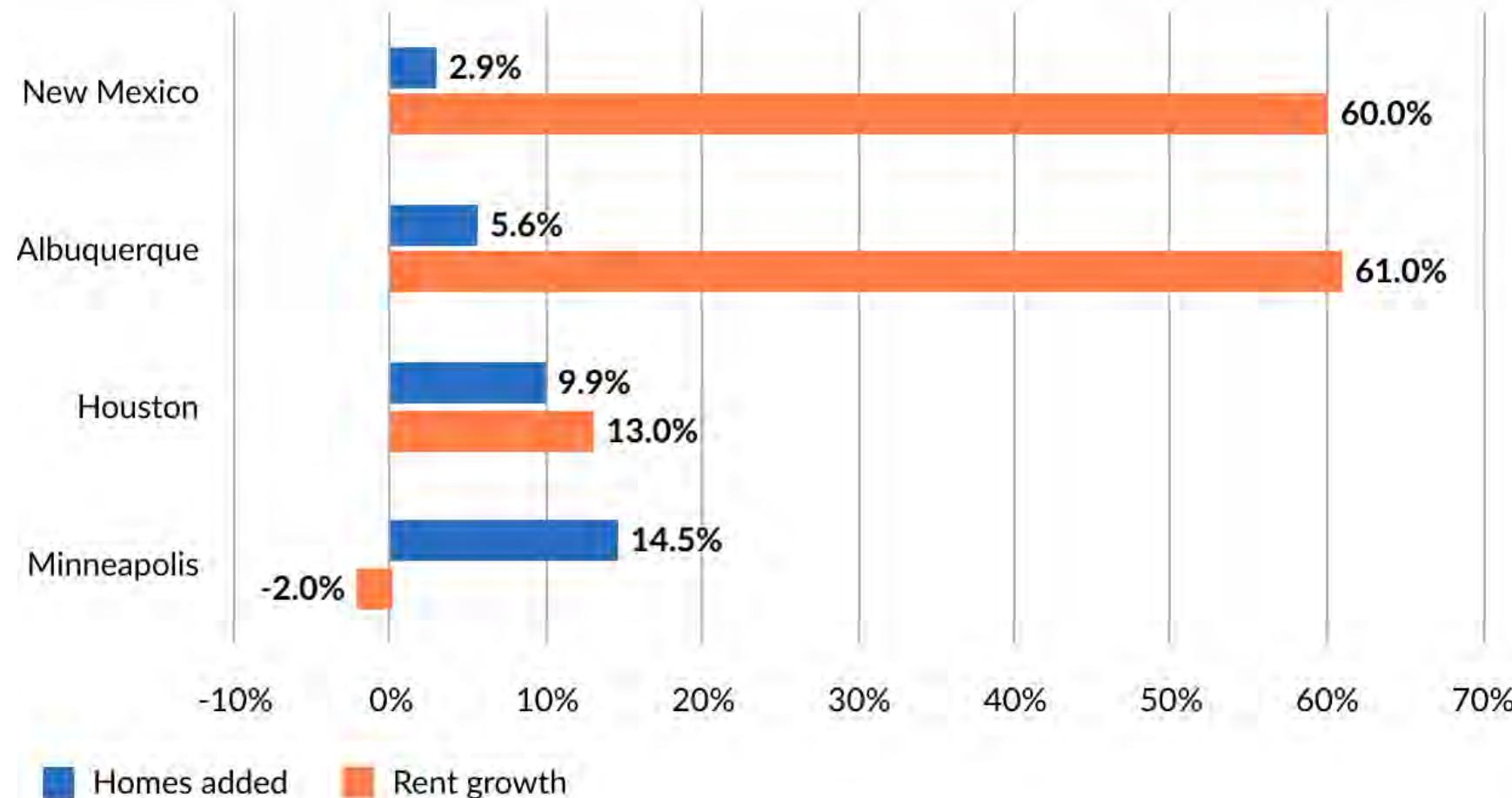


The four local jurisdictions shown added proportionally more households than the U.S. overall from 2017-21—indicating low demand was not the cause of their slow rent growth.

Source: Pew's analysis of Apartment List rent estimate data (Jan. 2017-Jan. 2023) and U.S. Census data on housing units (2017-2021)

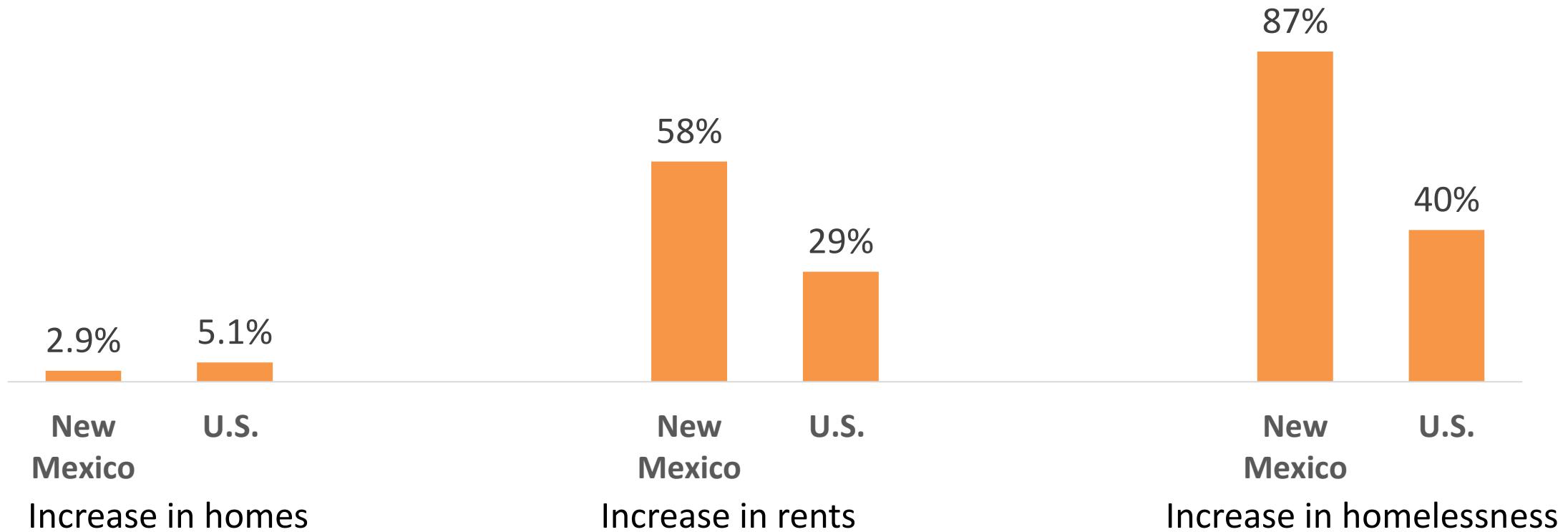
Land-Use Reform Boosts Supply, Affordability

Homes added (2017-2023) and rent growth (2017-2024)



New Mexico Added Less Housing Than U.S., Saw Rents & Homelessness Rise More

Homes Added cover 2017-2023, Rents & Homelessness cover 2017-2024



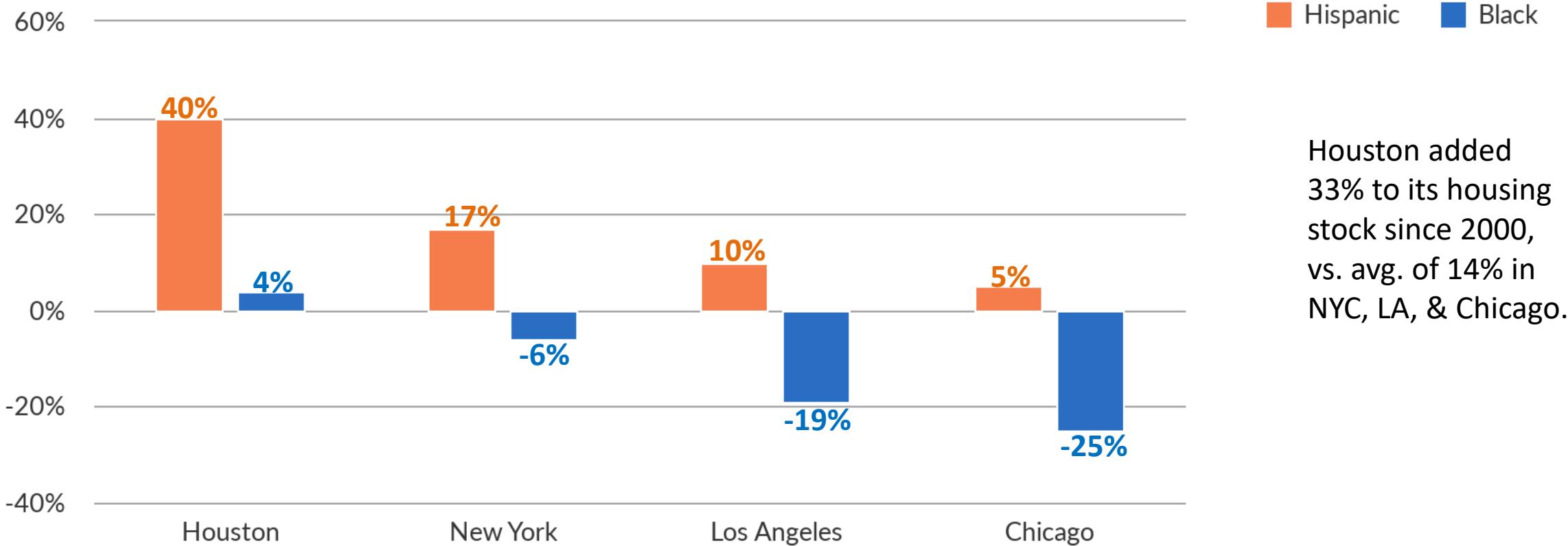
Supply Boost Has Driven Down Rents in Lower-Cost Apartments

Market	Effective Rent Change in 2023			
	Market Average	Class A	Class B	Class C
Austin	-6.0%	-4.4%	-5.7%	-7.9%
Dallas	-1.4%	-0.4%	-1.9%	-1.5%
Orlando	-4.0%	-2.9%	-5.1%	-3.1%
Phoenix	-4.3%	-1.9%	-3.9%	-7.2%
Salt Lake City	-3.4%	-1.9%	-3.9%	-3.6%
San Antonio	-2.9%	-1.7%	-3.6%	-2.8%

Source: RealPage rent data

Allowing More Housing Reduces Displacement

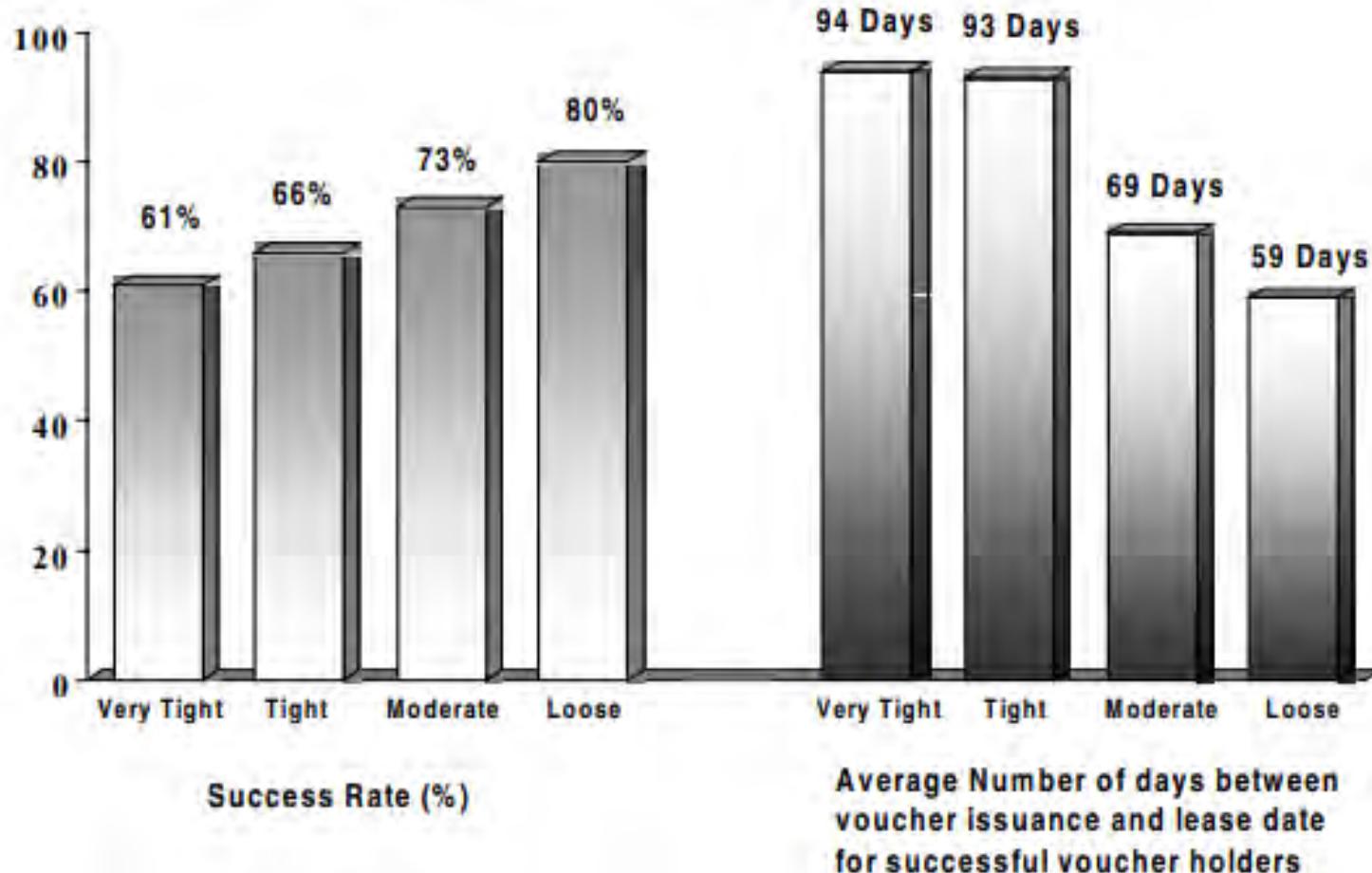
Percentage change in Black and Hispanic populations by city, 2000-21



Source: ACS Census Bureau data

Overall Housing Supply Drives Outcomes of Section 8 Voucher Holders

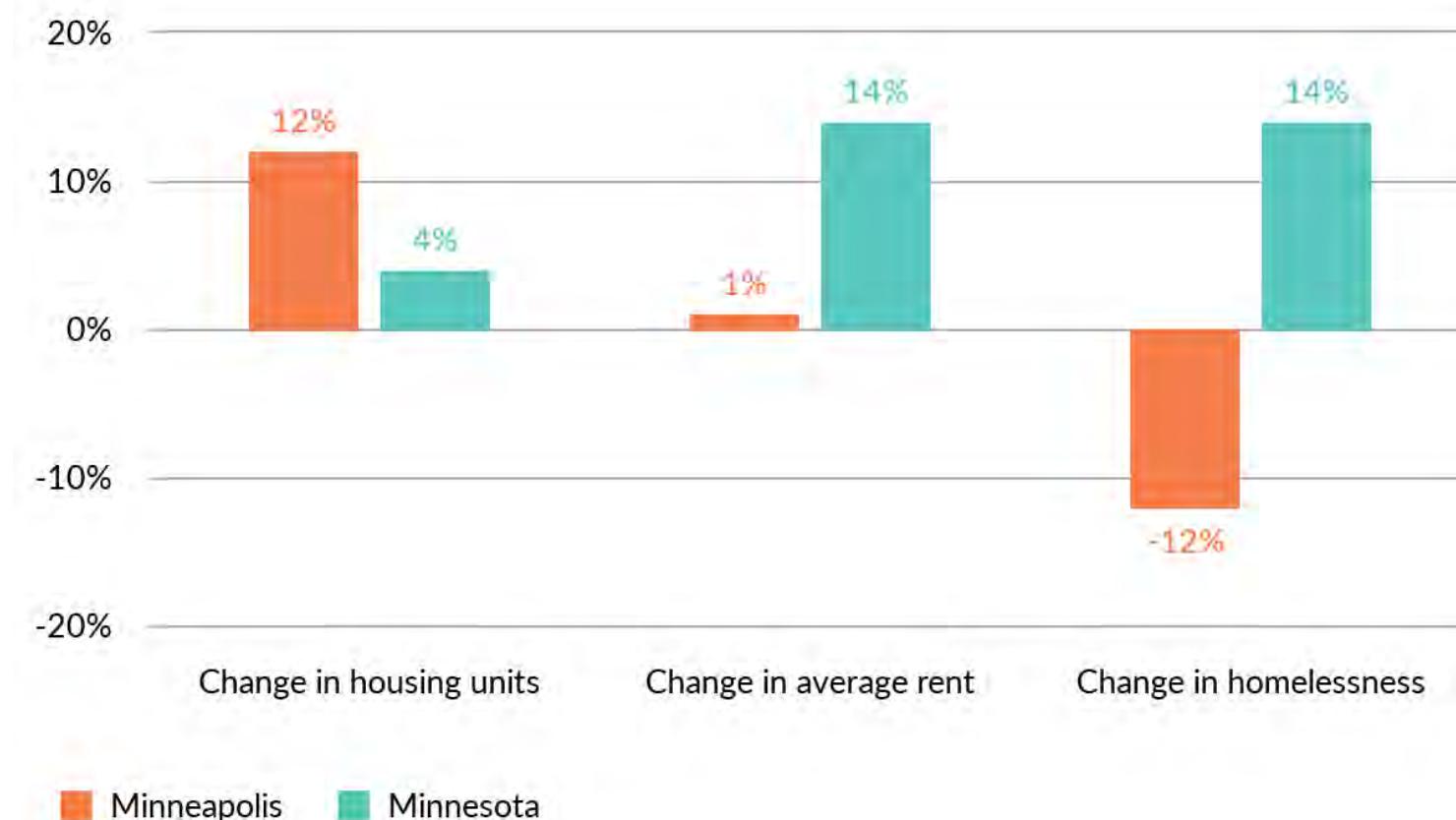
Success Rates and Time to Lease by Market Tightness



Source: Study by Abt
Associates for HUD, 2001

With More Homes, Minneapolis Saw Low Rent Growth, Lower Homelessness

Income needed to afford median apartment rent dropped from 87% of area median to 72% from 2017-2022



Sources: Department of Housing and Urban Development, Apartment List, Census

Allowing Multi-Family Housing On Commercially Zoned Land

- This provision is the state law equivalent of the most successful local zoning reforms
- California, Florida, Hawaii, Montana enacted in 2023 or 2024 with smaller-scale variations in Arizona & Colorado

Building Code Reforms Enacted by States in 2023 & 2024

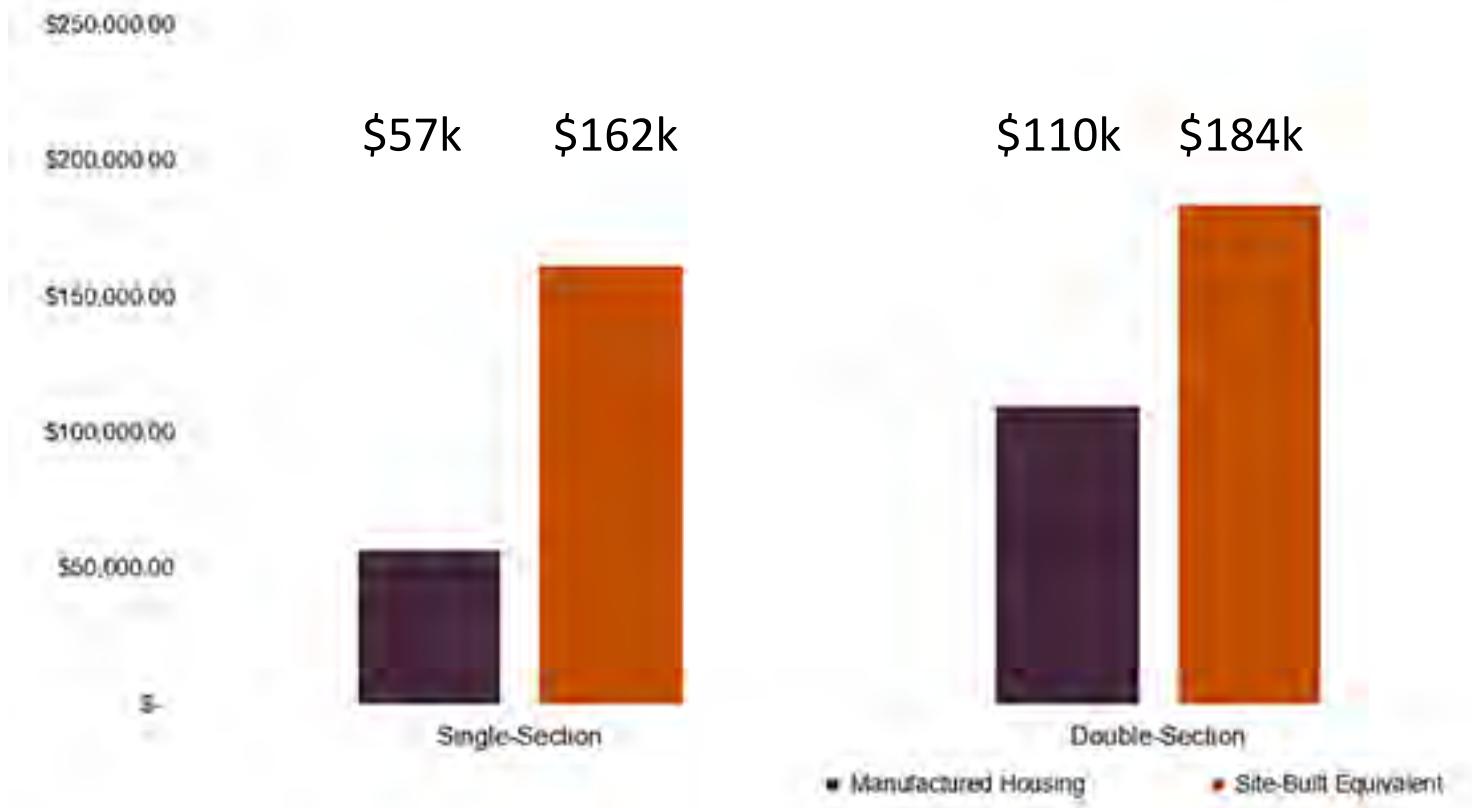
- Moving 3-4 unit buildings or 3-6 unit buildings under less-costly residential code with 1 & 2-unit homes (NC's 2023 HB488; WA's 2024 study bill, HB2071)
- Instead of mandating two staircases, allowing one staircase for 4-6 story buildings (mostly study bills) to enable them on small lots (8 states)
- Legalizing micro-units/co-housing, or home sharing (4 states)
- Limiting how much parking can be mandated for some housing types

2023-2024: More States Passing Bills to Streamline Permitting

- Third-party reviews & inspections: FL, TN, TX
- Limiting environmental review/lawsuits: CA, MN
- Simplifying process, shortening timelines: AZ, MT, RI, VT
- ADU permitting: AZ, CA, CO, MT, RI, VT, WA

Manufactured Housing Costs Less Than Similar-Quality Site-Built Housing

Cost figures from 2020, for home excluding land



New manufactured housing is considered similar quality to site-built.

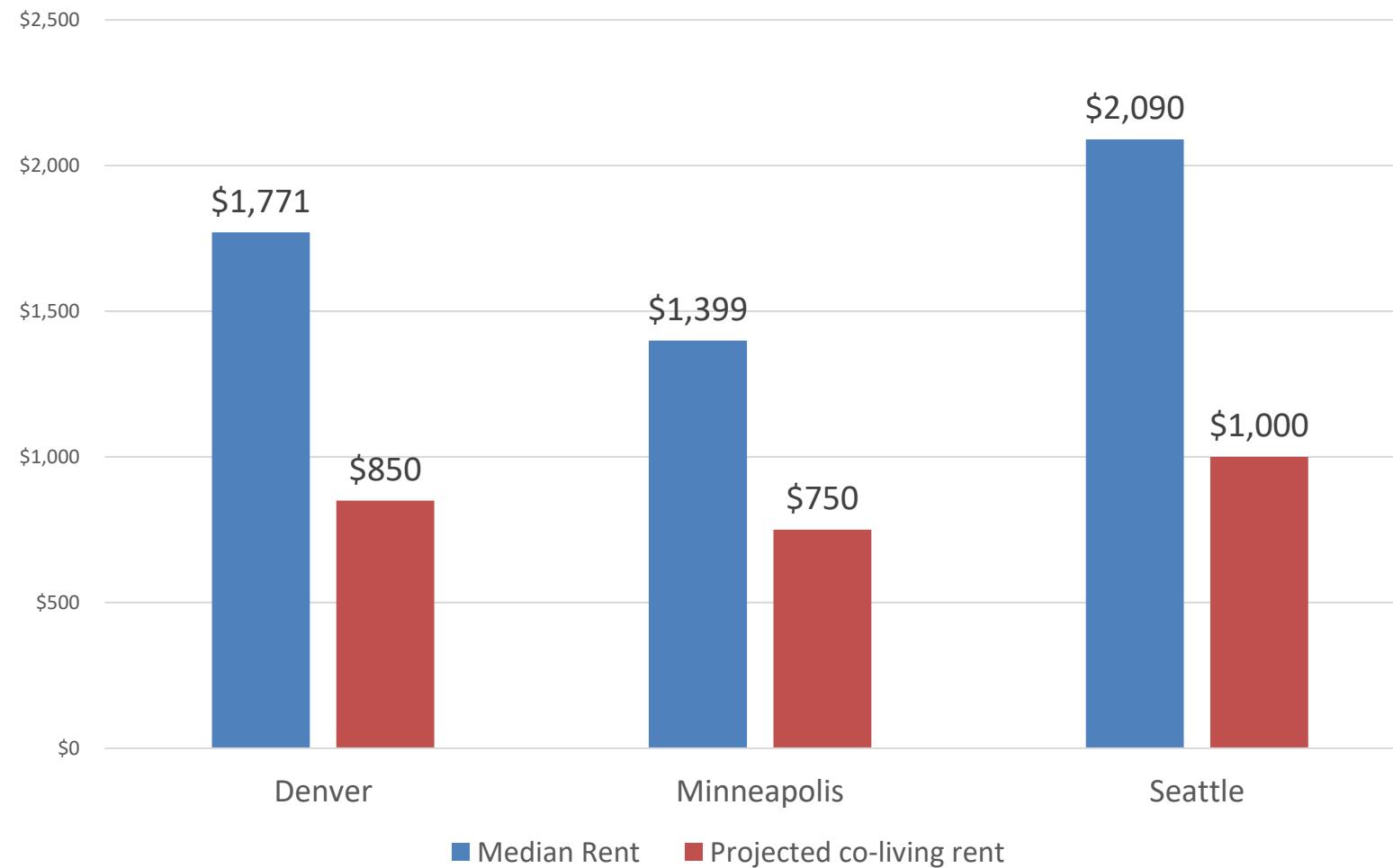
Many 2024 models are net zero ready (adding solar panels can cover all energy usage).

Pilot in Jackson, Mississippi; large subdivision in Hagerstown, Maryland.

Source: Joint Center for Housing Studies at Harvard, Comparison of the Cost of Manufactured and Site-Built Housing, 2023

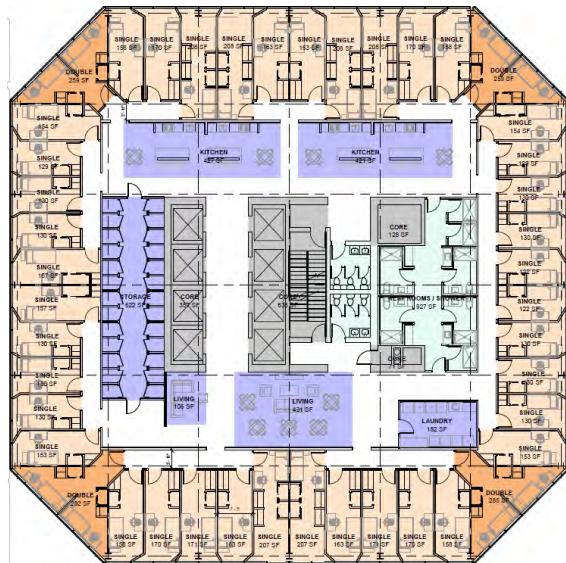
Office-to-Residential Conversions

Office to Co-Living Conversions Can Achieve Low Rents

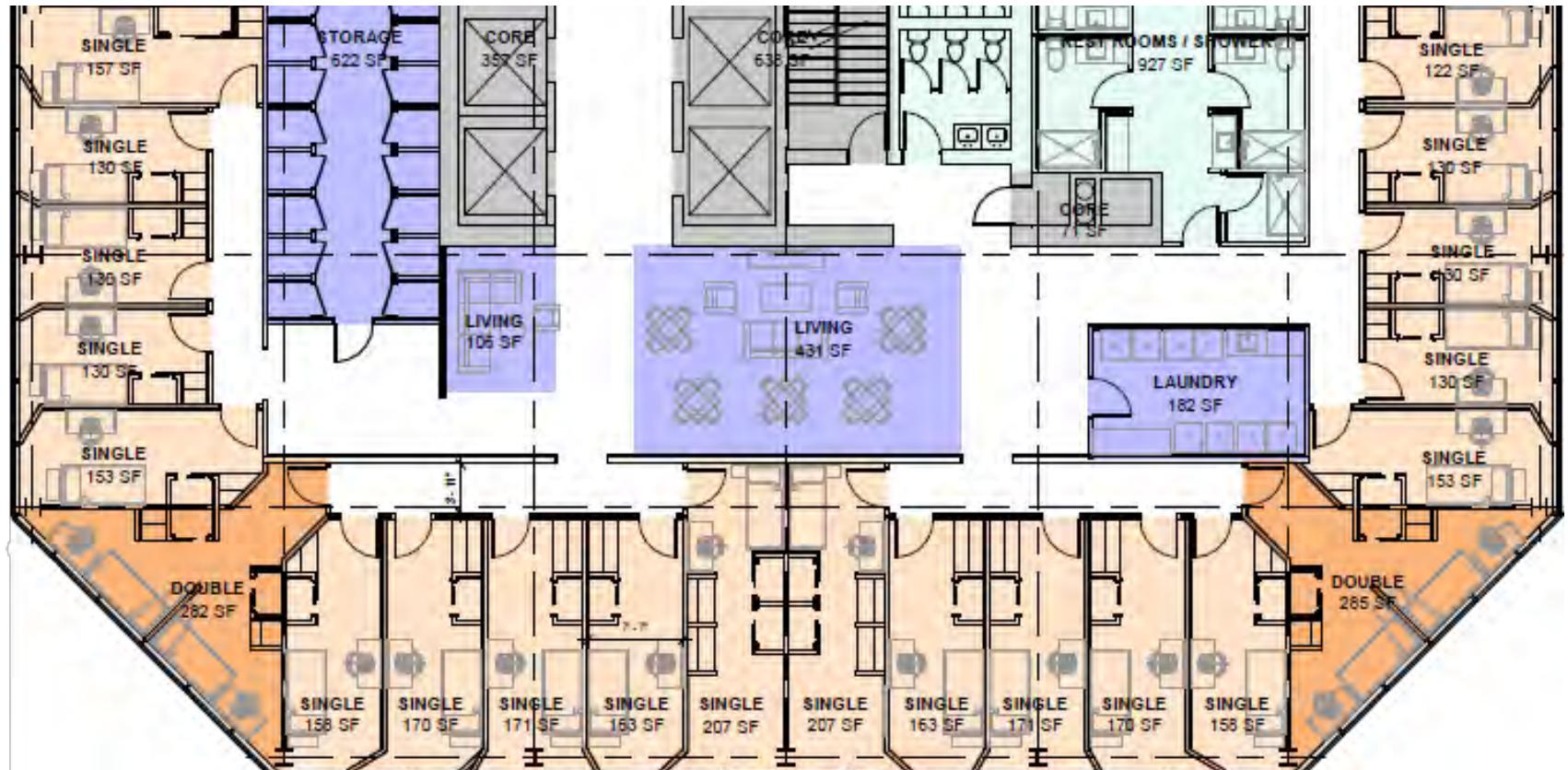


Source: median rents from Apt. List; projected rents estimated by Gensler and The Pew Charitable Trusts, 2024

Denver Building Floor Plan

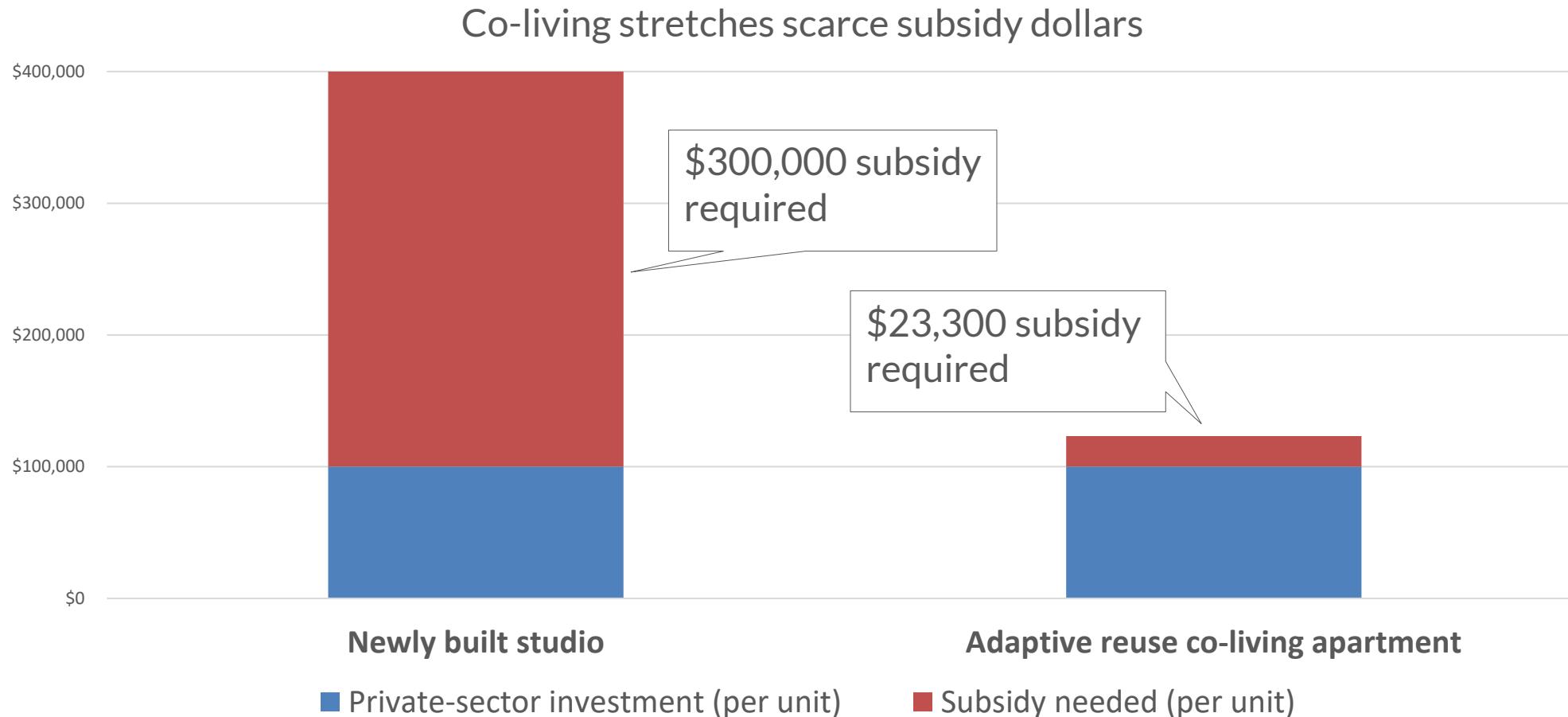


- 28 residential floors
- 48 beds per floor
- Total of 1,232 units (1,344 residents)



Co-Living Conversions Are Far More Cost Effective

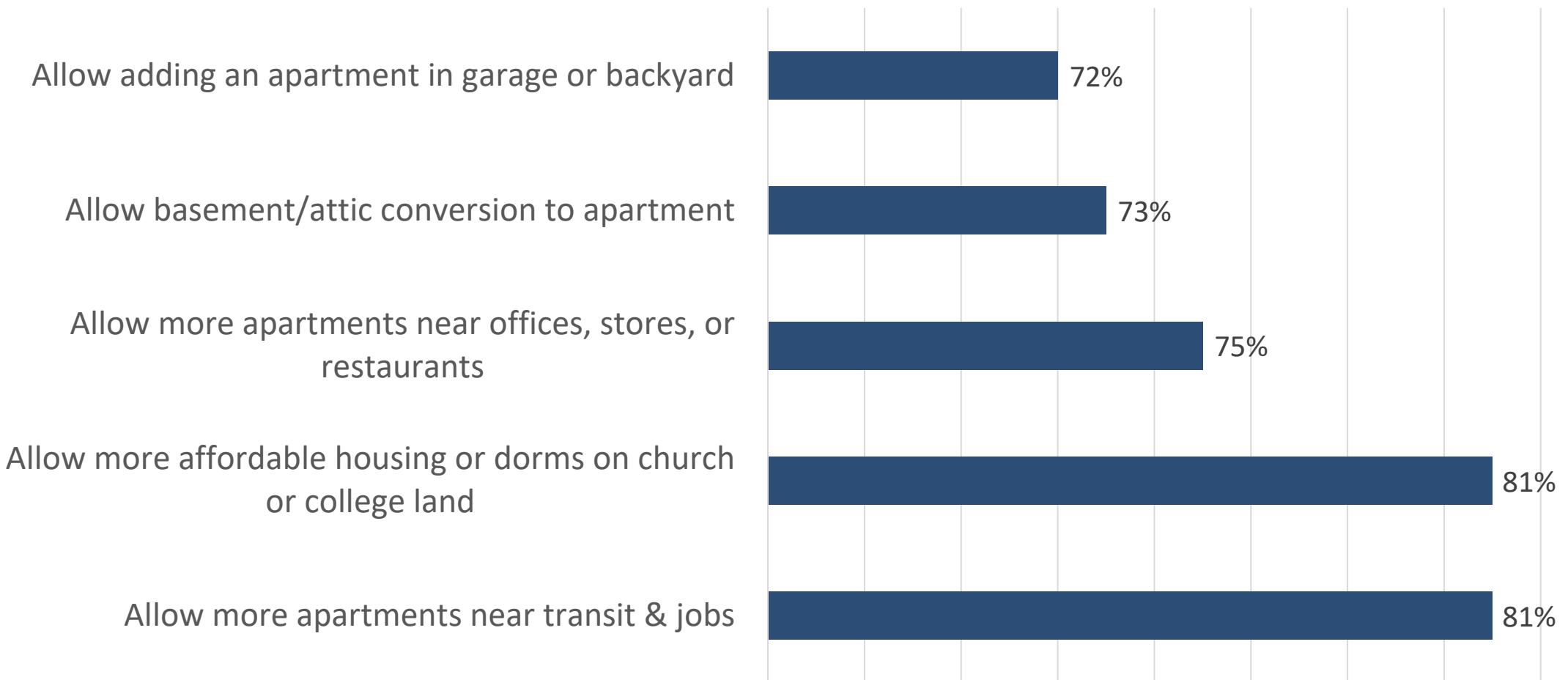
Denver subsidy and private costs by unit type, affordable at 35% of area median income



Source: estimates
from Gensler and
The Pew Charitable
Trusts, 2024

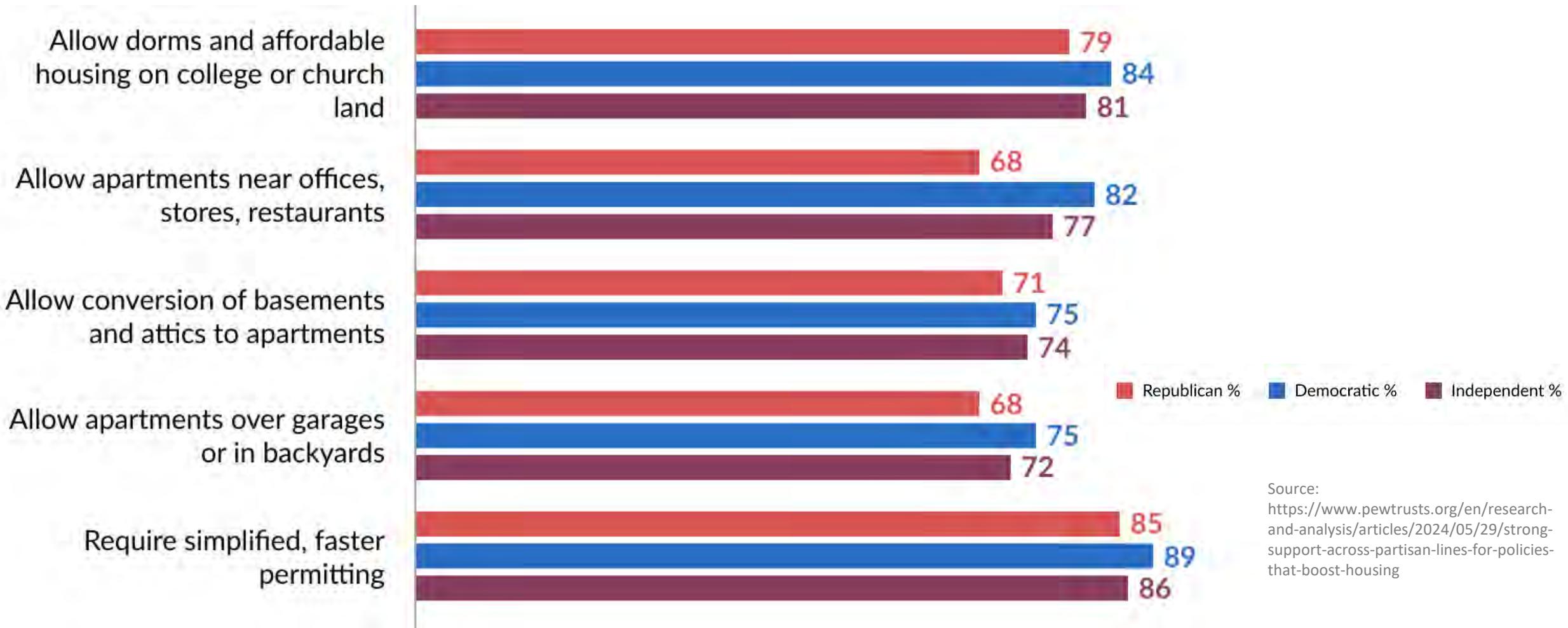
Public Ranks Housing Affordability As Major Concern; Favors Most Ideas to Allow More Homes

2023 Pew Survey: Share of Americans Favoring Each Policy



Source: <https://www.pewtrusts.org/en/research-and-analysis/articles/2023/11/30/survey-finds-large-majorities-favor-policies-to-enable-more-housing>

2023 Pew Survey: Share of Americans Favoring Each Policy



Source:
<https://www.pewtrusts.org/en/research-and-analysis/articles/2024/05/29/strong-support-across-partisan-lines-for-policies-that-boost-housing>

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The Pew Charitable Trusts
Pewtrusts.org/housingpolicy



EPC Hearing Minutes

August 21, 2025

PLAN-2025-00002

Community Planning Area (CPA) Assessment Report

West Mesa Community Planning Area

Chair Aragon: Okay, agenda item number 2.

Megan Jones: Thank you. Can everybody see my PowerPoint presentation?

Chair Aragon: Yes.

Vice Chair, Renn Halstead: Yeah.

Megan Jones: Great. Good morning, Mr. Chair, Commissioners, and members of the public. My name is Megan Jones. I'm the Principal Planner and Team Lead for the Current Planning section in UD&D. This is Agenda item number 2, PLAN-2025-00002. The request is for EPC review and comment regarding the Community Planning Area Assessment Report for the West Mesa Community Planning Area, or CPA. The West Mesa CPA is one of 12 CPAs that the Comprehensive Plan established for the city. The boundaries of the West Mesa area are generally the area west of the Rio Grande River to the city's western edge, and west of the Double Eagle II Airport, and along Atrisco Vista Boulevard between I-40 and Montano and Gila Roads.

The West Mesa CPA Assessment is the fifth CPA assessment to be completed. Pursuant to IDO Section 14-16-6-2(E)(3)(F), if the EPC has an advisory role in the CPA assessments, the EPC's task is to review requirement regarding the CPA assessment reports. The EPC's findings are subsequently transmitted to the City Council pursuant to IDO 14-16-6-3(E)(7) via an executive communication. The assessment report is the product of a year-long Phase 1 effort led by the West Mesa Long Range Planning Team. The assessment report presents assets and challenges for the area by the (inaudible) chapters describes a process to engage stakeholders and presents ideas for projects and programs that emerge from public comment process. I'm sorry, from the public engagement process.

The CPA assessments themselves are not part of the system of City Plans, but serve to recommend changes to the Comprehensive Plan on a regular basis. IDO Section 14-16-6-3(E) describes the purpose of the CPA assessments and establishes parameters for how they are conducted as reflected in 7 criteria. Staff has reviewed the West Mesa CPA Assessment Report to ensure compliance with the 7 criteria contained within the IDO subsection 14-16-6-3(E)(1) through 7 and finds that each of the required criteria have been met as outlined in the staff report. Additionally, staff has reviewed the West Mesa CPA Assessment Report to ensure that it serves to further the intent of the Albuquerque-Bernalillo Comprehensive Plan, Goal 4.3, to develop new goals and policies as needed, based on community input and feedback.

The West Mesa CPA Assessment Report presents 15 new policies particular to the West Mesa area as required. Regarding public comment, the CPA assessment process offered a range of opportunities for input, discussion, and consensus building around community priorities and funding topics. Staff held open houses, participated in community meetings, and attended community events. There were also focus groups, community walks, tabling at events, and a survey.

All neighborhood associations within the West Mesa CPA were notified, and the final draft report has been submitted to the EPC for review. Regarding PLAN-2025-00002, staff recommends that the EPC forward a recommendation that the City Council accept the West Mesa Community Funding Area Assessment Report based on findings 1 through 18 and Conditions 1 and 2 in the staff report. With that, I stand for questions.

Chair Aragon: Thank you, Ms. Jones. I see that we have some 48-hour material that was submitted for this.

Megan Jones: Mr. Chair, can you please repeat that question?

Chair Aragon: There's some 48-hour material that was submitted?

Megan Jones: Yes.

Chair Aragon: Do you have any comments on that?

Megan Jones: I do not have any comments on the 48-hour materials that were submitted. The 48-hour materials that were submitted either expressed opposition or support for the assessment reports and outlined those concerns that community members may have had. I think there were two 48-hour letters that were submitted. One was published on Tuesday to the website. One other was received on time but was inadvertently omitted, and the Commission has received those comments. I believe that those members of the public are here to speak under public comment regarding their concerns.

Chair Aragon: Okay, thank you. And, this question is for Mr. Myers. This is not a quasi-judicial hearing for this case. Is that correct?

Matt Myers: Yes, Chair Aragon. This is a legislative matter.

Chair Aragon: Okay, so there will be no cross-examination?

Matt Myers: Correct.

Chair Aragon: Very good. Since staff has completed their presentation, I guess it's time to hear from anyone signed up from the public to speak.

Megan Jones: Mr. Chair, we do have the applicant presentation still.

Chair Aragon: Okay. I thought you were the applicant, I'm sorry.

Megan Jones: No worries. I am the staff planner that reviewed the request, and the applicant is the Long-Range Planning Team and Urban Design & Development.

Chair Aragon: Very good. Let's hear from them. Thank you.

Vicente Quevedo - CABQ Principal Planner: Hello, Mr. Chair. My name is Vicente Quevedo. I'm a principal planner with the Long-Range Planning Division with the City of Albuquerque's Planning Department. I will need to be sworn in along with a couple of my team members, Mikaela Renz-Whitmore and Jordan James, if we could take care of that?

Chair Aragon: Excellent, let's do that. You've just stated your name already, if you just raise your right hand and swear to tell the truth under the penalty of perjury?

Vicente Quevedo - CABQ Principal Planner: I do, and address is 600 2nd Street NW, 87102.

Chair Aragon: Very good. Next, please. Mikaela?

Mikaela R-W (she/her) | CABQ Planning: Hi, I'm Mikaela Renz-Whitmore. Same address, 600 2nd Street NW, and yes, I swear to tell the truth.

Chair Aragon: Swear of tell the truth under penalty of perjury. Very good. And we have Mr. Jordan James.

Jordan James ABD/PhD | CABQ Sr. Planner: Hey, I'm Jordan James. Address is 600 2nd Street NW, Albuquerque, New Mexico 87102.

Chair Aragon: And do you swear to tell the truth under the penalty of perjury?

Jordan James ABD/PhD | CABQ Sr. Planner: Sir, yes sir.

Chair Aragon: Alright. Is that, everybody sworn in from the applicant that needs to be?

Vicente Quevedo - CABQ Principal Planner: Yes, Mr. Chair.

Chair Aragon: Please proceed.

Vicente Quevedo - CABQ Principal Planner: Okay, I'm gonna go ahead and start off with a PowerPoint presentation and provide you more overview based on, or as a follow-up to what Ms. Jones had already presented. Give me a sec to share my screen. And that would be coming up. Let's go. Okay, just to verify everybody can see my... my screen, is that correct? Yes, okay.

Alright, so, thank you very much for the opportunity to present to the work that our team has been doing for the past year. As I mentioned before, Mr. Jordan James is with me as

well, but I do also want to mention that Dustin Kiska is a planner with our team, who also provided a lot of support and did an excellent job with the planning process, so... I want to give them a little bit of kudos there.

So, kicking everything off, what I'd like to do is provide an overview of the Community Planning Assessment process, or schedule, I should say. So, we've been doing these for quite some time now. 2022 till now. We do generally two CPAs per year. These will be, this one will be the fifth in a total of 12. And as you can see, we did begin that in 2024, and I'll get into more details about that, but just wanted to make the Commission aware that we do have a rotating cycle or schedule to complete 12 total CPAs, and we're excited to present the work that we've been doing.

Moving to the process side of things, just wanted to clarify a little bit further on what Mr. Myers had mentioned. This is a legislative matter. It is primarily driven by the Comprehensive Plan, which is a, you know, policy document; although there are elements within the Integrated Development Ordinance or requirements or criteria that we also have to meet, and so it's a two-part, and both of those documents, you know, play off of each other and should be in line with each other. So, this process really highlights that connection between those two documents. And it's something that staff has to be aware of. But it should be pointed out that the Assessment Reports themselves do not carry the weight of policy; they do not carry the weight of regulation. They are intended to be informative and also documents for community residents to use to advocate for their needs, which is why you spend so much time meeting with folks and engaging with folks and listening to what they have to say.

So, moving into the process itself, we began in September of 2024 through June of 2025 for this process, and over the last couple months, we've been preparing all the information, as well as working with City departments and other agencies, including Bernalillo County and others, to make sure that we account for as much as we can. I also want to point out that CPAs are intended to be a snapshot in time. We will come back around on that cycle and come back to these areas at some point, and so this is really a snapshot in time, and we'll check in, you know, again on how things are going in the next round.

As mentioned before, the boundaries for this West Mesa CPA, you know, are generally west of the Rio Grande, to the city's western edge, west of Double Eagle II Airport, and along Atrisco Boulevard between I-40 and Montano, and Gila Roads, to the north, and Interstate 40 to the south. The total acreage for the CPA is 28,500 acres, so a very large area, and this area has been developing for some time, and so it has a lot of history that we want to make sure to encompass in this snapshot.

The first thing that we did before we even started doing engagement work was early preparation in the form of looking at past planning efforts. Those were in the form of any sector plans, area plans, facility plans, anything that have been done in the past to inform kind of a starting point. We also looked at overlay zones, small area rules, and we also, as I mentioned, contacted known area partners. We did conduct some pre-assessment surveys, which is always done, which gives residents an opportunity to give us some insight into what's working, what's not working, and just things that they want to highlight for us, so that when we do start our engagement work, we have a good handle on, like, kind of where to start.

So, where everything happens is a kickoff event, and in this case, there's another case after this that is right next to the CPA, and so that's why you'll see at the top, it's mentioned that it was a joint kickoff, because we had two areas in one. That normally doesn't happen, but because of the geography, it's important to point out. What we start off with in Phase 1 is looking at assets and opportunities, and those things are defined by the residents that we engage with. The kickoff is a way to introduce the process to people, but even following the kickoff event, we do go out, as mentioned, into the community to ask these same questions.

The assets and opportunities are guided by the elements of the Comprehensive Plan. If you notice these logos here, they all represent different elements to include Parks and Open Space, Housing, Economic Development, Urban Design, Transportation, Land Use, Community Identity, Infrastructure, Heritage Conservation and Community Identity, to name a few. And so, the kickoff event is an opportunity for folks to sit down with us one-on-one, as you can see in the photo here, at a community space. This one was at the Don Newton Taylor Ranch Community Center, and it was a very well-attended event, and so it was very successful as a start-off point.

The next phase that we move into after we've done some analysis of the data that we've collected, which lasts, you know, two or three months. We move into Phase 2, and what we're doing in Phase 2 of the process is we're analyzing what we've heard, but we're also going out there and doing what we call loop back and confirming. We kind of highlight some themes and things that come out of that analysis and ask, okay, did we get it right? What kind of things might we be missing, to add to that? What you see here on the bulleted list are some of the events and meetings that we either facilitated or attended on a regular basis, and that really informs to synthesize themes, right, that kind of rise to the surface. As I mentioned, it's a snapshot in time. There's way too much information to do a, you know, to cover everything in a year, so we have to really prioritize those items that rise to the top.

What we do next is we move into Phase 3 of the process, which is looking at focus groups. This is where, at this point in the process, we have a pretty good handle of those themes that have come to the top, or the surface, as I mentioned. For the West Mesa CPA, those tended to be land use, zoning, housing, economic development. That was one focus group we held. Second one, community identity, public art, parks and open space, and environmental resilience. The third focus group, transportation, transit, trails, and community safety. All three of these sessions were held virtually, and the reason why we do that is to encourage more participation, but also because we have to coordinate with different departments and agencies, and so to coordinate all of that, it's much easier to do that in a virtual environment. And it also allows us, as you can see here, to utilize online tools to track and collect data. And so, throughout the entire process, through Phase 3, we're still collecting data, we're still checking back and making sure that everything is accounted for, and the focus groups also allow us to have one-on-one conversations with residents and planning staff, along with other departments and agencies, as I mentioned. And what happens from this process is we move into Phase 4.

Phase 4 looks at actions and policies, so we look at, we do a policy review based on what we heard throughout the process, and we develop policy recommendations, which we'll go through today, and also draft actions that are connected to the policies. And then we also, throughout the process, post views online, so people can look at draft sections and also give us feedback on what's going on. This text here is an example of a policy that came out of the process.

And finally, we have an open house event where we present the final report, and we really try to get feedback on the draft actions and policies that we've synthesized for the process. Looking at the report itself, a few sections here - I'll go into some more detail. Sections 1 and 2 are really giving an overview of the purpose, the process. We're looking at area descriptions, demographics, history. All those are encompassed in the introductory section of the report. As I mentioned before, we're looking at these different elements Section 3 really outlines, based on each one of those elements, what we heard, and highlights those key things that move us into the actions and policies.

The next, Section 4 is looking at projects and programs. So, based on what we heard, are there existing projects and programs that City departments or agencies are doing that already address some of the concerns that residents are expressing, or also assets that they're talking about? Or are there gaps in that that we need to address a little bit further? Section 4, the things that rose to the surface, parks and open space, as you can see here, all the way through maintenance, sustainability, and natural resources. So, Section 4 of the report talks about that. We did also focus on housing and homelessness on the West Side as well.

And then finally, we get to the point where we are looking at the policies and regulations, as I mentioned. So, Section 5 of the report, goes over that. I'm going to give you a quick high-level overview of that, so as not to take up too much time. The items we're looking at for West Mesa were supporting programs for public art exhibits that celebrate the diversity and history of West Mesa. We also looked at expanding youth development opportunities, pedestrian-friendly design in activity centers, expanding multimodal transportation options, encouraging sustainable design and development, supporting local businesses at a neighborhood scale, and also supporting quality, affordable housing development within Centers and along Major Transit Corridors. That's focused on increasing housing options at varying pricing points. So, as you look at the policy section of the report, you'll see all of those outlined in detail. And as you can note here, we also look at the related Comp Plan policies for what we're proposing. So, everything is connected, so there's a through line between the data and also what's already on the books for the Comprehensive Plan.

Now, Mr. Chair, you had mentioned 48-hour material, and public comments, and I did want to highlight one key one that came up over and over again as we were preparing

and producing this report and asking for feedback. The West Mesa CPA Action Number 14, which is on page 95 of the report is stated to provide opportunities for converting single-family zoning to higher density and mixed-use zone districts to allow for duplexes, multi-family and mixed-use development to increase housing supply and affordability. This action is also derived from these two policies for West Mesa, Policy 12 and 13, on pages 90 of the report. So again, that through line is there. But in addition to that, what we have to do as planners is we also have to listen to what people are saying, and then also apply planning analysis, you know, to what's happening. So, we're looking at broader issues that affect the city and the West Side as a whole.

And so, what I'd like to do now is give you a little bit more background about that data. There was a study that was completed for Albuquerque by the Pew Charitable Trust, and some of the high-level things that came out of that study, which are important to note, that are connected to some of these recommendations that we're putting before you today, is that, you know, housing costs nationally have reached an all-time high. There's a huge shortage nationally, we know that. We also know that rents rise quickly when shortages occur. As you can see here from these stats, the median home costs in New Mexico rose significantly from 2018 to 2024. And in addition, rents have also risen amidst the housing shortage. When there's not a lot of competition for, you know, rental units or alternatives to single-family, that's where you can get high costs for rent, because there's not that competition to bring those prices down. And in addition, those increases mainly hurt low and moderate-income households the most.

And then the big one that really struck me in part of this report was that New Mexico added less housing than the U.S. as a whole, and because of that, rents and homelessness have risen, and I think everybody can attest to seeing that within our city. And there is an increase on the West Side as well, we're seeing that now. And so, this chart here kind of shows that that comparison between New Mexico and the U.S. and looking at those different increases, right, as a result of that.

So, I just want to draw the connection between the fact that we, conducting the assessment and producing these items, you know, it's really not just based on just comments that we heard. While we did listen to residents, we also have to take that broader approach. So, just want to make that, point that out to the Commission.

And lastly, to finish up the presentation, we also have appendices as part of the report, which includes metrics and charts and diagrams and maps that kind of highlight the ins and outs of you know, the realities on the ground for West Mesa, and then also outlining all of our public input efforts, so that you can look at that in detail if you have any questions about that. And with that, I will hold for any questions.

Chair Aragon: Thank you, Mr. Quevedo. I don't have any questions at this time.

EPC Commissioner Tim MacEachen: Chair.

Chair Aragon: Thank you for the presentation. Yes, Mr. MacEachen? Commissioner MacEachen.

EPC Commissioner Tim MacEachen: So, on that Part 6 that he put up there, I didn't see any reference to what 2.8% versus 5, whatever it is. All of those had no context. I don't know what we're trying to show there. Can you give us a little?

Vicente Quevedo - CABQ Principal Planner: Yes, yes, let me, let me pull that up. You mean this diagram here?

EPC Commissioner Tim MacEachen: Yes, sir, and what's next to it? The 58%, 29%? What is that?

Vicente Quevedo - CABQ Principal Planner: Yes. So, what that means is the, because of the, because it's noted that New Mexico did not add as much, you know, added less housing than the U.S. overall. So overall in the U.S., there's a huge shortage, right? Four to 7 million homes, right, as stated here by the Pew Research Institute. What this is showing is that the percentages of New Mexico to the U.S., so it's just highlighting and providing numbers for this statistic right here. And so that's, that's the percentage of housing that, that, is, is provided there. I can pull up the studies.

EPC Commissioner Tim MacEachen: So, excuse me. So, we added 2.9% versus the U.S., which added 5.1?

Vicente Quevedo - CABQ Principal Planner: That's correct, yes.

EPC Commissioner Tim MacEachen: So, what's the next one?

Vicente Quevedo - CABQ Principal Planner: This one here, let me, I can pull up the actual study, give me a sec here. And to provide some more detail here, hold on one sec. I was just trying to highlight the broad points, because I know I'm limited on time, but I appreciate the question, let me pull that up real quick for you. Here it goes. Yes, okay, so here's what, okay, this is what's happening, so I apologize. What happened is that when I cut that slide in, it cut off part of the information at the bottom. So let me go ahead and stop sharing this screen and pull up the full slide on that. Hold on one sec. It is here. Okay. So, this is probably more helpful. This is, here. So, increases in homes is the first one. Increases in rents is the second. And increases in homelessness. So, I apologize about that, Mr. MacEachen, but I appreciate the question.

EPC Commissioner Tim MacEachen: No, that helps. I'm a numbers dude, so I appreciate that. I just want to make sure I understood it.

Vicente Quevedo - CABQ Principal Planner: Yes, but thank you for that. It was just fitting on the slide, so that's, that's my fault, but that's, that's what we're looking at there.

EPC Commissioner Tim MacEachen: Thank you.

Vicente Quevedo - CABQ Principal Planner: Yes.

Chair Aragon: Excellent question, and in reviewing the numbers, those numbers are scary. And so, this plan is an attempt to try to adjust those numbers in favor of Albuquerque?

Vicente Quevedo - CABQ Principal Planner: Well, I would say, Chair, that the reality is that the only area or way, direction, whichever you want to put it, that the city can grow, as we know, is west. A lot of the remaining land, while you could look at infill, but as far as expansion, is going to be, you know, on the west side of town. And so, just kind of looking at, where those opportunities are, that's what we're trying to highlight as part of the West Mesa discussion. We talked to many residents that, that said that, you know. They want to be able to own single-family homes, but just aren't ready to because of that rise in the cost of housing, as was outlined in the presentation. And so that's just

a note, a factor that we have to account for. And it doesn't mean that we won't also talk about these things in other parts of the city, but the west side is a key component of that.

Chair Aragon: Okay, just for clarification, those numbers are for the state of New Mexico, not for Albuquerque, correct? And since Albuquerque is the, kind of the largest hub in the state, the numbers for Albuquerque might look a little bit different if you.

Vicente Quevedo - CABQ Principal Planner: Correct.

Chair Aragon: If you studied those, correct? Is there a reason why you didn't look at Albuquerque's numbers? It might be diluted a little bit.

Vicente Quevedo - CABQ Principal Planner: Well, yes, you're correct, Chair Aragon, that those are for New Mexico. However, I would point out that one of the items in the actions for West Mesa is an Economic Development Study, which will also take a look at those items for this area specifically. So, there are follow-up items. As I mentioned before, we're looking at that snapshot, so we didn't have an opportunity to do that really deep, deep dive into those numbers, but the actions follow up on that to hopefully do that with the Economic Development Department and Housing, Homelessness, and health, health and homelessness, the HHH department, and others. So, we will be partnering with it.

Chair Aragon: Alright, thank you.

EPC Commissioner Adrian N. Carver: Mr. Chair, this is Carver.

Chair Aragon: Commissioner Carver, proceed.

EPC Commissioner Adrian N. Carver: Yeah, thank you. Mr. Quevedo, I'm curious, my question is about the Action Matrix and the implementation of it. So, how does the implementation work, and how does the City hold itself accountable to completing these recommended activities?

Vicente Quevedo - CABQ Principal Planner: Excellent question, Commissioner Carver, Chair Aragon. We have an assigned case, area planner, that will be working, which is Dustin Kiska, that I mentioned earlier. His role, aside from being part of the process for

developing the report and also the actions and policies, will be to work with local residents as well as neighborhood associations and other community organizations to implement the action plan.

And so, and then in addition to that, we also made sure for each action to list who a lead agency is, also collaborators on that, because, of course, one department or agency can't usually do it on their own. And these things are also time-bound, as well as outlining a measure of success. And so, as part of all these actions that you see before you for consideration. We've met with all those departments and got, and received buy-in, meaning they're in support of these items to move them forward. And so, what happens is, between now and the next time in the cycle we come back to West Mesa, the area planner is working with local residents to implement those things and figure out how best to do them.

EPC Commissioner Adrian N. Carver: Thank you.

Chair Aragon: Thank you, Commissioner. Any other questions? If not, we'll go to the public. Is there anyone signed up to speak, staff?

Planning EPC: Yes, Chair. So far, we have Jane Baechle signed up to speak.

Chair Aragon: Okay.

Jane Baechle: Good morning.

Chair Aragon: Good morning, Ms. Baechle. Would you please state your name and address for the record?

Jane Baechle: Jane Baechle. Address is 7021 Lamar Avenue NW, 87120.

Chair Aragon: Thank you very much. And will you raise your right hand? Do you swear to tell the truth under the penalty of perjury?

Jane Baechle: I do.

Chair Aragon: Thank you. Please proceed. Nice to see you, by the way.

Jane Baechle: Thank you. So, mine are the written comments that were submitted on Monday at midday, and only provided to the Commissioners this morning. So, I can only trust that you all have read them. My, I have articulated one specific objection, that was sort of alluded to in your, the staff presentation. I absolutely agree that staff conducted a robust public engagement. I participated in it from the beginning, at every last step. And I disagree that the statement, action statement, number 14 reflects the views of the West Mesa residents.

I do not disagree that there's a wish for more affordable housing. I do not disagree that there's a wish for more economic development or mixed-use development. I do disagree, fundamentally, that the residents of the West Side wish to see zoning conversions happen. That's clearly an objective of some folks in the City, including the Keller administration. It does not reflect the views of the people on the West Mesa who reside here. I understand this is not a regulatory document, but it is presented as reflecting the vision and views of the people who engaged, and I do not think it does. Therefore, I would ask that, as a condition of approval, you remove that statement, or alter it, to indicate that zoning conversion is not reflective of the views of the people in the West Mesa. Thank you very much.

Chair Aragon: Thank you for those very important comments. Is there anyone else signed up to speak?

Planning EPC: Chair, so far, we have Mike Voorhees raising his hand.

Chair Aragon: Okay. Mr. Voorhees, if you'll please state your name and address for the record?

Mike Voorhees: Sure. Mike Voorhees, 6320 Camino Alto NW, 87120.

Chair Aragon: And you swear to tell the truth under the penalty of perjury?

Mike Voorhees: I do.

Chair Aragon: Good to see you as well this morning.

Mike Voorhees: Thank you very much. Yeah, I also participated in the CPA, and I want to commend the staff for doing an excellent job of engaging us. And again, the only problematic thing I came across was similar, was the same item that Ms. Baechle, just spoke about. I just wanted to add a little bit of context to that.

We're not the only city facing a housing affordability crisis, and if we look to the research that's being done, not only across the country, but North America and even globally, what we've found is that the cities that have increased density of market rate, housing, they're rental rates and property prices have actually skyrocketed. So, affordability has gone down. Vancouver, British Columbia is perhaps the biggest example of that. They've more than tripled the number of housing since the 70s, and they're the least affordable city in Canada. Sydney, Australia has been rezoning, upzoning, increasing densification, and they have just become the least affordable city in Australia because of that, and it's been eroding affordability in traditional neighborhoods, largely because of global capital, has moved in to see that.

So, the problem is that there is a tendency to confuse causation and correlation here. And the policies that the Keller administration think are going to fix this actually have been shown to exacerbate the affordability question. So I, too, would like to see a conditional approval, removing action item 14 as both not reflecting the wishes of the residents of the West Side, but also problematic from a policy and research side. But otherwise, I think it's a good document, and I thank you for hearing my comments.

Chair Aragon: Thank you, Mr. Vorhees.

EPC Commissioner Tim MacEachen: Chair.

Chair Aragon: Commissioner?

EPC Commissioner Tim MacEachen: So, it's Commissioner MacEachen, and Mr. Voorhees, I think that's all interesting. I think you're probably right, but could you kind of give us a source where you get all these numbers and that information?

Mike Voorhees: Sure, I can, I can, send you links to discussions from architects and planners in Vancouver and Sydney. I can put them in a package if you want, because there's a lot of literature out there. And even looking to, you know, as close as Denver, where they recently enacted a lot of these changes, they suddenly pulled back because they realized it was dramatically impacting a lot of the traditional Hispanic neighborhoods in Denver, and so they put a moratorium, because it was bringing in out-of-state and out-of-country capital.

And so, I don't question that there's a lot of well-meaning policy folks behind it, but the evidence that's come back has really shown the opposite. Even the largest study that was done by the Urban Institute, I think it surveyed something like 12,000 municipalities in the U.S., they could not find any statistically significant reduction in rental rates or improvement in housing affordability that coincided with upzoning. And that was a, that was, like, a almost a decade-long study. That came out a couple of years ago, and I presented that source of information when the Housing Forward initiative was coming forward. So, we're trying to look at data to support it, because, you know, hey, we've, it's something that needs to be addressed, is affordability, but if what we're doing actually undermines that, that seems like it'd be problematic. But I can, I can send that to, I guess, staff to forward on to you all, if you'd like.

EPC Commissioner Tim MacEachen: I don't require links or any of that. I just want to know where it came from, and how he got it, and if it's professionals in the field, and then I'm satisfied that that's good information. Thank you.

Mike Voorhees: Yep, you're welcome.

Chair Aragon: Thank you, Commissioner. Any other questions from the Commission?

EPC Commissioner Eric Nelius: I have a question, Chair Aragorn. So, this is Commissioner Nelius, and I just asked, Mr. Voorhees, regarding the city of Austin, Texas: Four years ago, the average housing, or I guess it was, median housing price was greater than \$700,000, yeah, \$700,000. Now the median housing price, as far as sale within the city of Austin is, I think it's, like, \$400,000, and they've built like crazy. Could you, so, I guess what I'm trying to ask is, you know, something like that doesn't really substantiate

your claim. Could you just sort of go into explaining, like, maybe why something like that's happened?

Mike Voorhees: Sure, I'd love to look at Austin specifically. I can't speak to that, because I don't have the numbers, and I don't want to imply that I do, although that would sound like a surprising support of that densification if the numbers you're quoting are correct. But what we've seen are these studies that have looked at policies of both upzoning and even downzoning, and trying to look for a correlation. And in each of them, what they've found is that's not there.

The other, the other aspect of it is if we think of real estate as merely supply and demand, like basic economics, you know, would suggest, then it should behave that way, but it isn't, because housing is a necessity. There is essentially an inelastic demand. People definitely want housing. Very few people will go without it. Even though we have a tremendous homeless, homelessness problem. That's not generally by choice. So, that has allowed real estate speculation in a way that has been devastating to the fabric of communities. So, that's why there was a major Department of Justice lawsuit against corporate rental companies that were, they're actually on record for saying they were going to favor rental rate increases over occupancy, meaning they were going to hold units. Not rent them to the public instead of renting what the market would bear, just to drive prices.

Chair Aragon: Mr. Voorhees? Sure. In the sake of trying to be efficient, and I think you've already answered his question. Okay, yeah. I'd love to have this conversation all day, but maybe today's not the best day.

Mike Voorhees: Sure, absolutely. Thanks for the good questions. I appreciate that.

Chair Aragon: They're great questions. I just want to make a statement that the cities that you're quoting from your studies sound like they're very urban cities. High-density cities already. The West Side of Albuquerque doesn't really, it may not be comparable with that, and so I don't know how well that would translate to the West Side of Albuquerque. Based on the fact that I'm a retired real estate appraiser. I just want to throw that, just to make that comment out there.

Mike Voorhees: If I could say, just on Vancouver and Sydney, they're actually very similar in that they both have a dense urban core, but suburban, you know, wildlife boundary areas. North Vancouver, West Vancouver, and things like that, very similar to our situation. Same in Sydney. As you go out from the harbor, it's very much, a less dense, or traditionally has been. So, they followed a trend where they had that same growth pattern, and yet their affordability has just evaporated. So, it's a more complicated picture than..., and municipalities are struggling with this around the globe, so it's not surprising that we're having difficulty trying to figure out how to solve it.

Chair Aragon: Excellent. Thank you very much. I appreciate your comments. Okay, applicant. Would you like to respond?

Vicente Quevedo - CABQ Principal Planner: To that, that item there. I know there's some more people signed up to speak. I do have a slide I can show related to what was just discussed. Would you like me to do that?

Chair Aragon: There's more people signed up to speak, let's defer those, your comments until, I thought we were at the last one.

Vicente Quevedo - CABQ Principal Planner: Thank you.

Chair Aragon: Is there, is there anyone else signed up to speak from the public?

Planning EPC: Yes, Chair. Next up we have René Horvath.

Chair Aragon: Very good.

René Horvath: Good morning. My name is...

Chair Aragon: Ms. Horvath. Good to see you. Would you please, state your name and address for the record? Thank you.

René Horvath: My name is René Horvath. I live at 5515 Palomino Drive Northwest in Taylor Ranch.

Chair Aragon: And do you sort of tell the truth under the penalty of perjury?

René Horvath: Yes, I do.

Chair Aragon: Thank you very much. Please proceed.

René Horvath: Thank you. Well, thank you. Yes, I was also able to get a letter in by Tuesday morning. I just want to mentioned to Vicente that the portal is not an easy system to get your letters in to make it right on time, so they're gonna work on that. But, I, so, I am our Westside, the Westside Coalition Executive Board. We did get, they did support Jane and mine's letters, because we were able to get them in on time. This just came out last Thursday to see the final result, but yes, we're not opposing the CPA reports, but there are some, the action statement that we're looking at right now, number 14 in the West Mesa, is problematic because, like Jane said in her letter, this was already reviewed a week ago by City Council to change R-1 zoning to multi-family, mixed-use, and there was a lot of opposition to that, and they, the council voted, or the LUPZ Committee voted 4-1 not to support that.

And as far as our situation here on the West Side, I don't remember really just coming up. I know, like Jane said, people, yeah, we are concerned about affordable housing. But we didn't talk about changing our zoning to solve that issue, because as the IDO was made changes to the zone code in 2018, and they already upzoned our zoning to mixed-use, which are creating more higher density apartments, 3- and 4-story apartments here on the West Side in particular, and across the city. So, I can think of already 8 apartment complexes that have already been built. And probably more, and more are in the works. But we have zoning categories to do all this mixed-use high-density development.

I think it's important to maintain our R-1 zoning so people can have housing, because housing is more stable. Once you own a house, then you're set. You don't have to worry about the landlord increasing your rent all the time. And what we've noticed with all these new apartments, their rents are higher than our, what we used to have. And then now our existing apartments have raised their rents also.

So, I don't see, and this was not a question, this was not a discussion that we really had at these CPA meetings. This just came up, and like I said, this was an issue last week that was voted down by LUPZ, and I don't think this is going to solve the affordability issue, because, as Mike Voorhees says, it's, it has, this is a worldwide issue. This started in COVID time. And the world is, and it's not just Albuquerque has bad zoning. Our zoning has been okay, but if we start messing with it, we're going to create new problems, and conflicts by just dramatically changing our zoning.

And as far as the homeless issue, we've been to numerous meetings addressing the homeless. We have, a lot of our homeless issues are, is mental health and drug addiction issues, which makes it impossible for them to function, which we need to deal with, I agree. But just zoning will not solve those issues, and they will not be able to afford any of these housing. And we're doing hotel conversions to help do some, work on some affordable housing in town. So, I would not mess with changing the zoning. That's a big sticking point with this Action Matrix, and to also realize the West Side is limited in river crossings. We only have two main arterials, Coors and Unser. Rio Rancho uses them to get to the river crossings and to I-40, so we do have high congestion of traffic, so to up our zoning for more density is just going to put more, and plus our limited trans, transit, it's been cut. So, I see it creating more problems, and not stopping them.

Chair Aragon: We did receive your, we did receive your letter, and I did read it, so I appreciate that. Do you have anything else you wanted to add, to summarize?

René Horvath: And as, oh, just an economic one. Number 13 - just realized we need to look at, you know, water supplies and, you know, our infrastructure and our preservation of our unique resources. That's what we really focus. We got some really cool resources here on the West Side that we want to preserve.

Chair Aragon: Thank you very much.

EPC Commissioner Tim MacEachen: Chair Aragon.

Chair Aragon: Any other questions?

Planning EPC: Chair, we have another.

EPC Commissioner Tim MacEachen: I see that we do, and I just think this is going to be a long day anyway, so we need to get that clock going on the 2 minutes or the 5 minutes.

Chair Aragon: Yeah, I was watching the time. Agree with you. Did you have a question, or that was your comment? Okay, we will see if we can get that timer working. Thank you. Do we have another speaker, staff?

Planning EPC: Yes, next up, we have Sharon Miles. Ms. Miles, if you can put your email address in the chat for me when you're done, that way we can send you notice.

Chair Aragon: Ms. Miles, are you ready to go?

Sharon Miles: Almost.

Chair Aragon: Okay.

Sharon Miles: I was trying to get the video. Start my video.

Chair Aragon: I feel your pain on that.

Sharon Miles: Okay.

Chair Aragon: Yeah. If you could please state your name and address for the record.

Sharon Miles: Sharon Miles, address 2700 Vista Grande NW, Unit 10, Albuquerque, 87120.

Chair Aragon: And if you'll raise your right hand. Do you swear to tell the truth under penalty of perjury?

Sharon Miles: I do.

Chair Aragon: Thank you. Are you representing a neighborhood association, just yourself?

Sharon Miles: Pretty much myself. I do live in a townhouse community, Westcliff, but I'm not representing them.

Chair Aragon: You've got 2 minutes, and we'll try to stick to that.

Sharon Miles: Okay. I was able to attend some of the community planning assessment meetings. And, it, I just wanted to reinforce what René Horvath had said; that there wasn't any discussion or mention of this R-1 zoning change in those meetings at all. And, I don't support the R-1 zoning up zone for multi-families. Especially since the LUPZ meeting just had their meeting and voted that down. So that should, that's for the whole city, and so it shouldn't be just specifically this R-1 zoning change for our West Side. It should be consistent with the rest of the city, so it should be removed.

I, I've lived here over 40 years, and the West Side's unique, and I feel like the IDO and some of these different planning bodies don't take into account how special the West Side is and how unique it is. We're surrounded with the mesa, and the volcanoes, and the Petroglyph Monument, and the Bosque, and the views, and those must be taken into account when you're doing planning. We can't be just a cookie cutter, we're all the same. We're not. There's different parts of the city that need..., are unique and should be preserved and honored. And I hope that that's an important thing about when you're doing things, planning on the West Side, that you don't just apply all of the different ordinances and regulations to the West Side, just because it was on the, you know, because it was okay on the other side of town, or other parts. So, anyway, I do not support the R-1 zoning that you added into the plan.

Chair Aragon: Okay, I think you're referring to Action Matrix Number 14. It covers that. Alright, well, thank you very much.

Sharon Miles: Yes, okay.

Chair Aragon: We appreciate you.

Sharon Miles: Thank you.

Chair Aragon: Is there anyone else signed up to speak?

Planning EPC: Chair Commissioners, at this time, no one else has signed up to speak. If you are a member of the public and you would like to speak on this matter, please raise your virtual hand now. Chair, Commissioners, we have no members of the public signed up to speak at this time.

Chair Aragon: Okay, thank you. I guess now would be appropriate for the applicant to respond.

Vicente Quevedo - CABQ Principal Planner: Thank you, Chair Aragon, and yeah, just for closing on my part. I did want to share some information you did ask previously about Albuquerque numbers, and there is a slide within that presentation that I can pull up that I think highlights some of the challenges that we face. And I do want to also mention that these actions and policy recommendations for Number 14 specifically, if you look at the table, it's not specific to the West Side. It does have a citywide component. We've made sure to clarify that in the table. And then also, in terms of your consideration, and the Commission's consideration, just know that that action is actually housed with Council. And we did meet with them on this.

And the other thing I wanted to point out is that these actions and policies were posted in early July for public review, and so they were put out there. We'd also, at our open house, we had huge charts where we had people review them as well. So, just want to make that point. Here's the slide that I would like to share with you. And the bigger question for all, for the policies actions; I mentioned earlier in my presentation that those are connected, right? If we don't have actions that support the policies, the big question is, you know, what action is the City going to take to implement the policies?

Policies are great, but they're vision statements, right? And we, this process has been developed and designed to have more teeth than just developing policy. So, I want to make that point as well for the Commission. I think this slide here, which is also part of the study that I referenced before. Let's see if I can get that little box out of the way here for you. This one here highlights numbers for New Mexico, Albuquerque, also looks at Houston and Minneapolis, and when you look at these charts, you can clearly see just how outpaced these numbers are for New Mexico and Albuquerque compared to these larger areas.

So, even if you're looking at metropolitan areas, like larger metropolitan areas like Houston, Minneapolis. You can see that stark item there. And so, I want to make that point, and also just leave it with the Commission to ask that question. How do we implement the policies if we don't have actions that have teeth?

The last thing I'll say is that staff has prepared some alternate language, and I can present that if you'd like to consider that for action item number 14. So, with that I'll stand for any other questions.

Chair Aragon: Thank you for presenting the numbers. It would be nice if we used cities that were closer in size to Albuquerque, or closer in location, like. But, we're fine. I do have a question for you, in this action item 14. If this. I'm taking this out of one of the letters, not out of the report, but it says provide opportunities for converting. What kind of opportunities does this plan provide above and beyond what the average person could come in and apply for a zone change any day?

Vicente Quevedo - CABQ Principal Planner: Good question, Chair Aragon. The idea behind this would be that it would be an opt-in process. Again, led by Council, legislation, of course, so that owners, property owners could opt into this. It would not be something that would be mandated at all. It would be completely optional. Probably have some kind of a time frame on it, I would imagine. Again, I'm just speculating. I don't work for Council Services. We do have staff here from Council, but again, this hasn't really been outlined to that degree yet. But, again, your recommendation would just, move this forward to Council to consider. And lastly, I'll say, if Council doesn't take this up, it doesn't go anywhere. So, just, just, just for background on the process. And I do have that alternate language if you'd like me to present it, Mr. Chair?

Chair Aragon: Thank you. Not at this moment. Let's see if there's any other questions. Any questions from the Commission? Okay. In hearing the public's comment, I'm really not gonna support, including action item 14. I'm gonna ask that we delete it. I don't know if we'll get that support. Maybe we'll have that conversation. But if you'd like to present your proposed language?

Vicente Quevedo - CABQ Principal Planner: Yes, let me bring that up for the Commission to take a look at. And again, I do want to stress that the point behind even

this alternate language is also to provide some, some teeth to implement the policies, that, that are, within the plan. So, so again, the question that I mentioned before is, you know, how, how do we, how does a city take action? If this goes away completely. The alternative that we came up with, was to explore opportunities for zone changes that provide housing options, a range of lot sizes, and mixed uses to increase housing supply, affordability, and services near existing neighborhoods.

We did look at some alternatives based on public comment, but again, that key question that's at the top there, if we gut it, then too much more, it really doesn't have any teeth, but this is the option that we're proposing. And again, to the Commissioners present, your recommendation would, if it is to move this forward, would move it forward to Council, it would be in their wheelhouse, and if the counselor for this area decides not to move on it, you know, that's another thing to consider, so. I appreciate your time.

Chair Aragon: Thank you. Commissioners, is there any discussion on this item that you'd like to take place?

EPC Commissioner Tim MacEachen: Chair, it's Commissioner MacEachen.

Chair Aragon: Yes, Commissioner?

EPC Commissioner Tim MacEachen: So, I think this document and what the staff has presented is pretty darn good, and very thorough, and well thought out. And I'm not sure I'm about zoning change either, but what we're doing here is recommending to the City Council that they pass it. When they get it, they're going to hear these, all these people again, with the same considerations, and they're going to make up their mind. So, I think, as a matter of respect, and respecting the document itself, I would support it go on as it is, including item 14, which will come up again, and the City Council's going to do what they can do.

Chair Aragon: Very good.

Vice Chair, Renn Halstead: Halstead.

Chair Aragon: Yes, Vice Chair?

Vice Chair, Renn Halstead: Thanks, Chair. I think I'm gonna hold my, most of my comments or discussion to the formal discussions after we get to that point, but I would, I think I would echo Commissioner MacEachen. I do think that that revision is something to consider if they're, if the Commission has pushed back on the language for number 14 as it is currently in the study. I think it's an important piece to have included in the CPA. The, the west side of Albuquerque is a critical component in our growth, so I would not support stripping it completely out of, out of the document.

Chair Aragon: Thank you.

EPC Commissioner Adrian N. Carver: Mr. Chair, Mr. Carver.

Chair Aragon: Yes, Commissioner Carver?

EPC Commissioner Adrian N. Carver: Yeah, thank you, Mr. Chair. I am also not in favor of taking it out of the document. I think that maintaining the option to convert single-family zones to higher density and mixed use is essential to Albuquerque's future and this action doesn't like, the activity does not eliminate single-family neighborhoods. It adds flexibility for duplexes, multifamily, and neighborhood retail. And where that's appropriate and done thoughtfully, it can expand housing choice, curb urban sprawl, and reduce our dependence on cars. So, I think removing it would help lock the city into outdated and exclusionary zoning.

Chair Aragon: Thank you, Commissioner.

EPC Commissioner Eric Nelius: Mr. Chair?

Chair Aragon: Yes, Commissioner.

EPC Commissioner Eric Nelius: So, it's Commissioner Nelius, and I'll echo Commissioner Carver, and also just want to state that with upzoning, typically, you know, if you're going from you know, R-1 to, you know, just anything more dense, typically, it's not a corporation that owns that housing, it's an individual landlord building an accessory dwelling unit or something like that. So, I think any fears that large corporations could come in and dictate the price of rent are unfounded. If you do small upzoning.

Chair Aragon: Thank you for that. Oh, yeah, I don't want to build an 8-plex where I live, on the West side. But I might want to build a casita; I might want to build a casita.

EPC Commissioner Tim MacEachen: Chair Aragon?

Chair Aragon: Yes, sir.

EPC Commissioner Tim MacEachen: I'd just like it on the record that Commissioner Carver and I agreed.

Vice Chair, Renn Halstead: No. Out of the (inaudible).

Chair Aragon: Yeah.

EPC Commissioner Adrian N. Carver: It happens more than you think, Mr. Chair.

Chair Aragon: Oh. I agree with Mr. Carver all the time. Maybe not today, but that's okay. It's created an insightful discussion. And, I'm okay with where we're going. All right, I guess we're at that point in the hearing. Are there any more questions or comments from the Commission to, and to anybody, before we move to trying to conjure up a motion?

Vice Chair, Renn Halstead: Do we need to have a staff closing Chair?

Chair Aragon: Yes. Thank you.

Megan Jones: Thank you, Chair and Commissioners. Staff would just like to note that we are in support of the recommended change to the action, item number 14 in the matrix. And that we recommend that you forward a recommendation of acceptance to City Council on this item, and we have nothing further to add at this time.

Chair Aragon: Very good.

EPC Commissioner Adrian N. Carver: Mr. Chair, this is Carver. I have a motion if you're ready.

Chair Aragon: Yes, Mr. Carver, we're ready?

EPC Commissioner Adrian N. Carver: I would move that the EPC recommend acceptance of the West Mesa CPA, Plan number 2025-00003. I'm sorry, 2.

Chair Aragon: That's correct.

Vice Chair, Renn Halstead: Chair.

Chair Aragon: Yes, Vice Chair?

Vice Chair, Renn Halstead: Thank you, Chair. I just think we need to make sure to get the findings and conditions as part of that motion.

Chair Aragon: Agreed.

EPC Commissioner Adrian N. Carver: Thank you, Mr. Vice Chair.

Vice Chair, Renn Halstead: 1 through 18 for findings and conditions 1 and 2.

EPC Commissioner Adrian N. Carver: Yeah.

Chair Aragon: Are we gonna accept the revised, revision, or take it as, as originally written.

EPC Commissioner Adrian N. Carver: My motion.

Chair Aragon: Item 14.

EPC Commissioner Adrian N. Carver: My motion is to accept it as originally written. Findings 1 through 18 and conditions 1 through 2, is that correct, Ms. Vice Chair?

Vice Chair, Renn Halstead: Correct.

EPC Commissioner Adrian N. Carver: Yes.

EPC Commissioner Tim MacEachen: Sure, I'll second the motion. It's Commission MacEachen, I'm sorry.

Chair Aragon: Commissioner MacEachen, your voice is very distinguished, we know who you are. Very good. Alright, we have a first and a second. Let's go to a roll call vote. Let's start, opposite direction. Commissioner Archuleta?

EPC Commissioner Archuleta: Archuleta votes aye.

Chair Aragon: Commissioner MacEachen?

EPC Commissioner Tim MacEachen: Mr. MacEachen votes aye.

Chair Aragon: Commissioner Likar?

EPC Commissioner Jarrod Likar: Likar, aye.

Chair Aragon: Commissioner Nelius?

EPC Commissioner Eric Nelius: Nelius, aye.

Chair Aragon: Commissioner Coppola?

EPC Commissioner Giovanni Coppola: Coppola, aye.

Chair Aragon: Commissioner Carver?

EPC Commissioner Adrian N. Carver: Carver, aye.

Chair Aragon: Vice Chair Halstead?

Vice Chair, Renn Halstead: Halstead's an aye.

Chair Aragon: And Chair votes nay. Okay. Next item.

Megan Jones: Thank you, Chair and Commissioners. I would like to propose a few minutes for a break before the next, we hear the next CPA assessment report presentation.

Chair Aragon: Okay, before we do that, I think one of the commissioners had a comment.

Matt Myers: Oh, I'm sorry, Chair Aragon, it's Matt Myers. Can we just, just for clarity, for the record, you know, say that the motion passed, I believe the motion passed 6-1, is that, is that correct?

Chair Aragon: That is correct, for the record.

Matt Myers: Oh, great, thank you.

Chair Aragon: Thank you. Alright, let's take a 10-minute break.