

COMMUNITY PLANNING AREA

ASSESSMENTS

City Leaders
March 2nd, 2024

CPA Webpage:

<https://cabq.gov/cpa>

Rebecca Bolen

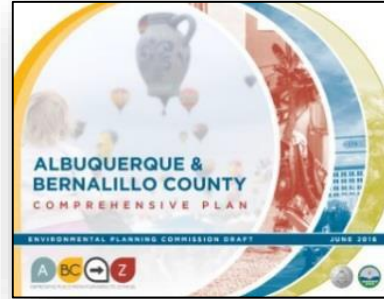
Principal Planner

rbolen@cabq.gov

**ONE
ALBUQUE
RQUE**

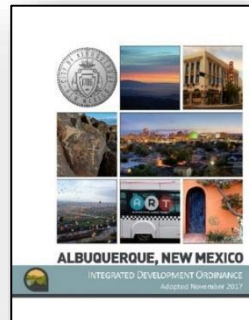
LONG RANGE PLANNING

ABC
Comprehensive
Plan



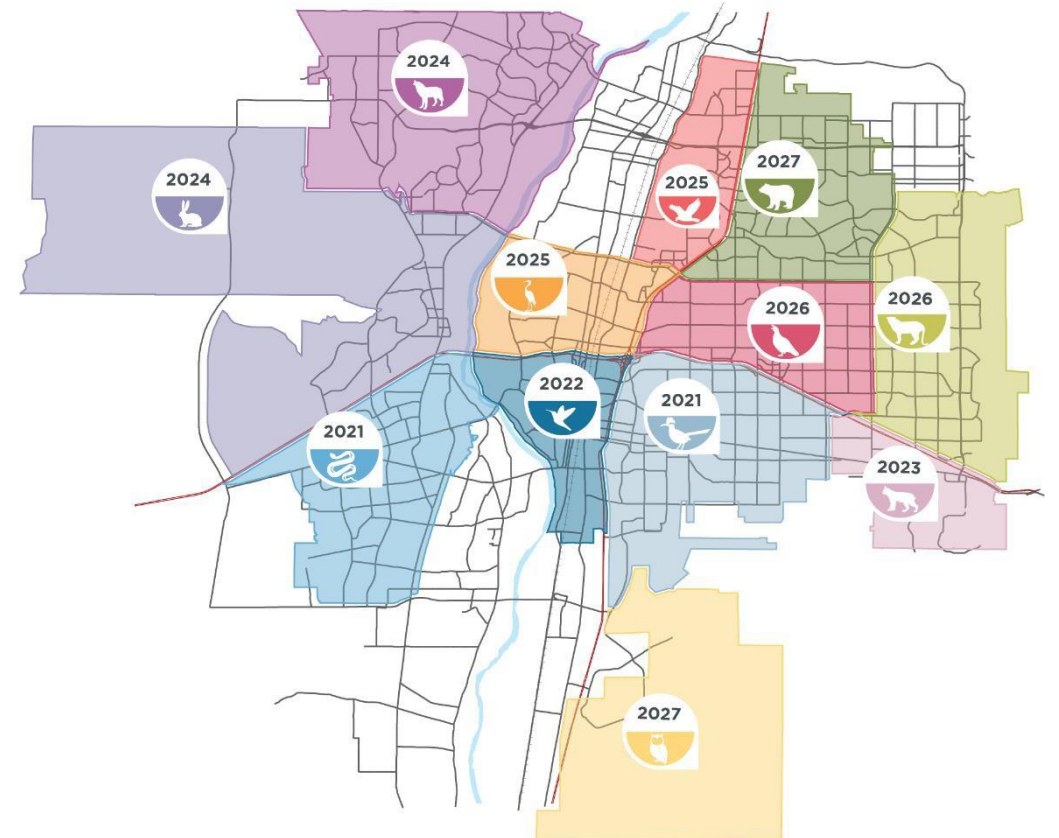
compplan.abc-zone.com

Integrated
Development
Ordinance



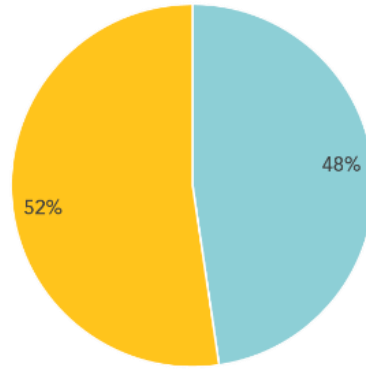
ido.abc-zone.com

Community
Planning
Areas



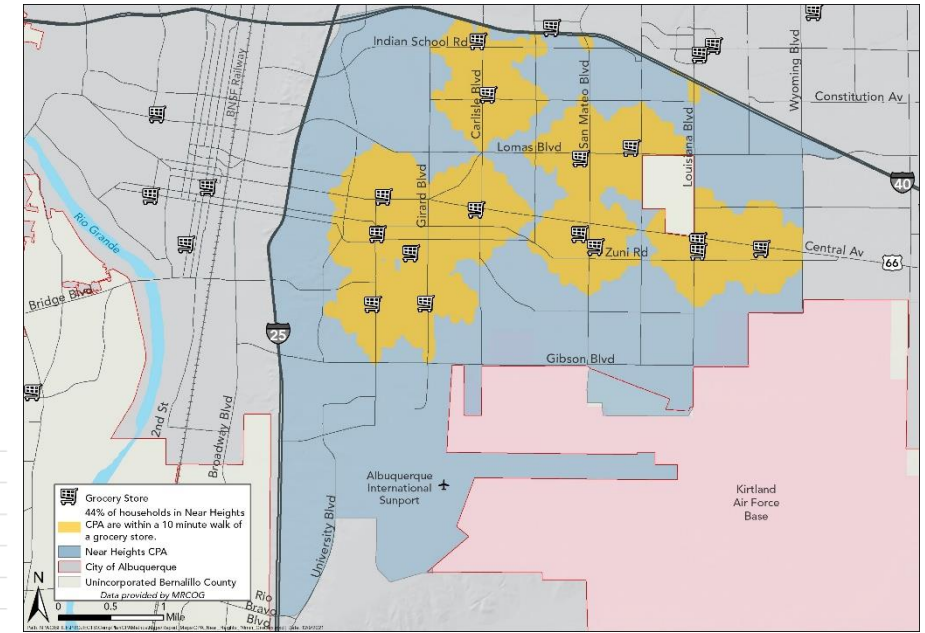
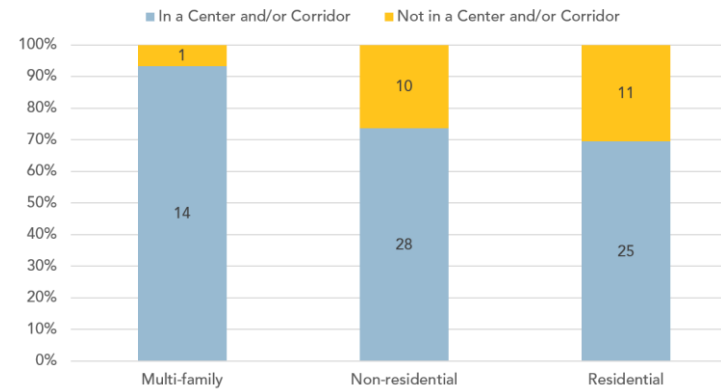
<https://cabq.gov/cpa>

Housing Affordability for Renters



■ Housing costs less than 30% of income
■ Housing costs 30% or more of income

BUILDING PERMITS ISSUED IN 2018 & 2019



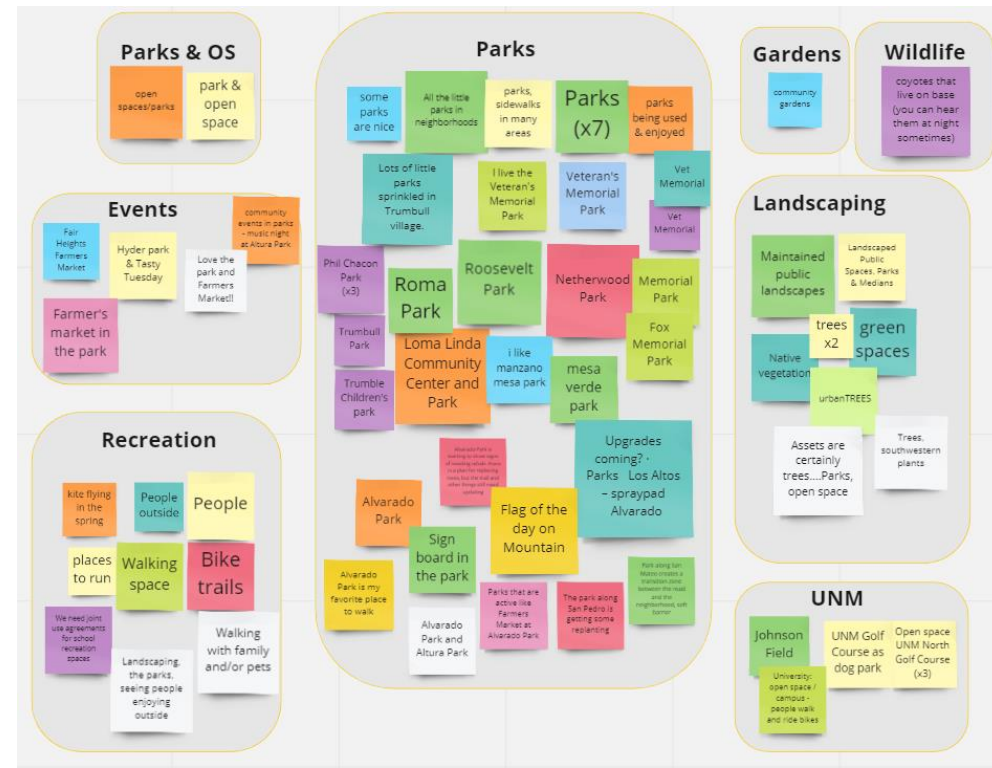
Jobs to Housing Ratio: **1.62**



Winter

- Community Meetings & Relationship Building
- Research- review existing/previous reports and plans
- Get marketing materials together, start promoting kick off & surveys
- Meet with partners to review process and their participation

Phase 1



Spring

- Assets & Opportunities Outreach
- Analyze Assets & Opportunities Data
- Send partners input summaries
- Post Sections 1-3 on the website

Phase 2



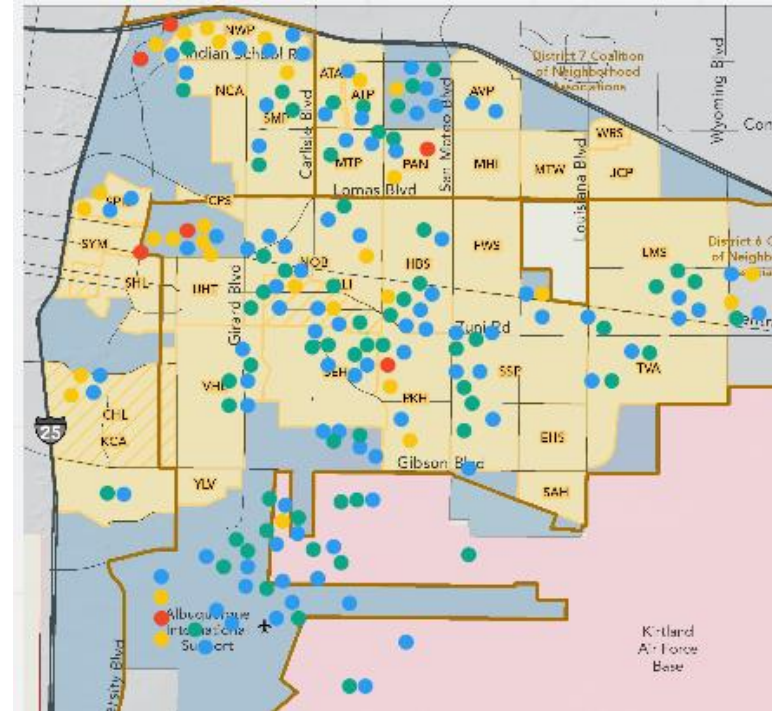
Caption: San Pedro Walk Audit (4/17/21)



Caption: San Pedro Library Activity

Summer

- Post Draft sections 1-3 on website
- Research- review/collect information related to community priorities revealed during phase 1
- Outreach around special topics



Phase 3



Notes:

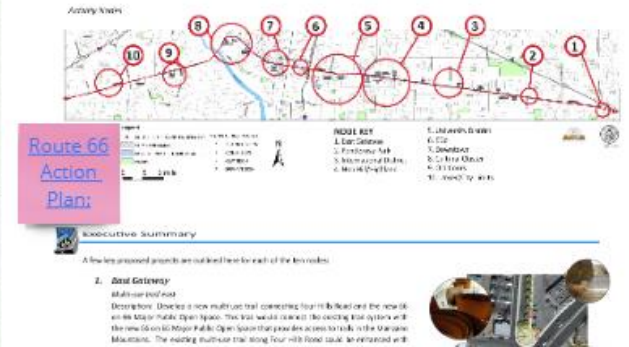
Mass Job Posting

- Department of Transit 2019 feedback about the King's Arrow community had to have ABO Ride transit to drive off road in some cases, along with making transit stops in the area that could be better for the community and transit drivers alike, this supports and makes adjustments to help provide better stops in the area.
- There will be changes happening in the area to be better efficient for the ABO Ride transit and used for the public to use with these adjustments being made in the King's Arrow community as the area shows a diverse series of housing in the area that regular studies on how to place and direct transit facilities and services will proceed in King's Arrow community in the future.
- ABO Ride Transit center to be implemented in the area in the long-term future to help the area be more efficient with driver and one with the community transit methods, this center will be located on the west central corridor near tramway and central intersection, this is a long-term project to help the community be safer and connected to the city.
- ABT program at Wyoming and Central intersection included car-pooling and ending the ban on use of the ABO Forward Outage which is currently why it stops at Wyoming, potential of reaching further up central through future road space limitations.
- Traffic engineering has been working to provide more efficient modes of transportation for cars, cyclists, and pedestrians, with adjustments of the roads and paths, being under the current projects for paths and trails programs trying to assist the community better.
- Adjustments being made from the ABO Ride Forward Program that focuses to better the efficiency of transit transportation methods around the city, providing a transit bus can be used for long-range transportation, with new routes showing a high frequency with adjustments on the way to better high frequency and traffic areas.
- Job development program on people owned by the city from TTA, community development with this use zoning in mind.

Community Feedback: Transit



Community Facilities



Fall: Focus Groups

- City Departments, community & partner organizations
- Input and research compiled and publicly available

Phase 4

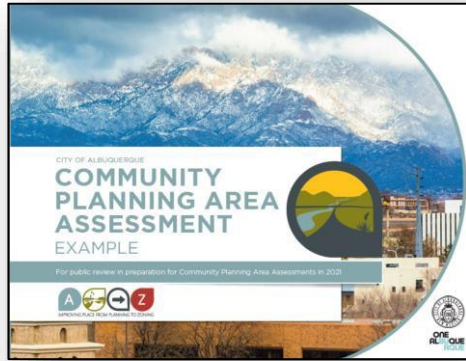


Winter:

- Incorporate partner review
- Post Complete Draft
- Open House with Public
- Online actions/policy input gathering
- Finalize Report
- Acceptance Process

Assessment Report

<https://cpa.abc-zone.com/example-assessment>



Benefits:

- Documents trends, resources, programs, priorities, recommendations
- Reviewing recommendations for feasibility, effectiveness, & City commitment
- Sets indicators to measure progress over time
- Can be used to advocate for capital projects in CIP process or City budget or Metropolitan Redevelopment Agency projects

ONE
ALBUQUERQUE

INTRODUCTION & COMMUNITY CONTEXT

1. INTRODUCTION

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

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

1.1 Overview

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

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

1.2 Purpose

To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process is intended to ensure that all residents and areas benefit from long-range planning efforts, coordination, and problem-solving. The CPA assessment process seeks to develop positive relationships between the City and community members by focusing on actions



Caption: Community Walk at the Unser Library



Caption: Planning Staff Tabling at West Fest



Caption: Assets & Opportunities Activity at Rio Grande High School



4.12.7 ICONIC NEON SIGNS

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

Some of the most iconic neon signs along Route 66 are found in the Southwest Mesa, and community members specifically pointed to neon signs as an asset for the area. In 2002, the City's Urban Enhancement Trust Fund in the Public Art Program funded a survey and management plan for signs and neon enhancements along Route 66 through Albuquerque. The report concluded that all surveyed signs were "threatened," that is, that none of these important resources had any degree of protection from loss.

Key recommendations of the plan were that the City act to implement a comprehensive management plan to include conservation easements and changes to regulatory codes to provide for the conservation of existing signs. The report emphasized the potential of these signs to contribute to economic development through tourism. In 2002, the National Park Service Route 66 Corridor



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

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

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

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

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

Policy

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

3. AREA PROFILE

4. PROJECTS & PROGRAMS

5. POLICY & REGULATION REVIEW

6. ACTION MATRIX

TABLE 3. COMMUNITY ACTION PLAN

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

EXAMPLE: 4.5 ECONOMIC DEVELOPMENT

Phase 3: Focus Groups

Phase 1: Assets & Opportunities

Economic Development / Vitality



Phase 2: Small Business Fair



ONE ALBUQUERQUE

EXAMPLE: 4.5 ECONOMIC DEVELOPMENT

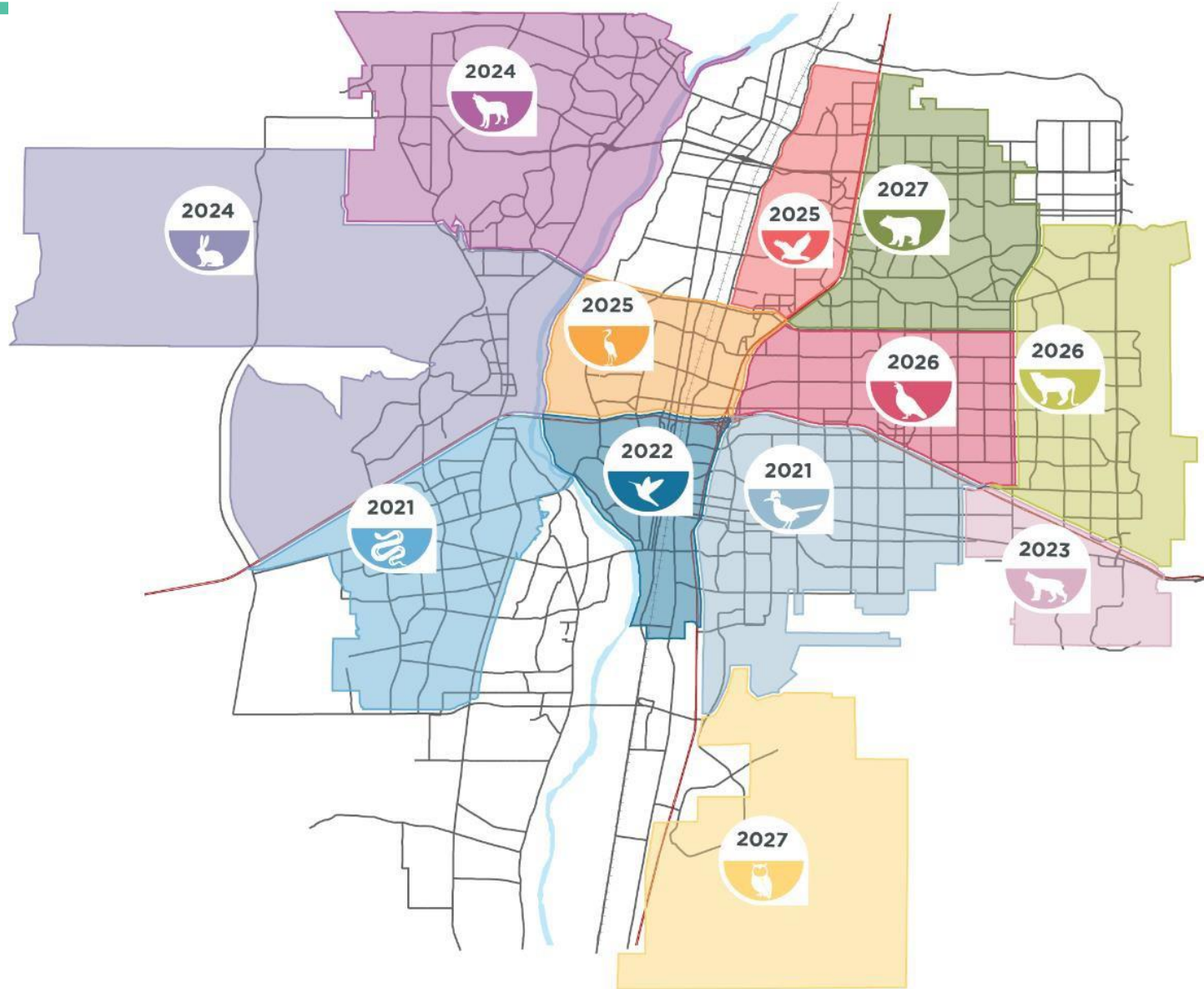
Policies:

- Encourage development that incorporates neighborhood-scale services.
- Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.
- Support business development, retail, and services, particularly childcare and family-friendly activities.

Action:

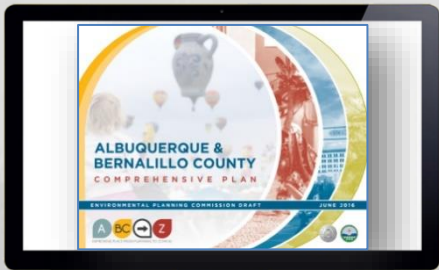
- The Economic Development Department will host a Small Business Resource Fair in each quadrant of the City annually so that local businesses in each part of the City can be accommodated appropriately. Small Business Resource Fairs should include interpretation and incentives for participants.

Questions?



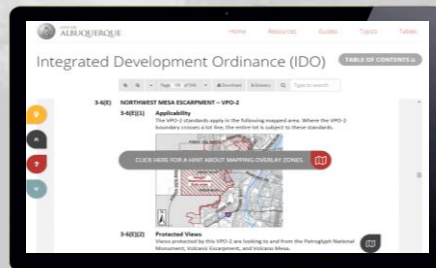
THANK YOU!

ABC Comp Plan



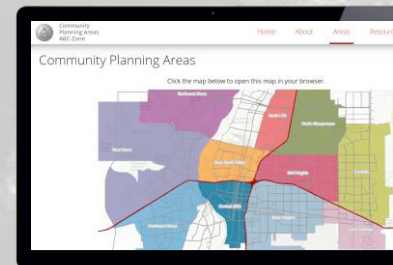
compplan.abq-zone.com

Interactive IDO



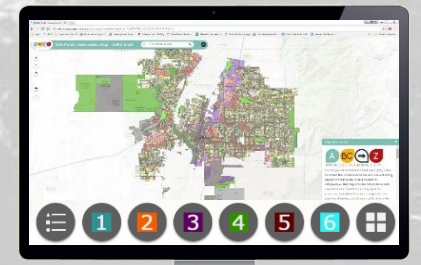
abq-zone.com

CPA Webpage



cpa.abq-zone.com

IDO Zoning Map



tinyurl.com/idozoningmap