

CITY OF ALBUQUERQUE

EAST GATEWAY COMMUNITY PLANNING AREA ASSESSMENT

As Accepted By City Council on 8/5/2024

IMPROVING PLACE FROM PLANNING TO ZONING

ONE ALBUQUERQUE

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.

TABLE OF CONTENTS

PART 1. INTRODUCTION.....5

1. Introduction 6
   - *1.1 Overview..... 6*
   - *1.2 Purpose..... 6*
   - *1.3 CPA Process 8*
   - *1.4 Engagement 10*

PART 2.
COMMUNITY CONTEXT.....11

2. Community Context 12
   - *2.1 Area Description..... 12*
   - *2.2 Demographics..... 12*
   - *2.3 History..... 13*

PART 3.
AREA PROFILE.....14

- *3.1 Community Identity..... 15*
- *3.2 Land Use..... 20*
- *3.3 Transportation 24*
- *3.4 Urban Design 28*
- *3.5 Economic Development..... 30*
- *3.6 Housing 34*
- *3.7 Parks & Open Space..... 36*
- *3.8 Heritage Conservation 39*
- *3.9 Infrastructure, Community Facilities & Services 42*
- *3.10 Resilience & Sustainability 45*

PART 4.
PROJECTS & PROGRAMS.....47

- *4.1 Route 66 & East Central 48*
- *4.2 Roads and Infrastructure 52*
- *4.3 Transit..... 55*
- *4.4 Walking, Biking, and Multimodal Transportation 57*
- *4.5 Existing Walk and Bike Programs.. 59*
- *4.6 Parks and Open Space Projects & Improvements 62*
- *4.7 Community Centers Projects & Programs 67*
- *4.8 Housing in East Gateway 69*
- *4.9 Homelessness and Social Services 73*
- *4.10 Safety in East Gateway..... 76*
- *4.11 South Eubank Landfill 79*
- *4.12 Public Art..... 80*

PART 5.
POLICY & REGULATION REVIEW.....83

- *5.1 Community Priorities and Existing and Proposed Comprehensive Plan Policies..... 85*
- *5.2 Centers and Corridors In East Gateway..... 86*
- *5.3 Implementing Regulations- Integrated Development Ordinance (IDO)..... 90*
- *5.4 Metropolitan Redevelopment Area..... 94*
- *5.5 Policy Matrix..... 96*

PART 6.
ACTION MATRIX.....97

6. Action Matrix 98

PART 7.
APPENDICES 101

7. Metrics Appendices..... 102
   - *7.1 Community Identity Metrics 102*
   - *7.2 Land Use Metrics 110*
   - *7.3 Transportation Metrics 118*
   - *7.4 Urban Design Metrics..... 125*
   - *7.5 Economic Development Metrics 127*
   - *7.6 Housing Metrics..... 130*
   - *7.7 Parks & Open Space Metrics 134*
   - *7.8 Heritage Conservation Metrics... 137*
   - *7.9 Infrastructure, Community Facilities & Services Metrics..... 139*
   - *7.10 Resilience & Sustainability Metrics 142*
8. *Public Engagement Appendices..... 145*
   - *8.1 Public Engagement 145*
9. *References Appendices 150*

TABLE OF FIGURES

Figure 1. East Gateway Community Planning Area..... 7

Figure 2. CPA Assessment Process 9

Figure 3. Neighborhood Association Map. 17

Figure 4. Land Use by Category..... 22

Figure 5. IDO Zone Districts 23

Figure 6. Proximity of Transit Stops and Stations to Households and Jobs 26

Figure 7. Bikeways and Trails in the East Gateway..... 27

Figure 8. Building Permits..... 31

Figure 9. Metropolitan Redevelopment Areas and Developable Land..... 33

Figure 10. Housing Affordability..... 35

Figure 11. Households within a 10 minute walk of a park 38

Figure 12. Historic Districts and Landmarks 41

Figure 13. East Gateway Community Facilities..... 44

Figure 14. East Gateway Centers & Corridors 87

Figure 15. East Gateway Population Density 105

Figure 16. East Gateway Median Household Income..... 108

Figure 17. East Gateway Neighborhood Associations 109

Figure 18. IDO Zoning Districts in the East Gateway..... 114

Figure 19. Land Use Categories in the East Gateway..... 116

Figure 20. Bikeways and Trails in The East Gateway..... 121

Figure 21. Transit in the East Gateway..... 123

Figure 22. Households and Jobs within 1/4 of Transit 124

Figure 23. Walk Scores in the East Gateway .. 126

Figure 24. Developable Land & Metropolitan Redevelopment Areas in the East Gateway..... 129

Figure 25. Households within 10 Minute Walk of Park..... 136

Figure 26. Registered historic buildings, landmarks, and districts 138

Figure 27. Households within 10 Minute Walk of Community Facilities..... 140

Figure 28. APS Traditional Public Schools 141

Figure 29.Households Within 10 Minute Walk of Grocery Store..... 143

Figure 30. Sources of Air Pollution..... 144

Figure 31. Asset & Opportunity Feedback Collection Locations..... 145

Figure 32. Phase 2 Outreach Locations 147



PART 1.
INTRODUCTION

1. INTRODUCTION

The East Gateway Community Planning Area (CPA) is one of Albuquerque's entrances into the city along I-40. East Gateway spans the area between Wyoming Boulevard and the City's eastern boundary and between I-40 and Kirtland Air Force Base. Historic Route 66, also known as Central Avenue, transects East Gateway. This area features mid-century architecture commonly found along this historic highway.

In recent years, this area has seen investment in housing, community centers, and parks. The development of apartments, townhouses, and manufactured homes add to East Gateway's distinct neighborhoods, such as Four Hills, Juan Tabo Hills, Singing Arrow, and South Los Altos. These neighborhoods developed in various decades, spanning from the 1950s to the present.

East Gateway borders the Kirtland Airforce Base (KAFB) and Sandia National Laboratories. The area features a unique mix of business and manufacturing. As a gateway to Albuquerque, this area serves people who live in the East Mountains as well as the people who work in and around the East Gateway CPA.

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, what's working or not working, and how future successes can be built on existing strengths.

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

1.2 Purpose

To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process 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.

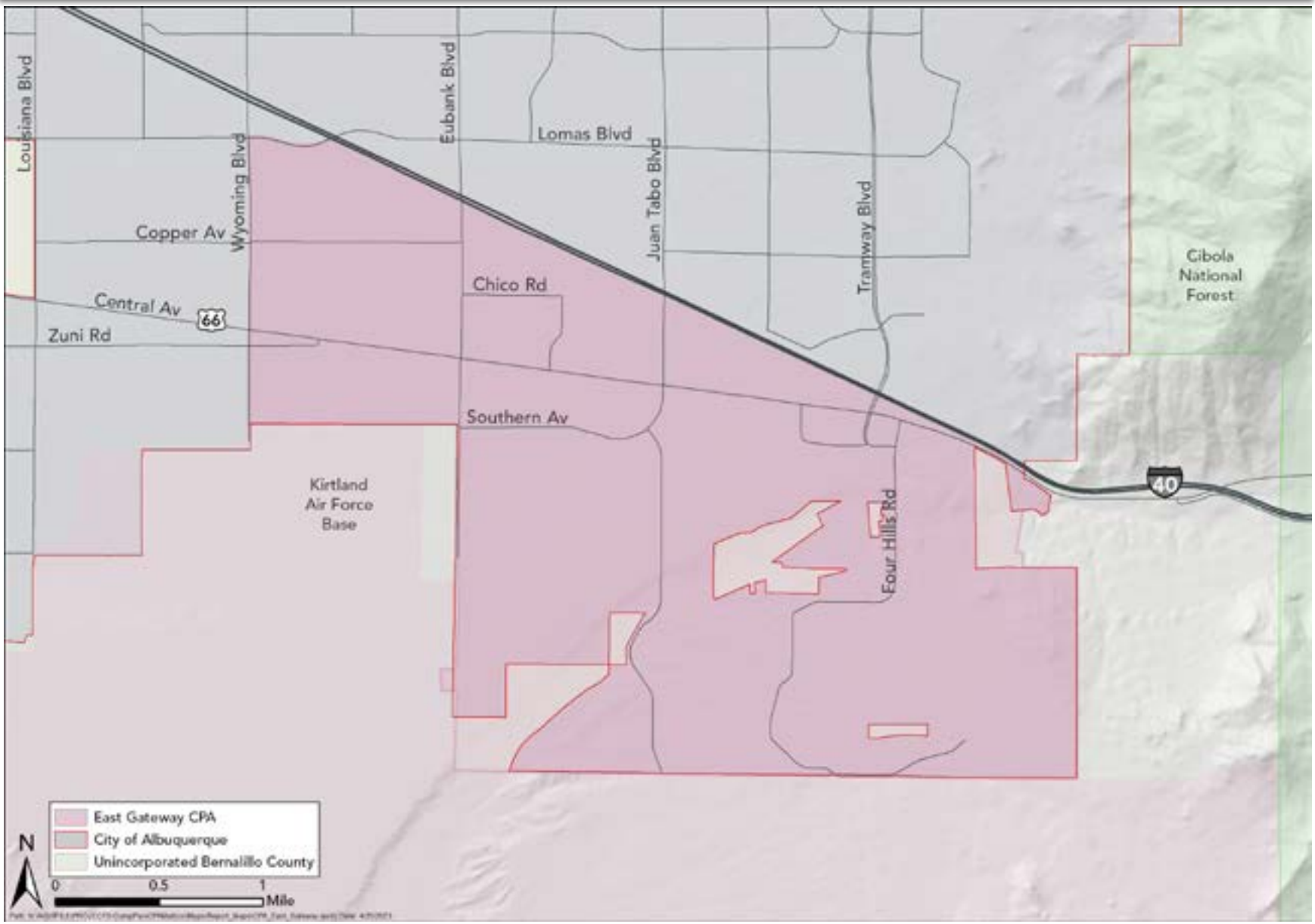




Caption: (top) City Councilor Rene Grout speaks to community members at Kick-off Event, May 2023. (bottom) Outreach at Touch-a-Truck Event, June 2023.

Other City departments and agencies are part of the 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

FIGURE 1. EAST GATEWAY COMMUNITY PLANNING AREA



plans complement and inform each other so that all communities benefit from planning efforts.

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.

1.3 CPA Process

Community Planning Areas were first developed during a City planning effort in 1995. People were given maps of the metropolitan region and asked to identify their house, their neighborhood, and their community. The resulting map outlined 10 distinct Community Identity Areas 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. Because the Planning Department does not typically implement projects, we work to cultivate partnerships to move these priorities forward.

The City intends to update this information over time through an ongoing long-range community planning effort for each area through the CPA assessment process. This effort marks a significant departure from past planning efforts. Instead of reacting to immediate crises, the process is intended to be proactive. It is also intentionally designed to accommodate all areas of the city, learning from each and extending the benefits to all.

In all cases, future development and planning should respect and strengthen existing communities, enhance their distinctive qualities, and provide more opportunities for residents to satisfy their daily needs.



Caption: Outreach flyer at Four Hills Open Space trailhead

FIGURE 2. CPA ASSESSMENT PROCESS



1.4 Engagement

The East Gateway CPA Assessment process launched in May 2023 with 2 kick-off meetings, one in-person at the Manzano Mesa Multi-Generational Center and another on Zoom. Throughout the summer months (June-August) the team tabled at community centers, parks, and local laundromats. We also attended Neighborhood Association meetings and took part in other community events. During this period, we were asking broad questions about the assets and challenges present in the East Gateway. Our team analyzed 500 comments that we heard through tabling events and more than 200 online survey responses.

This analysis led us to host more specific conversations, focus groups, and events based on community priorities we heard. These activities ranged from Arroyo walks in partnership with other City Departments, to online and in person surveys on special topics.

In fall of 2023, the Long Range team hosted 3 focus groups around top community priorities. Community members and staff form other City divisions joined to discuss the following topics:

- *Community Identity, Public Art, & Community Programming*
- *Safety in East Gateway*
- *East Central: Road Design and Future Projects and Development*

TABLE 1. Engagement Summary

Date	*Type of Engagement*	*# of Participants*
May 16 & 17 2023	*Kick Off Meetings*	*50*
May-August 2023	*Assets & Opportunities Activity*	*550+*
Spring 2023	*Priorities Survey*	*219*
October 28 & November 4 2023	*Arroyo Walks*	*11*
November 4, 2023	*Housing Fair*	*40+*
November 30, December 1, & December 8	*Focus Groups*	*10*
February 27 2024	*Open House*	*50+*
January 30- March 4, 2024	*Actions & Policies Surveys*	*25*

The final phase of engagement included two surveys to confirm that the policies and actions developed through this process were reflective of community priorities. The surveys were available through the website, promoted through the Planning Department email list, and featured at an open house on February 27th.

See Appendix 8.1 for a full overview of the public engagement that contributed to the development of this report.



PART 2.
COMMUNITY CONTEXT

2. COMMUNITY CONTEXT

2.1 Area Description

Travelers coming from the east on I-40 enter the city through the East Gateway Community Planning Area (CPA). The area encompasses all of the neighborhoods south of I-40 and east of Wyoming Boulevard. Kirtland Air Force Base, unincorporated Bernalillo County, and the Sandia Mountains form the southern and eastern boarders. The topography in East Gateway is characterized by the Sandia and Manzano foothills that flow into the Tijeras Arroyo. Located at the end of Juan Tabo Boulevard, the Tijeras Arroyo Open Space holds ecological significance as a main waterway for snow melt and rain flows, home to a diversity of wildlife, and providing recreational opportunities, such as hiking and bird-watching.

East Gateway has various City facilities, including community centers and parks like Manzano Mesa and Singing Arrow. The Manzano Mesa Pickleball Complex is one of 2 City-owned pickleball facilities in Albuquerque, and East Gateway also houses the Los Altos Golf Course and Banquet Facility. The City's Eastside Animal Shelter is located in the northwest corner of East Gateway.

Design & Character

- *"Gateway" to Albuquerque from the east*
- *Views of and access to the Sandia and Manzano foothills*
- *Tijeras Arroyo trails and open space*
- *Historic Route 66, also known as Central Avenue*
- *Dense housing with a mix of single-family houses, manufactured homes, townhouses, and apartments*
- *Mid-century architecture*

2.2 Demographics

More than 30,700 people, about 18% of Albuquerque's population, live in the East Gateway CPA. In terms of age and gender distribution, East Gateway is very similar to the City of Albuquerque as a whole, although the population of East Gateway is slightly older. There is a relatively even distribution between people 45 to over 65 (42%) and under 45 (58%).

Nearly 75% of people in East Gateway have graduated high school or completed a GED, and 63% of people have some experience in higher education. This is very similar to the City of Albuquerque's education distribution overall.

Forty-five percent (45%) of the community members who live in East Gateway identify as Hispanic or Latino, which is slightly lower than the City as a whole (50%). Five percent (5%) of people who live in East Gateway identify as Asian or Pacific Islander, compared to 3% of people who live in Albuquerque overall. 10% of Albuquerque's Asian and Pacific Islander population call East Gateway home.

Most people own their homes in East Gateway (61%), and renters making up about 40% of the population. 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, 36% of residents are cost-burdened. More people face this challenge in East Gateway than in Albuquerque overall (32%).

In East Gateway 14% of households live below the poverty line, which is slightly lower than Albuquerque overall (18%). Most people (52%) in this area earn less than $50,000 a year, with 39% earning between $15,000 and $49,000. This is a slightly higher percentage than Albuquerque overall (34%). Twenty-two percent (22%) of people in East Gateway earn more than $100,000 a year, which is similar to the city overall (23%).

2.3 History

The history of East Gateway reflects the growth and change in Albuquerque and along Historic Route 66. The Tijeras Canyon contains evidence of 9,000 years of human presence. Like much of New Mexico, Indigenous people and, later, Land Grant Communities have lived on and stewarded the land for centuries. Today this area is home to many different kinds of people. Cañon de Carnué Community Land Grant, which has been continuously inhabited since establishing in 1763 is located east of the CPA. These sites are part of the regional Tijeras Cultural Corridor, which transects East Gateway and includes Singing Arrow archaeological site – Rancho de Carnué – at Singing Arrow Community Center and Little Beaver Town at Route 66 Open Space

An 18th-century Spanish settlement archaeological site lies in Singing Arrow Park. Exhibits highlighting this and other histories of the area are on display at the new Singing Arrow Community Center. The Tijeras Arroyo once provided irrigation to farmlands in the area now covered Kirtland Air Force Base.

The area began hosting military operations during World War II. Today, Kirtland Air Force Base, Sandia National Laboratories, Sandia Science and Technology Park, and other related industries serve as large employees and business leaders in East Gateway

Land use controls were implemented along Central Avenue in 1959 when the City first established zoning. The zoning pattern at that time anticipated an auto-oriented commercial strip along Route 66, with high-density housing close to Kirtland Air Force Base and Sandia National Laboratories. Postwar suburban subdivisions were platted in the northern part of the community. Neighborhoods adjacent to Central Avenue began developing around 1960, and residential construction has continued as both new subdivisions and infill development along this corridor. In the 1970s, apartment, and townhouse development occurred on land zoned for higher-density housing, resulting in the population of this area doubling between 1970 and 1980. The southern end of Juan Tabo Boulevard has seen the addition of dense townhomes and apartments in recent years.

In 1969 I-40 was completed and began to absorb cross-town traffic from Route 66. Route 66 was designated a National Scenic Byway in 2000. The New Mexico portion is also on the National Register of Historic Places and State Register of Cultural Properties.

The 2010 East Gateway Sector Development Plan emphasized coordinating land use and transportation to support the development of new, conveniently located jobs, services, shopping, and transit-oriented housing.

Today, the East Gateway is celebrated for its access to the outdoors, views, Route 66 History, and close-knit neighborhoods. This CPA process honors the area's history and facilitates the area's future in response to community engagement, research, and inter-governmental cooperation.



PART 3.
AREA PROFILE

3.1 Community Identity



Caption: Greenspace in East Gateway



Caption: Community Asset Activity



Caption: Weekend tabling event with Singing Arrow Neighborhood Association

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 East Gateway, reviews related assets and challenges, and includes community input on this element. See subsections, 4.1, 4.12, 5.1 and 5.5 for CPA-specific projects, programs, and policies related to Community Identity.

3.1.1 ACTORS, PLANS, & PROGRAMS

CABQ Office of Equity & Inclusion

- CABQ Office of Native American Affairs
- CABQ Office of Immigrant & Refugee Affairs
- CABQ Office of Black Community Engagement
- Equity Toolkit and Reports

CABQ Department of Arts & Culture

- CABQ Public Art Program
- Interactive Public Art Map
- Special Event Permitting

CABQ Office of Neighborhood Coordination (ONC)

- Neighborhood Sign Program
- Neighborhood Association Websites

CABQ Office of Civic Engagement

- One Albuquerque Volunteers

3.1.2 SNAPSHOT

Neighborhoods in the East Gateway developed from the 1940s to the present, with annexations into the City taking place as recently as 2017. The area includes numerous unique communities and is home to 6 recognized Neighborhood Associations:

- *South Lost Altos*
- *Sandia Vista*
- *Willow Wood*
- *Singing Arrow*
- *Juan Tabo Hills*
- *Four Hills Village*

Neighborhood Associations represent over half of the geographic area of East Gateway. See Figure 3 for a map.

South Los Altos Neighborhood and Sandia Vista Neighborhood are located in the northern portion of the CPA. Annexed in the 1940s, they contain primarily single-family homes, reflective of mid-century ranch architecture, with large yards. These neighborhoods are bordered on the north by the Los Altos Golf Course, with commercial corridors along their southern and eastern boundaries.

South of Central Avenue, development has occurred over the last 50 years and includes a variety of housing types. Willow Wood



Caption: Fall Fest at Manzano Mesa Multi-Generational Center, October 2023

is located southeast of the Manzano Mesa Multigenerational Center and Manzano Mesa Elementary School, with Juan Tabo Boulevard as its eastern border. Composed entirely of one and two-story single-family residences built around the 1990s, there is a mix of brick and adobe-style architecture.

Farther east, the Four Hills Community is a private manufactured home community with over 1,000 lots. The community includes 3 recreation facilities, each with a park, clubhouse, swimming pool, and playground.

The City annexed the area covered by the Singing Arrow neighborhood in the 1960s. The neighborhood lines the northern bank of the Tijeras Creek Arroyo and includes the popular commercial center at Tramway and Central.



Caption: Kids Activity about East Gateway

In 2011, the City annexed the Juan Tabo Hills neighborhood, located south of the Tijeras Creek Arroyo, west of Four Hills Village, and north of Kirtland Air Force Base. Many residents of this growing community are the first to live in homes in this new subdivision. A mix of one and two-story single-family homes and townhouses in a ranch 1990s style dominate the area.

Four Hills Village, east of Juan Tabo Hills and west of the Manzano foothills, is the city's southeastern-most neighborhood. It has 2 organizations that serve the community, the Four Hills Village Association and Four Hills Neighbors, "a women's social organization founded in 1976, to promote friendship and support local charities." Single-family homes here are architecturally diverse and represent a variety of styles from the 1960s through the early 2000s.

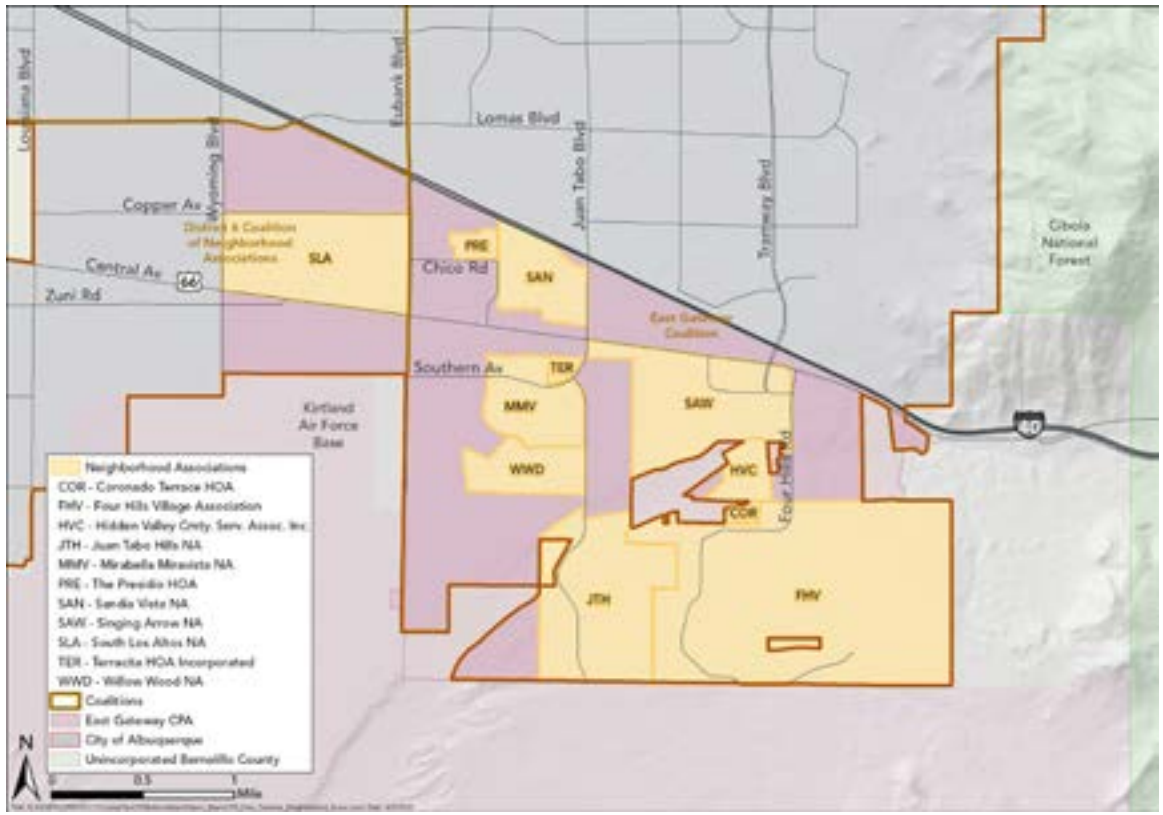
Assets

- *Engaged and friendly neighbors*
- *Extended family living in the area*
- *Commercial center at Tramway and Central*
- *Views of the Sandias and Four Hills*
- *Cultural heritage*

Challenges

- *Increase opportunities to celebrate community*
- *Create additional physical spaces to gather as a community*

FIGURE 3. NEIGHBORHOOD ASSOCIATION MAP



During the community engagement process, four main themes around community identity emerged:

- *Route 66/Central Ave;*
- *auto-oriented corridors with commercial service;*
- *the Kirtland Air Force Base and Sandia National Laboratories communities; and*
- *the outdoor recreation lifestyle.*

Like other communities located along the route, the East Gateway CPA identifies with Historic Route 66/Central's history, culture, and economic opportunities. This east gateway to the city provides important context for local residents as they both identify with its iconic history and also rely on the corridor's small businesses, restaurants, shops and services. When asked "What makes this neighborhood feel like home?" community members responded that it "has everything we need" and that is has a "long and colorful history and traditions." See Subsections 4.1 for more about Route 66 and East Central Corridor.

Getting around East Gateway's commercial areas is relatively easy. Residents appreciate access to amenities like grocery stores, salons, and the movie theater. Many people also noted that access to I-40 improved their commute, and concentration of businesses along Central allowed them to run errands efficiently by automobile, while keeping traffic related to commercial activity out of their neighborhood. This accessibility extends to other modes of transportation in the area as well, with several community members sharing that they feel they can walk or bike to meet many of their daily needs. Residents throughout the area said that this accessibility contributed to a sense of place and was a reason for living here.

The area contains many families employed by KAFB and Sandia National Labs. Neighbors expressed a sense of community based on common and related work. Particularly in the neighborhoods closest to the Base, people shared their sense of it being a military town and their appreciation for friendly, attentive neighbors. More information about Major Employers is found in Subsection 3.5 and see section 4.12 for how public art reflects the area's military heritage.

Another shared value throughout the area is its proximity to parks in the neighborhoods and preserved open space near the mountains and in the Tijeras Arroyo.

Views of the Sandias and Manzano Mountains, along with the open view shed that the Tijeras Arroyo creates, allows area residents to feel connected to the natural world, even while inside their home. Access to Manzano/Four Hills and Tijeras Arroyo Open Spaces provides extensive opportunities for hiking, running, biking, birding, and other outdoor activities that many community members identify with.

"Four Hills mobile home park has great views of the mountains. Makes you feel like you're one with nature."

Policy: Encourage development that maintains access to commercial and employment opportunities along Corridors and in Centers while maintaining and preserving exclusively residential neighborhoods.

Policy: Highlight the importance of Kirtland Air Force Base and Sandia National Laboratories to emphasize their historical value and present-day influence on the area.

Policy: Preserve the natural features of the Tijeras Arroyo and promote recreational access to this valued geographic feature.

Policy: Support programming, public art, and community events that celebrate the diversity and history of East Gateway.

East Gateway community members of all ages expressed appreciation for engaged and friendly neighbors and extended family who live in the area.

Community members also appreciate events aimed at celebrating the diversity and history of East Gateway. In 2023, the Singing Arrow Community Center organized and hosted the City's first Multicultural Art Festival on May 6, 2023, themed "Colors of the World." The festival included months of community engagement and planning. The day's celebration included music and dance performances, an art show displaying a range of artistic mediums, food trucks, and children's activities. The second annual event is scheduled for May 4, 2024.

Another popular community event, Touch a Truck, with City Councilor Renée Grout and the Foothills Area Command hosted their second annual event on June 10, 2023, in the Franklin Plaza parking lot at Central and Juan Tabo NE. This event is an opportunity for families with children of all ages to get close to fire trucks, rescue vehicles, police cars, and road construction equipment. The Animal Welfare Department's pet adoption van and various City Departments offered hands-on activities while distributing youth summer program information.







3.2 Land Use



Caption: Businesses on the corner of Central Ave SE and Southern Blvd SE

From shaping housing options to determining air quality, land use influences how community members experience a place. This section provides an overview of Land Use in the East Gateway CPA, reviews the area's related assets and challenges, and includes community input regarding this element. See Subsections 5.2 and 5.3 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 East Gateway CPA is composed of a mix of residential and non-residential uses. Some of the East Gateway CPA is not within City limits, and roads and other rights-of-way are not covered by City zoning. Generally, residential zoning covers 37% of the area, non-residential zoning makes up 23%, and mixed-use zoning covers 12% of the total land area. See Figure 5.

Residential zoning in East Gateway is primarily single-family (27% of the land area), including some manufactured home communities (4.5%). Parks and open space are spread throughout the CPA, covering about 7% of the area. The foothills and Tijeras Arroyo provide access to trails and green space for the southern portion of the area.

Non-residential uses, in both mixed-use and non-residential zones, are concentrated along Central Avenue and in the eastern portion of the CPA, surrounding Kirtland Air Force Base. The area zoned Non-Residential - Commercial, which includes 2 golf courses, covers nearly 10% of the land area, and Non-Residential Business Park covers another 6% of the East Gateway CPA.

Community members in East Gateway shared the desire for more housing, specifically more affordable options. Participants also mentioned the need for more amenities in the area – including more businesses and healthcare providers. Much of East Gateway's retail is in commercial plazas that have varying levels of occupancy. Throughout the engagement process, we heard concerns about the negative impact of vacancies on safety and comfort in commercial areas.

Vacant land farther from Central Avenue has been the site of planned developments for businesses as well as townhouse-style subdivisions. There are opportunities to achieve the community goals articulated in this process through further development and possible retooling of zoning and land use to better accommodate the needs of East Gateway.

The street networks throughout East Gateway accommodate different homes, accessibility, and neighborhood styles. The South Los Altos Neighborhood is situated on a rectangular block grid. While the Four Hills, Singing Arrow, and Juan Tabo Hills Neighborhoods are organized in curvilinear and cul-de-sac patterns. These designs impact the character of each neighborhood and its connection to East Gateway overall.



Caption: Juan Tabo Hills Neighborhood

Assets

- *Access to trails and green space*
- *Diverse mix of housing types*
- *Route 66 as a commercial corridor*

Opportunities

- *More regulation and code enforcement*
- *Redevelopment of abandoned buildings and property*

FIGURE 4. LAND USE BY CATEGORY

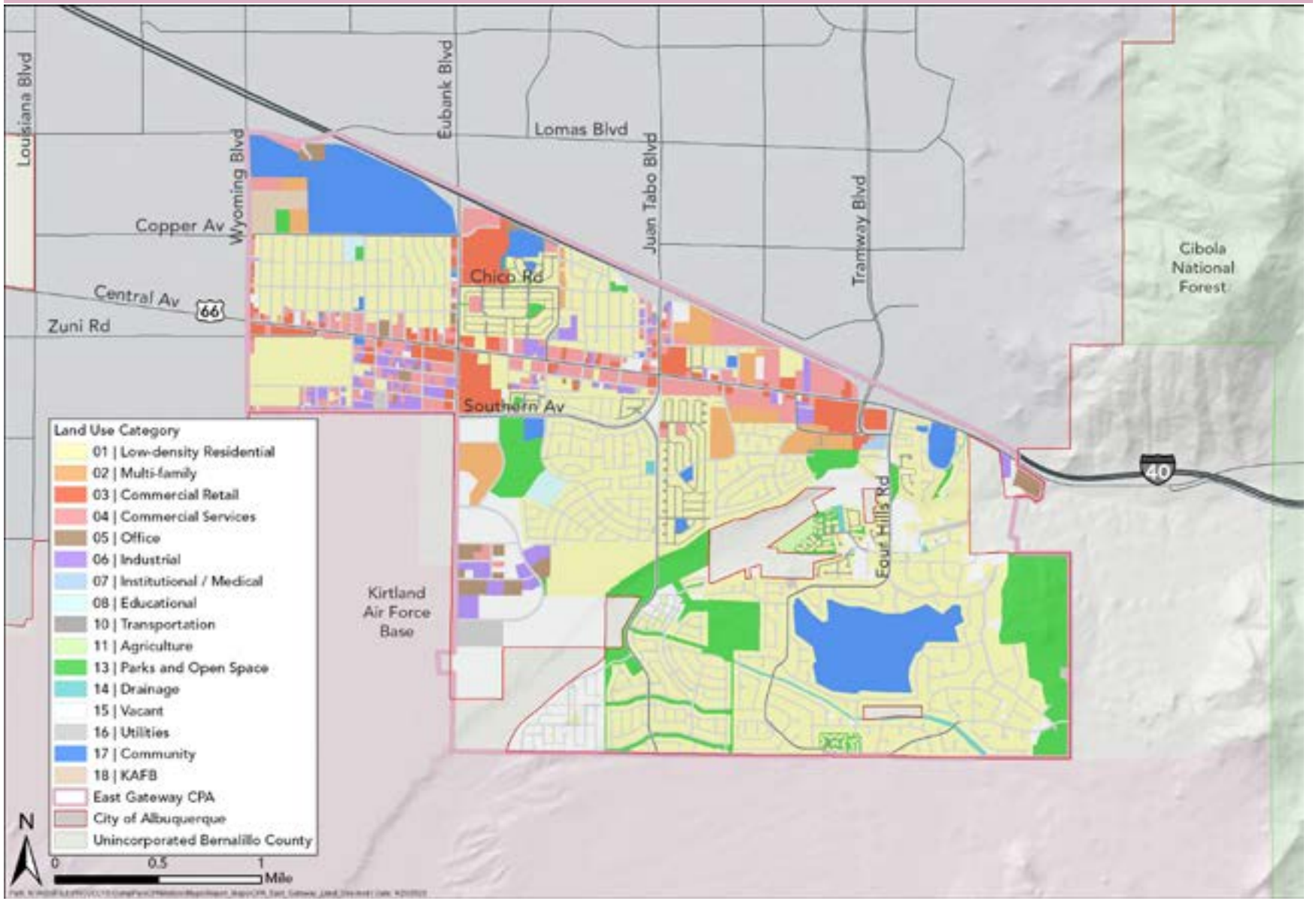
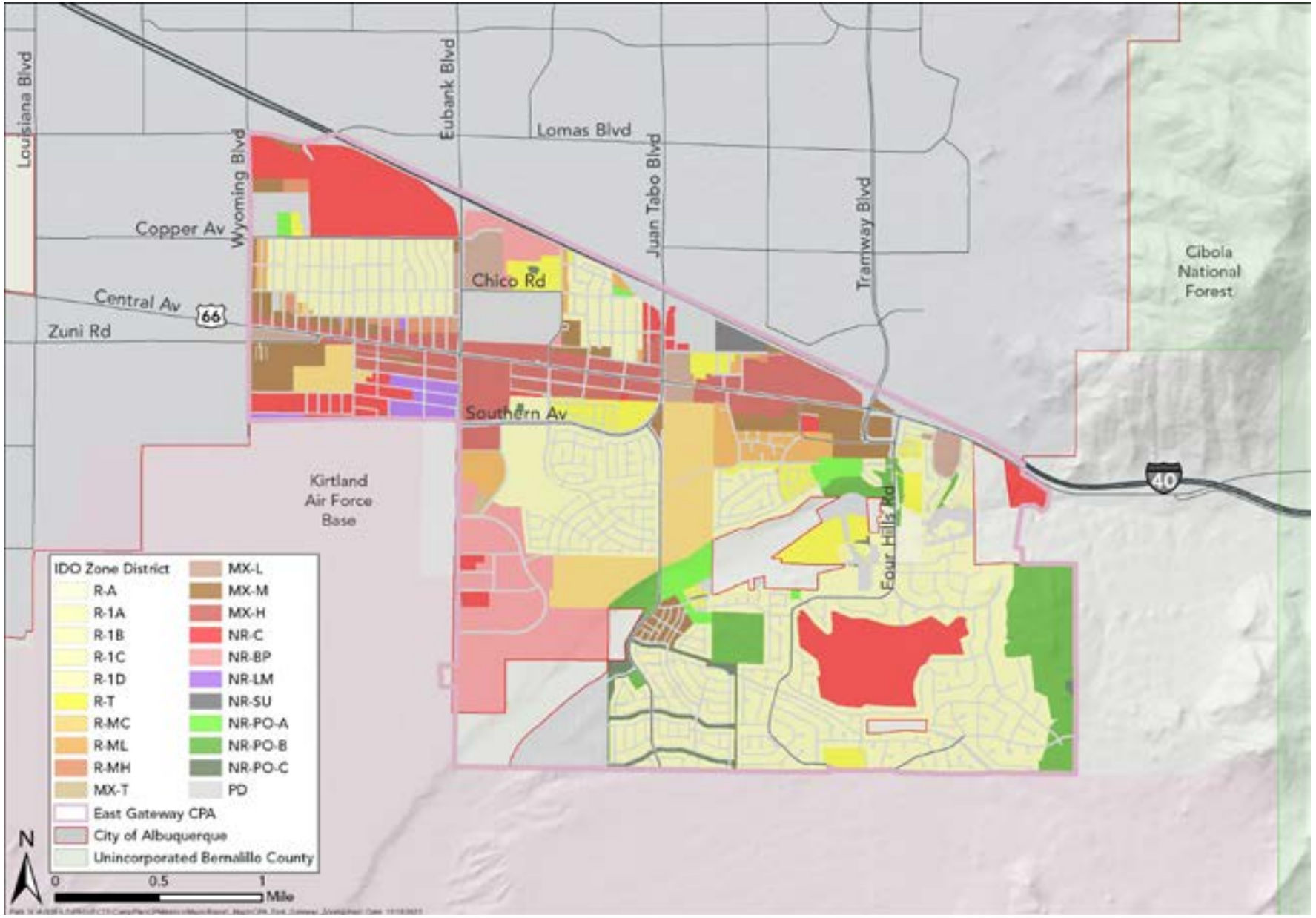


FIGURE 5. IDO ZONE DISTRICTS



3.3 Transportation



Connections between the places that residents live, work, play, and learn are key to quality of life. What's needed in terms of 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 East Gateway CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.2, 4.3, 4.4, and 4.5 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

Mid Region Council of Governments (MRCOG)

- Mid Region Metropolitan Planning Organization Transportation Improvement Program
- Connections 2040 Metropolitan Transportation Plan (MTP)

CABQ Transit Department (ABQ RIDE)

- Routes & Schedules

CABQ Parks & Recreation

- Bikeways & Trails Facility Plan

New Mexico Department of Transportation (NMDOT)

- Active Projects

Bernalillo County Public Works

- Current & Past Projects
- Pedestrian & Bicycle Safety Action Plan
- Bridge Boulevard Corridor Redevelopment Plan

3.3.2 SNAPSHOT

Residents of East Gateway predominantly use cars for transportation. Public transit, including Albuquerque Rapid Transit (ART), serves the area. Walking and biking in the area are possible, and there are opportunities to better connect local assets through infrastructure improvements.

The street network is shaped by the area's land use pattern and development over time, related to city annexations. The area includes subdivisions with cul-de-sacs and dead ends, as well as several manufactured home communities that have their private roadways. There is a grid pattern in the area north of I-40. The boundaries of Kirtland Air Force Base (KAFB) and Sandia National Laboratories (Sandia Labs) prevent connectivity between the southern part of East Gateway and the Near Heights area.

The East Gateway CPA features a range of street types, providing users with roads that range considerably in both form and function. These various forms in some instances create opportunities for recreational walking and biking, but in other areas, the street design creates challenges for accessibility and mobility for people using various modes of transportation – primarily driving, public transit, and walking with neighborhoods.

In addition to neighborhood traffic, visitors to Albuquerque often traverse East Gateway on I-40 or Central Avenue. Workers commute through the area to their jobs at Kirtland Air Force Base, Sandia National Labs, and related nearby employers.

During the engagement process, East Gateway community members expressed support for multi-modal transportation, along with safety, pedestrian, bicycle, and transit enhancements in the area. People appreciated low traffic within subdivisions and other non-grid-style neighborhoods. Traffic adjacent to Kirtland Air Force Base, Sandia National Labs, and I-40 interchanges cause some frustration – people are especially concerned about traffic in areas near schools and parks.

Assets

- *Albuquerque Rapid Transit*
- *Free transit service*
- *Low neighborhood traffic*

Challenges

- *Enhanced bus service: number and location of routes, safety, cleanliness*
- *Increased multi-modal forms of transportation infrastructure*
- *Improved road safety*



Caption: Kids Activity in East Gateway

FIGURE 6. PROXIMITY OF TRANSIT STOPS AND STATIONS TO HOUSEHOLDS AND JOBS

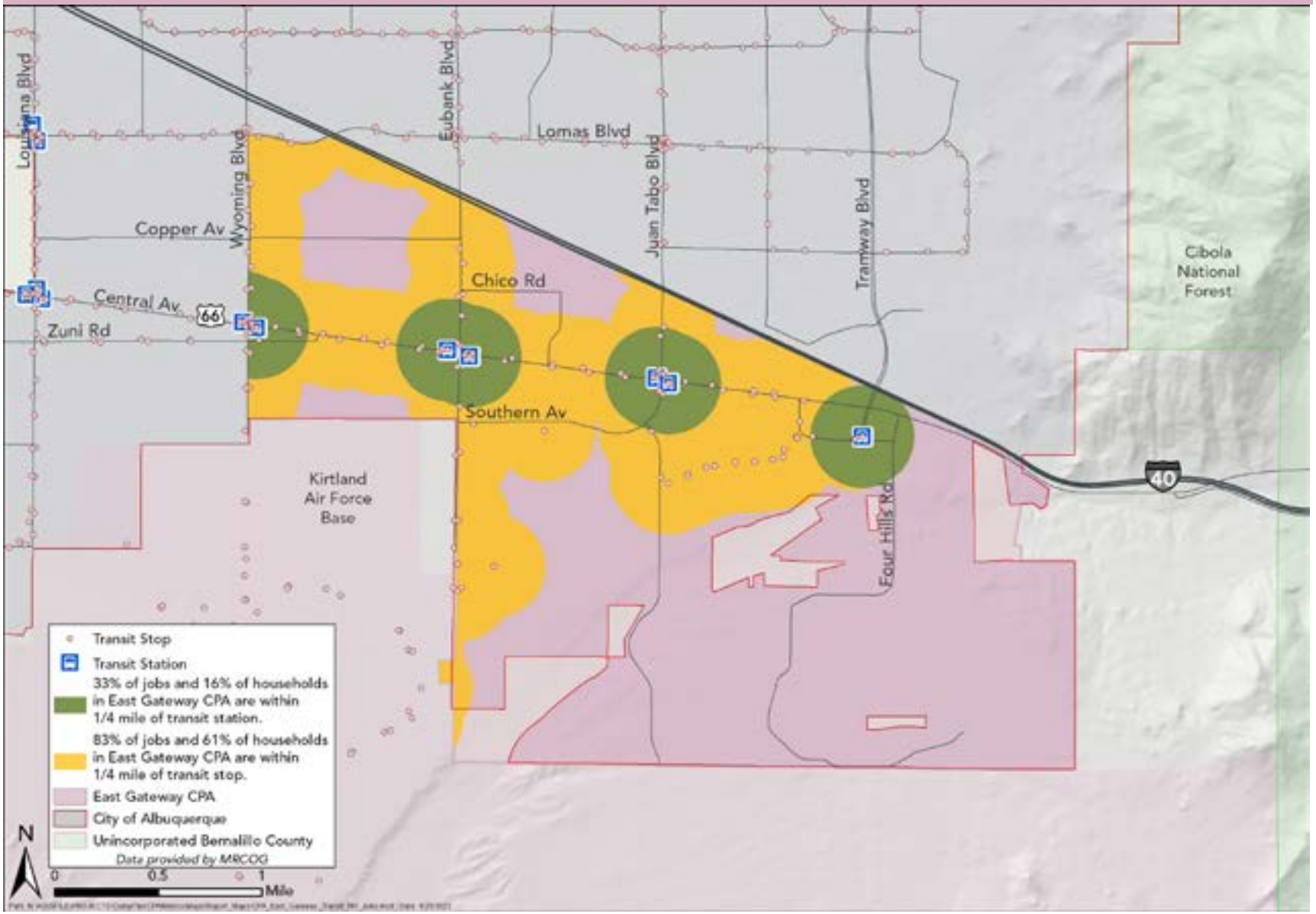
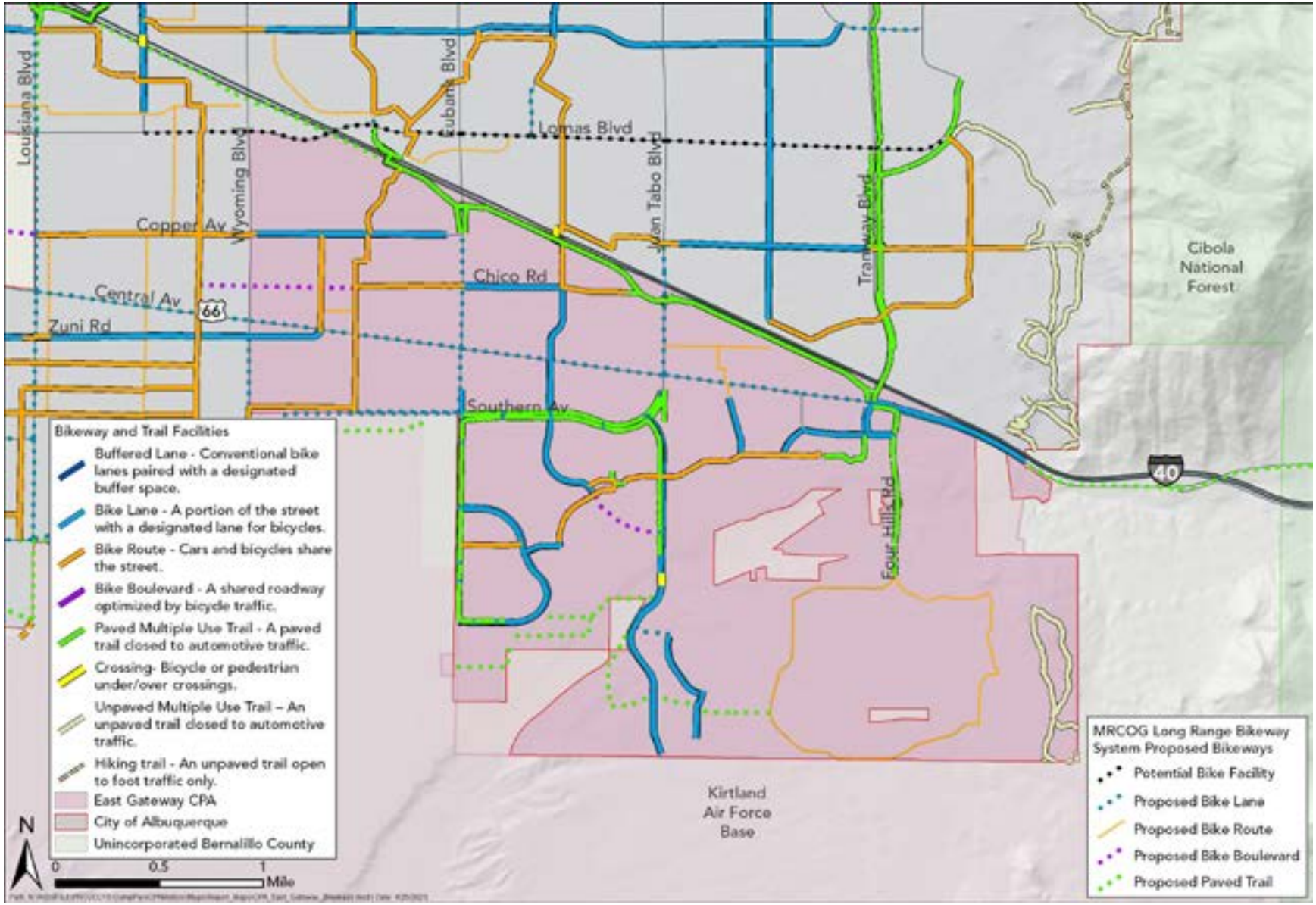


FIGURE 7. BIKEWAYS AND TRAILS IN THE EAST GATEWAY



3.4 Urban Design



The design of buildings, roads, green space, and infrastructure contribute to the health and well-being of a community. A healthy community is safe and comfortable and has economic vitality. This section provides an overview of Urban Design in the East Gateway CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1 and 5.3 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

Route 66 serves as the main commercial corridor in East Gateway. New and historic businesses line the corridor, with housing and other developments filling in the surrounding areas. Businesses are generally set back from the street, with parking in front. Small businesses in particular are found largely in shopping centers that provide ample parking for their customers. In recent years, Central Avenue has developed as a transit corridor with the addition of ART and other bus service.

Streetscape improvements, such as sidewalk enhancements and lighting could improve walkability and connectivity overall in East Gateway, especially on Central Avenue, which would support the community priority for more transit and improved multi-modal transportation infrastructure. By focusing more on human-centric urban design, the historic Route 66 East Central Corridor can better accommodate community desires for safety, walkability, and access.

Outside of the Central corridor, there have been several waves of development. There are pockets of older development, subdivisions with cul-de-sacs, and manufactured home communities. Some of these areas have associations or are privately owned in a way that limits the City's ability to influence urban design. These features of low-density neighborhoods lead to quiet neighborhoods but present some challenges for connectivity. Neighborhood traffic and access to amenities came up as challenges for people in East Gateway. This is further impacted by the natural boundaries of Tijeras Arroyo and the restrictive entry gates to Kirtland Air Force Base and Sandia National Laboratories.



Caption: Summer Splash Party, June 2023

The western portion of the area features smaller houses with more yard space, while farther east there are larger homes and townhomes, which use a greater portion of the lot area. The Four Hills Village subdivision features a wide variety of architectural styles and craftsmanship, with generally large homes set on lots that fit the varied topography.

Assets

- *Friendly neighborhoods*
- *Access to businesses*

Challenges

- *Decrease congested traffic*
- *Increase placemaking*
- *Improve sidewalk design*

3.5 Economic Development



Each CPA has unique assets, businesses, and industries that contribute to the character of its neighborhoods, provide employment, and offer goods and services to residents and visitors. There are also many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the East Gateway CPA, reviews related assets and challenges, and includes community input regarding this element. See Subsections 4.1 and 5.4 for CPA-specific projects, programs, and policies related to Economic Development.

3.5.1 ACTORS, PLANS, & PROGRAMS

- CABQ Economic Development Department
  - Small Business Office
  - ABQ 66
  - Economic Development Incentives
- CABQ Metropolitan Redevelopment Agency (MRA)
  - Redevelopment Areas
  - Redevelopment Incentives
- New Mexico MainStreet
  - Resources
- 311 Community Contact Center
  - 311 app
- CABQ Planning Department
  - Interactive Development Ordinance (IDO)
  - Business Registration
- Albuquerque Fire Rescue (AFR)
  - ADAPT Program

3.5.2 SNAPSHOT

People throughout Albuquerque work in East Gateway. Some of the city's largest employers are located here, including Kirtland Air Force Base, Sandia National Laboratories, and the Sandia Science and Technology Park. The area also features a unique mix of business and manufacturing. Over 20,000 people are employed on the Air Force base, which supports dozens of companies as partners in defense innovation and requires services to the families living on base. Community members described proximity to these business centers as an asset for the area.

Most retail businesses in East Gateway are located on Central Avenue. Central Avenue has cultural and economic significance to community members, and they often mentioned improving the safety and design of this stretch of Route 66 as a priority.

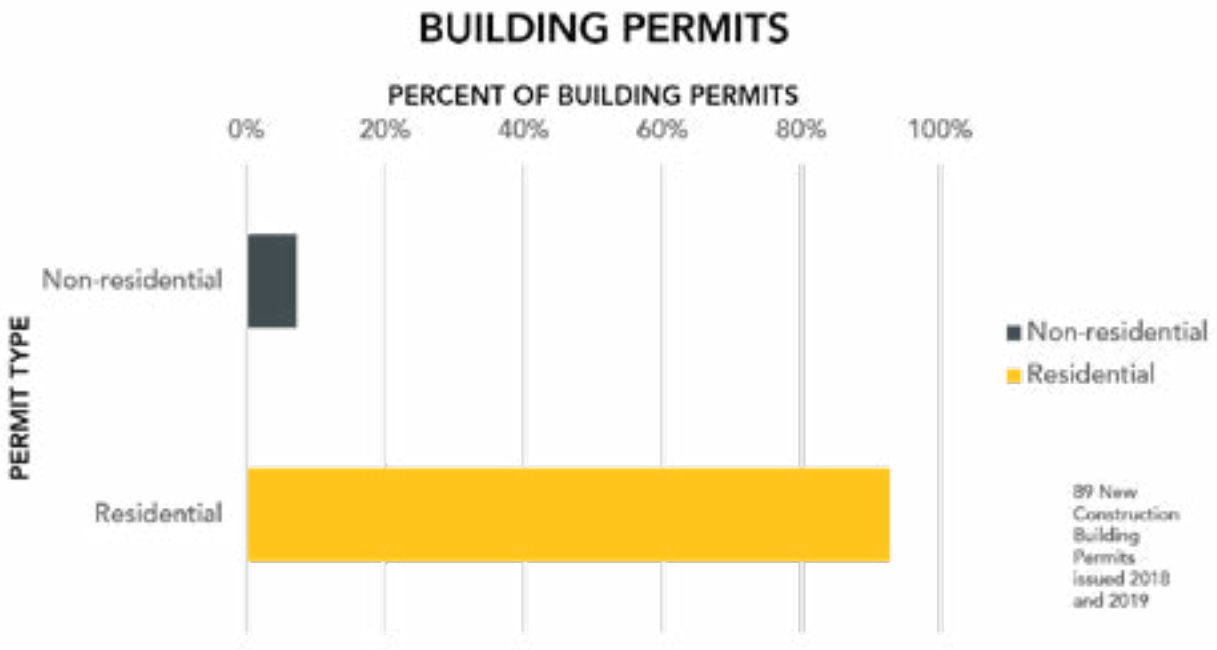


FIGURE 8. BUILDING PERMITS

Caption: The chart above shows the type of new construction that is happening in East Gateway. There is lots of housing, apartment, and other kinds of residential building, with minimal business and other permits.

Revitalizing vacant properties throughout East Gateway arose as a priority to support tourism, economic growth, and neighborhood identity. Community members specifically cited Franklin Plaza and the Four Hills Shopping Center as key redevelopment opportunities. Albuquerque's Metropolitan Redevelopment Agency (MRA) established the East Gateway Redevelopment Plan in 2016. The Plan's goal is to make Central Avenue more welcoming to residents and visitors arriving at the City's edge by facilitating the redevelopment of vacant and underutilized parcels and providing for a greater variety of businesses and services that are much needed in the area.

As a key job center, with community members who are excited about investment and revitalization, East Gateway has great potential to be an amenity-rich, safe, and economically energized area.

3.5.3 MAJOR EMPLOYERS

East Gateway includes some of the Albuquerque region's largest employers and a variety of innovation-driven companies that specialize in national security and scientific innovation.

3.5.3.1 Kirtland Air Force Base

The Kirtland Air Force Base (KAFB) has an annual economic impact of over $7 billion on the State and makes up more than 10% of the local economy. KAFB supports the Space Systems Command, Department of Energy, Homeland Security, and Defense Threat Reduction Agency, in addition to the Air Force. Over 23,000 employees work on KAFB, in jobs ranging from civilian maintenance contractors to research and development, to special operations. KAFB is supported by the Kirtland Partnership Committee, which works to advocate for issues important to KAFB, such as infrastructure improvements and work for spouses of KAFB employees.

3.5.3.2 Sandia National Laboratories

Sandia National Laboratories (SNL) is located in the southwest corner of East Gateway, behind the KAFB fence. SNL employs over 15,000 people and supports national defense through scientific and technological research and development. SNL works directly with the Department of Defense, other federal government agencies, and private businesses. SNL recruits scientists and researchers from all over the world, bringing them and their families to Albuquerque.

3.5.3.3 Sandia Science & Technology Park

Founded in 1998, the Sandia Science & Technology Park (SS&TP) is a 340-acre, master-planned technology community. Associated with Sandia National Laboratories and adjacent to KAFB, SS&TP companies have access to world-class facilities, technologies, scientists, and engineers. The campus supports 40 companies and over 1,700 jobs.

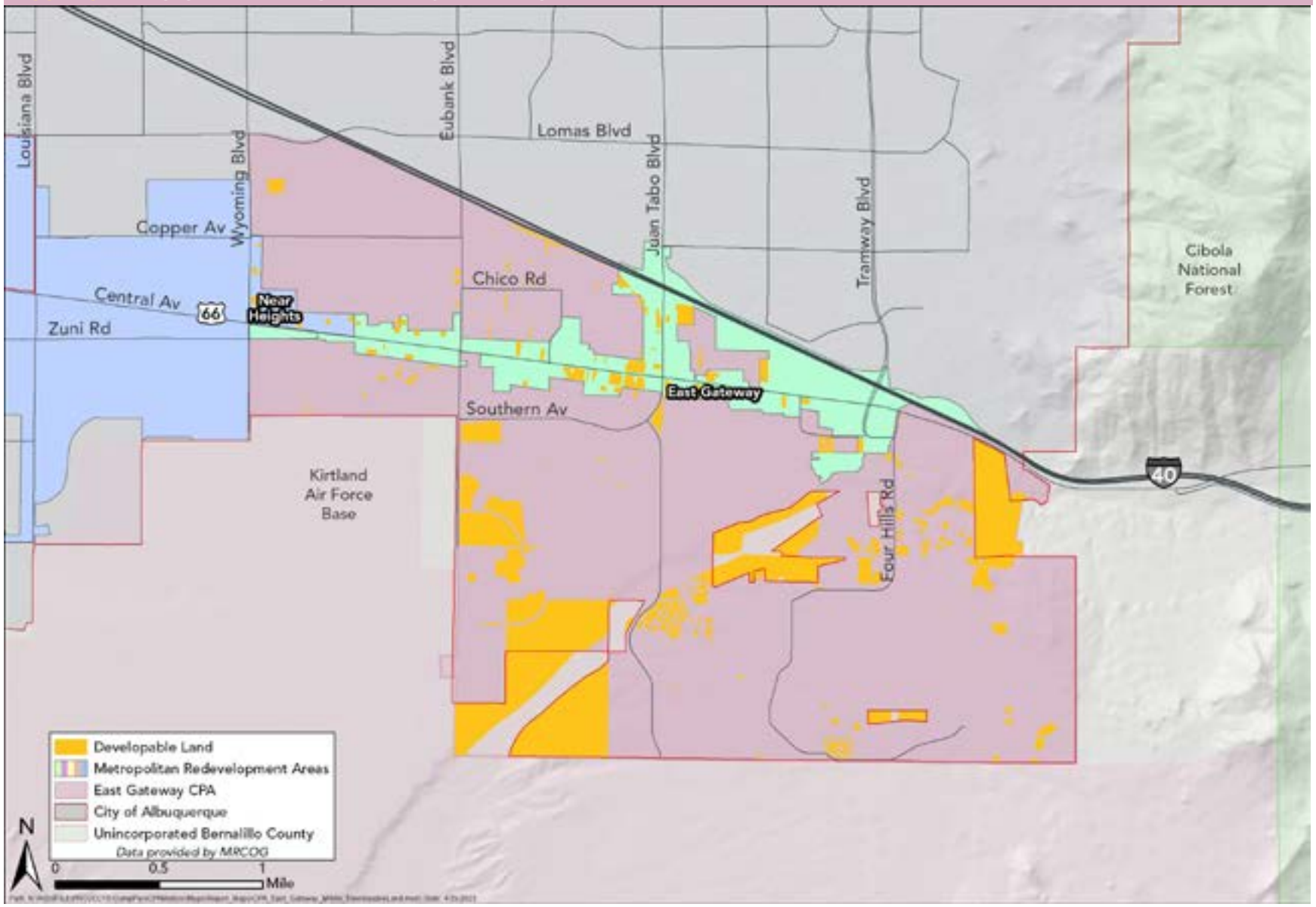
SS&TP provides public and private coordination and often provides opportunities for collaboration and co-learning between businesses. SS&TP's Master Plan encourages private investment by providing a clear process for adding infrastructure and new development. The campus-style park includes green spaces, pedestrian and bike infrastructure, and access to trails, all of which contribute to quality of life for employees. SST&P has partnered with the Public Art Program to continue to beautify the area. (See section 4.12)

Security is a concern for all companies and organizations in the SS&TP. Security incidents over the years have spurred a search for possible solutions. While facilities leased by Sandia National Laboratories in the SS&TP are patrolled by a contracted, unarmed security service, the rest of the SS&TP is not covered by such a service. The SS&TP is convening a meeting and gathering proposals from security services to patrol the SS&TP. At the upcoming meeting, businesses will learn more about how companies and organizations in the SS&TP can join together and consider options to improve security.



Caption: Small Business Outlet

FIGURE 9. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND



3.6 Housing



Every CPA has a unique mix of existing housing types and needs. This section provides an overview of housing within the East Gateway CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.8and 4.9 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

East Gateway is home to multiple single-family subdivisions, manufactured home parks, and, recently, townhouse development. Seventy-six percent (76%) of housing units in East Gateway are low-density, single-family homes, manufactured homes, and townhouses. Multi-family development with more than 5 units makes up the other 24% of units. Most people in East Gateway (51%) live in a townhome, apartment, or manufactured home. These options can be easier and more affordable than owning and maintaining a single-family home. They can also present unique challenges related to maintenance. People in East Gateway discussed issues with their homes, apartments, or neighbors that could potentially be remedied with code enforcement and other housing programs.

Community members in the East Gateway prioritized diverse housing options, including affordable housing, workforce housing, and mixed-income housing. Residents valued their quiet neighborhoods and friendly relationships with their neighbors. Many of the people we heard from called for more housing in the area and improved housing programs and strategies.

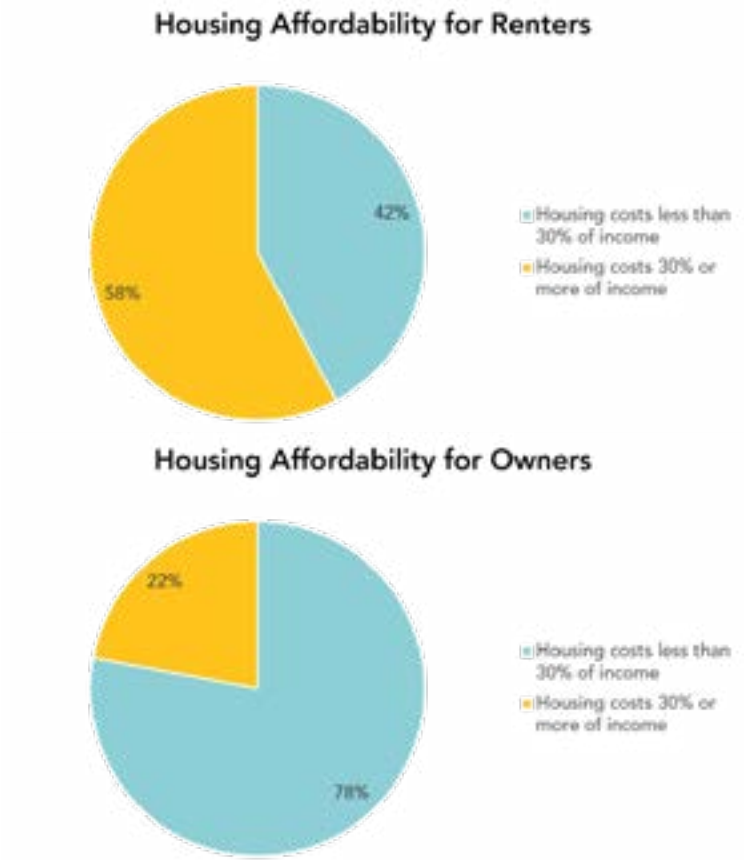


FIGURE 10. HOUSING AFFORDABILITY

In East Gateway, sixty-one percent (61%) of households own their homes, and 39% of people are renters. Housing is considered unaffordable if a household pays more than 30% of its income toward rent or a mortgage. In East Gateway 22% of owners compared to nearly 58% of renters are cost-burdened.

Assets

- *Areas of dense housing, including apartments and townhomes*
- *Quiet neighborhoods*

Challenges

- *Increase affordable housing, workforce housing, mixed-income housing*
- *Increase supportive housing programs and clearer housing strategy*
- *Increased code enforcement and regulation for landlords and other property owners*

3.7 Parks & Open Space



Caption: Tijeras Arroyo Community Walk, October 2023

Parks, open space, and trails provide recreational opportunities, a space for community gatherings, environmental benefits, and generally healthier neighborhoods and communities. Each CPA has a unique relationship to parks and open space, from large-scale natural settings and trail systems in some areas to reduced access and investment in others. This section provides an overview of Parks & Open Space in the East Gateway CPA, reviews related assets and challenges, and includes community input on this element. See Subsection 4.6 for CPA-specific projects, programs, and policies related to Parks & Open Space.

3.7.1 ACTORS, PLANS, & PROGRAMS

CABQ Parks & Recreation

- Parks Management
- Open Space Division
- Aquatics
- Recreation
- Bikeways & Trails Facility Plan
- Esperanza Bicycle Safety Education Center
- Featured Projects
- Volunteer Opportunities
- Neighborhood Park Activate Program

Bernalillo County Parks & Recreation

- Parks
- Open Space
- Parks, Recreation & Open Space Facilities Master Plan (2015 - 2030)

Albuquerque Public Schools

- Facilities Usage Procedures

3.7.2 SNAPSHOT

Community members in East Gateway highly value parks and open spaces. Parks in the area include Singing Arrow, Manzano Mesa, Four Hills, Daniel Webster, and Juan Tabo Hills. (See Figure 11 for map.) There are approximately 8 acres of parkland per 1,000 residents in the East Gateway CPA, and 62% of area households are within a 10-minute walk of a park.

East Gateway includes open space along the eastern edge and throughout the Tijeras Arroyo, which provides access to hiking trails. Parts of the arroyo are designated as open space by the City of Albuquerque, and other parts are managed by Bernalillo County. East Gateway has approximately 13 acres of open space per 1,000 residents, compared to approximately 9 per 1,000 residents city-wide. Access to open space is celebrated and can be seen in the community's love of the outdoors and connection to the nearby mountains.

The parks in East Gateway host playgrounds and game courts. Pickleball is popular at the Manzano Mesa Multigenerational Park. Community members expressed support for the expansion of that facility, and others expressed interest in other facilities, such as basketball courts. Community members shared concerns about safety in local parks and open spaces. Safety concerns ranged from a lack of lighting or shade structure to concerns about gun use and drug use.



Caption: Playground equipment at Singing Arrow Park

Assets

- *Parks and Open Space*
- *Multi-use Trails*

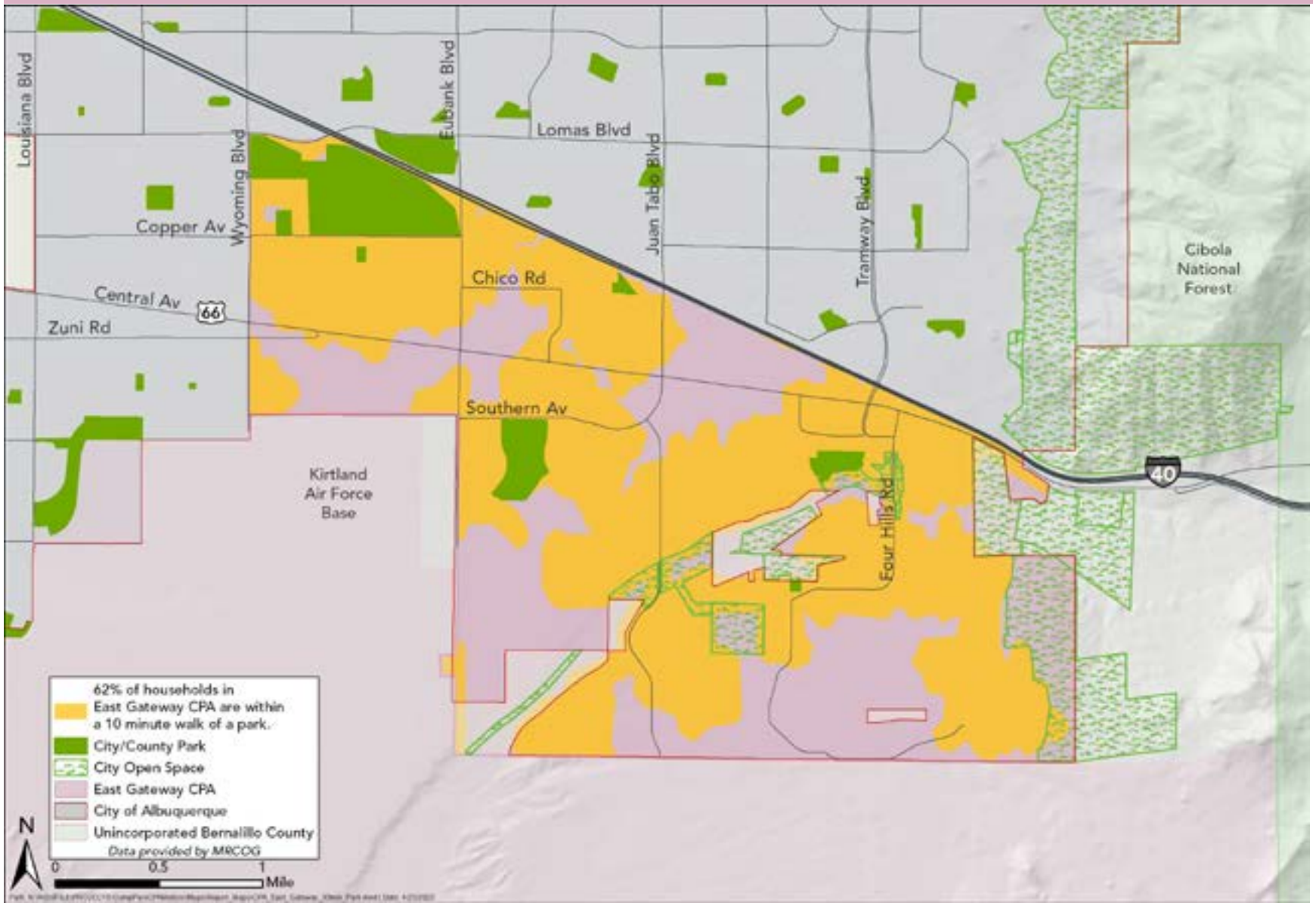
Challenges

- *Preserve cultural and natural history*
- *Expand park and trail safety and lighting*
- *Increase park maintenance*



Caption: Tijeras Arroyo Open Space

FIGURE 11. HOUSEHOLDS WITHIN A 10 MINUTE WALK OF A PARK



3.8 Heritage Conservation



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 East Gateway CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1 and 4.12for CPA-specific projects, programs, and policies related to Heritage Conservation.

3.8.1 ACTORS, PLANS, & PROGRAMS

CABQ Planning Department

- Historic Preservation Division
- Historic Protection Overlay Zones
- Albuquerque / Bernalillo County (ABC) Comprehensive Plan
- Interactive Development Ordinance (IDO)
- IDO Interactive Map
- Case Tracking & Research
- Code Enforcement

CABQ Department of Arts & Culture

- CABQ Public Art Program
- Special Event Permitting

State of New Mexico Historic Preservation Division

3.8.2 SNAPSHOT

East Gateway encompasses the lower watershed of the Tijeras Creek Arroyo, whose cultural history begins with pre-colonization Indigenous settlements, followed by two waves of Spanish colonization, and eventually a series of City land annexations beginning in the 1950s.

Two heritage sites of particular note in the upper watershed are the Tijeras Pueblo Archaeological Site (National Register of Historic Districts, 2005) and the Cañon de Carnué Community Land Grant, which has been continuously inhabited since its establishment in 1763. While not located in East Gateway, these sites are part of the regional Tijeras Cultural Corridor, which transects East Gateway and includes Singing Arrow archaeological site – Rancho de Carnué – at Singing Arrow Community Center and Little Beaver Town at Route 66 Open Space.

Historic Route 66 in East Gateway includes 3 National Register of Historic Places, each listed in 1998 (see Figure 12). Luna Lodge on the north side of Historic Route 66 between Wyoming Blvd SE and Moon St SE was built in 1949. Its Southwest Vernacular style contains Pueblo Spanish Revival features and a U-shape "motor court" design. In 2013, the property was rehabilitated by New Life Homes and now provides 30 low-income housing units, with one-third of the units allocated for persons with disabilities.

Enchanted Mesa Trading Post, built in 1948 and located on the south side of Historic Route 66 between Moon St SE and Eubank represents Mission/Spanish Revival Pueblo style. A little farther east on Central Avenue, La Puerta Motor Lodge, constructed in 1949, showcases the Southwest Vernacular style, complete with a majestic neon sign. While the hotel is permanently closed and has noticeable degradation, the National Park Service historic registration materials noted that its "stylistic details together with the spatial arrangement of the buildings and the motel's striking neon sign give the lodge a strong feeling of a family-run 1940's tourist court." (National Park Service, 1998)

The Tijeras Creek Cultural Corridor and Historic Route 66 afford the East Gateway a rich story of place. This was echoed by community members who value East Gateway as a "very historic area." There is community interest in restoring and maintaining this history and in having opportunities to celebrate it.



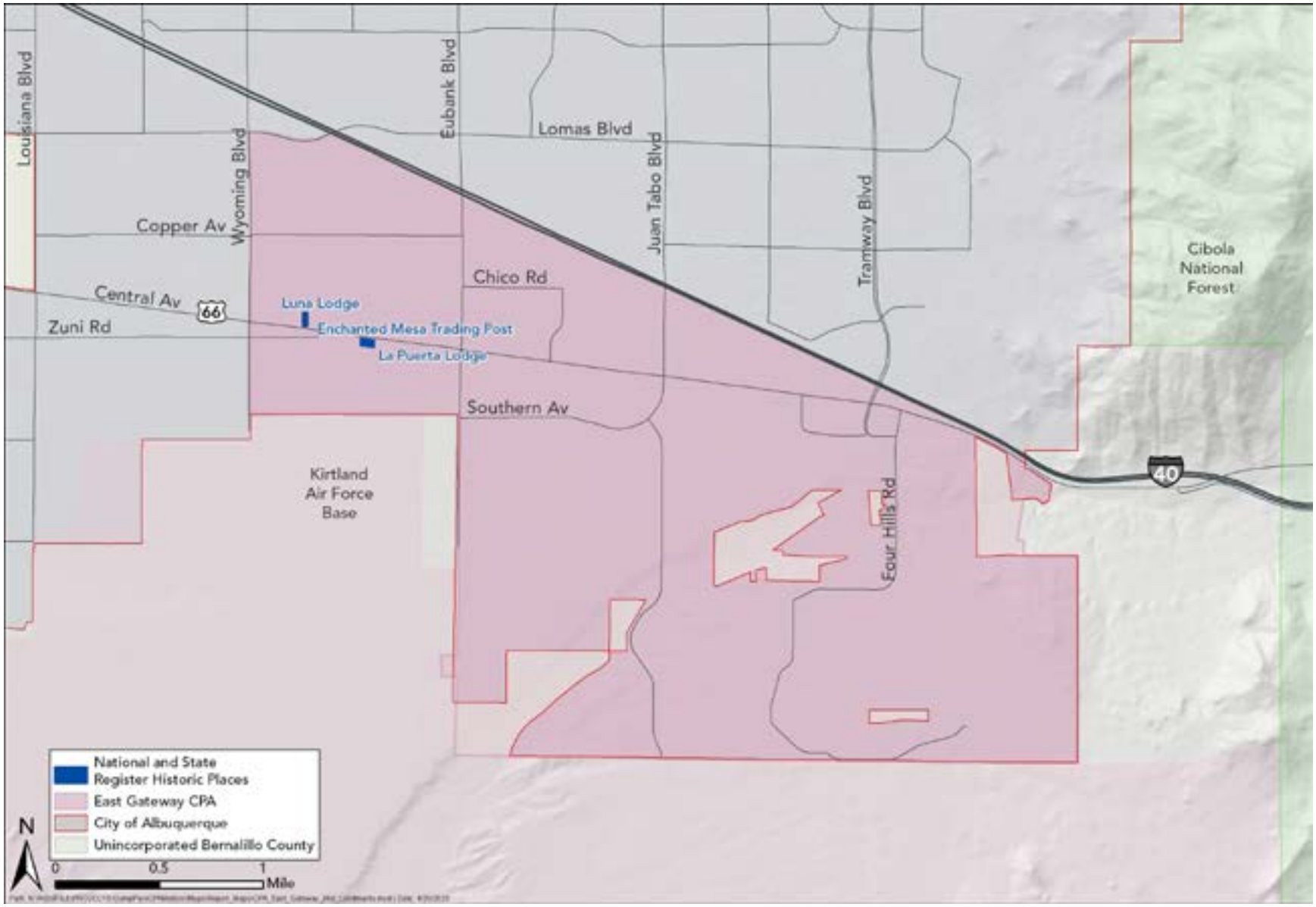
Assets

- *Historic Route 66*
- *Tijeras Creek Cultural Corridor*

Opportunities

- *Restore and preserve the Tijeras Creek Cultural Corridor*
- *Restore and preserve Historic Route 66*
- *Increase opportunities to celebrate area's cultural heritage*

FIGURE 12. HISTORIC DISTRICTS AND LANDMARKS



3.9 Infrastructure, Community Facilities & Services



Caption: Kids Activity in East Gateway; related to safety in the area

Physical and social infrastructure and services are critical to maintaining a safe, healthy, and thriving community. These assets provide the basic support systems that make the area attractive to community residents, businesses, institutions, and investment, and in turn, facilitate social bonds that foster resilient, safe, and inclusive communities. See Subsections 4.7and 4.10 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

East Gateway community members expressed appreciation for existing community centers and shared their support for more infrastructure and public services related to safety and homelessness.

Both Singing Arrow Community Center and Manzano Mesa Multi-Generational Center regularly host cultural events, neighborhood meetings, and programming for young people, families, and seniors. These community facilities help facilitate social bonds that in turn build strong, safe, and inclusive communities. There is no library within the CPA boundaries, but there are two very near to the edges -- the International District Library to the west, and the Lomas Tramway Public Library to the north. There are 2 public elementary schools in the CPA. East Gateway is also home to the New Mexico School for the Blind and Visually Impaired Early Childhood Program (NMSBVI).

East Gateway community members expressed a growing concern for unsheltered people, and many people mentioned the need for more services in the area. Residents pointed out a lack of healthcare and other support services in East Gateway compared to other areas of the city.

Public safety arose as a concern throughout the process. Some community members called for expanded public safety facilities and staff, while others called on the City to improve safety through the provision of services, resources, and maintenance in the area.

Assets

- *Manzano Mesa Multi-Generational Center*
- *Singing Arrow Community Center*
- *Access to amenities*
- *National Museum of Nuclear History*

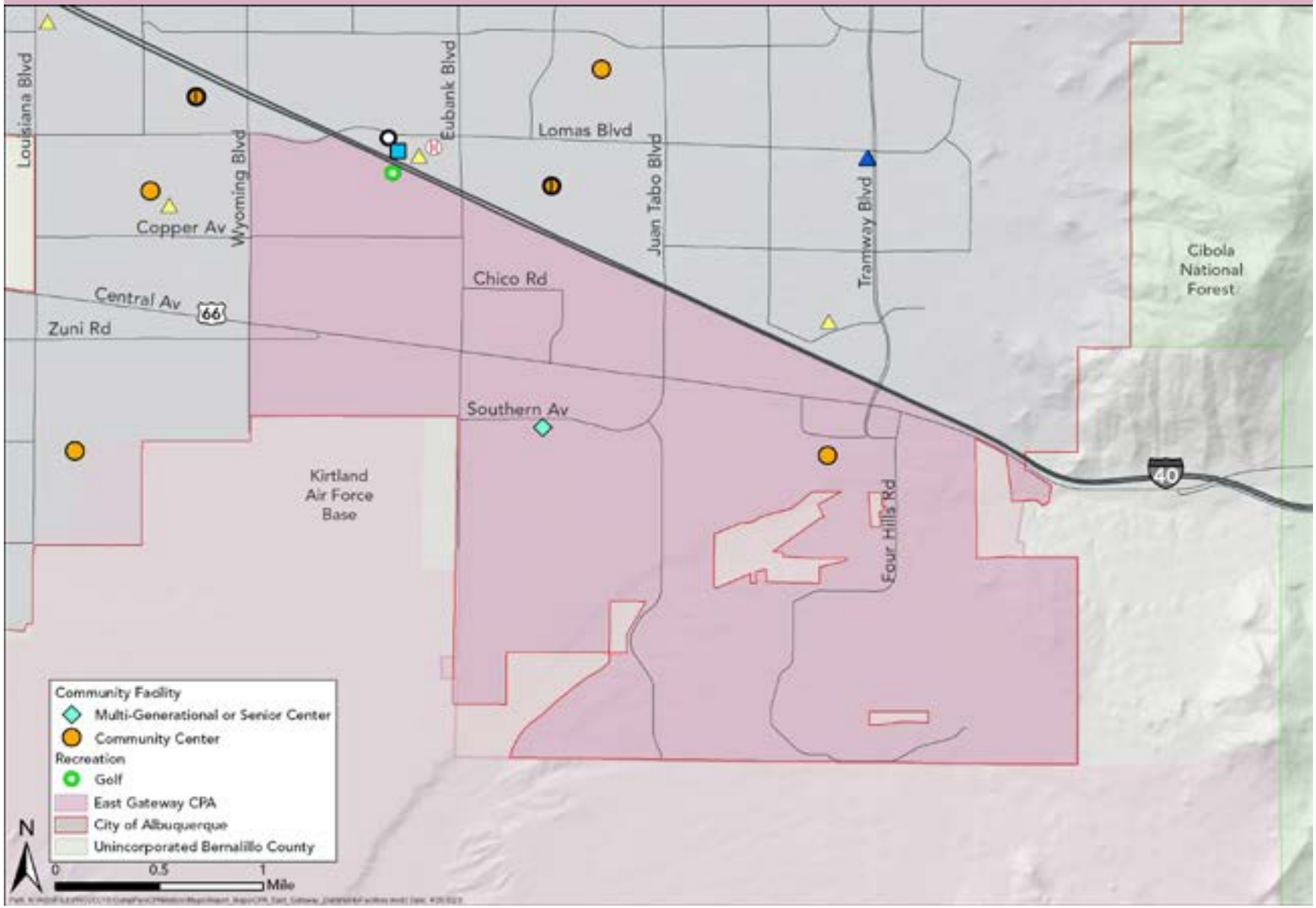
Challenges

- *Support clean and safe communities*
- *Improve and expand social services: educational, medical, food security, etc.*
- *Increase and improve services for people experiencing homelessness*



Caption: Pop-up Outreach in the Singing Arrow Neighborhood, August 2023

FIGURE 13. EAST GATEWAY COMMUNITY FACILITIES



3.10 Resilience & Sustainability



Caption: Community Walk in Tijeras Open Space, November 2023

How our communities grow and change has 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. East Gateway CPA residents noted a range of priorities related to these topics during the CPA engagement process. See Subsection 4.11 for CPA-specific projects, programs, and policies related to Resilience & 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

3.10.2 SNAPSHOT

East Gateway community members, especially youth, noted a variety of priorities related to resiliency and sustainability. Three main topics emerged:

- *Tijeras Creek Arroyo*
- *litter*
- *heat mitigation/tree canopy*

Tijeras Creek Arroyo runs southwest across East Gateway. This small but important intermittent (once perennial) stream carries water from the east side of the Sandia Mountains to the Albuquerque Basin, where it recharges the aquifer. In addition to contributing to our drinking water supply, the Arroyo supports a diversity of wildlife and native plants. Suitable habitat for 5 federal or state-listed protected species exists within the Tijeras Creek Arroyo:

- *Southwestern Willow Flycatcher*
- *Yellow-Billed Cuckoo*
- *Gray Vireo*
- *Spotted Bat*
- *Western Burrowing Owl*

Community members expressed appreciation for the natural benefits of the arroyo and concern about human impacts within it, including historic and current dumping, stormwater pollution, illegal firearm activity, and erosion.

East Gateway, previously desert shrubland before development began in the 1950s, is adjacent to the Manzanita Mountain Foothills and contains 2 large golf courses (Los Altos Golf Course and The Canyon Club at Four Hills). Each of these elements help to reduce urban heat effects. East Gateway is also partly surrounded by desert shrubland, which contributes less to temperature reduction than other Albuquerque biomes that naturally contain tree canopy, like the Bosque. East Gateway's natural history of desert shrubland and newer urban development do not provide the tree canopy desired to meaningfully offset increasing annual temperatures.

Ongoing programs and initiatives have facilitated the planting of hundreds of trees throughout East Gateway in recent years. Community members called out concern for urban heat and shared appreciation of existing neighborhood trees and desire for increased tree canopy.



Caption: Kids Activity in East Gateway

Assets

- *Tijeras Arroyo and its watershed*
- *Route 66 and Manzano/Four Hills Open Space*
- *Variety of native plants and animals*

Challenges

- *Prevent litter and illegal dumping*
- *Increase the tree canopy*



PART 4.
PROJECTS & PROGRAMS

4.1 Route 66 & East Central



Many East Gateway community members noted Route 66 and East Central Avenue as both an asset and an opportunity for the area during the CPA engagement process. Route 66 has played an important role in the history of Albuquerque, shaping its identity, heritage, growth, and development through time. This role remains evident along the corridor, nearly 100 years after it was built. Today, East Central Avenue in East Gateway contains three nationally registered historic buildings, an assortment of iconic signs from Route 66's heyday, and vacant properties primed for development.

East Central Avenue comprises a key part of Albuquerque's historic Route 66 identity, and community members noted opportunities for tourism that could be centered around the area's unique identity.

Route 66 was originally commissioned in 1926 and ran along 4th Street, but the road was realigned in 1937 to Central Avenue. Route 66 helped facilitate the westward migration that brought people to and through Albuquerque in search of new opportunities. Many commercial amenities for travelers, such as hotels and motels, developed along Route 66. Businesses and neighborhoods along Route 66 flourished for decades, but the completion of I-40 and I-25 in the late 1960s and early 1970s diverted traffic from Route 66, resulting in decline and disinvestment.

In 2010, the East Gateway Sector Development Plan established mixed-use zoning along the corridor and other building standards to encourage a vibrant, pedestrian-friendly environment. Rapid transit has served the area for years, and there has also been support for improved bicycle routes to connect the commercial strip to housing.

While some development has occurred that moves toward the goals of a walkable commercial district and more vibrant shopping areas, reinvestment in the area has been slow. Apartments have developed between established auto-oriented commercial businesses, such as carwashes, small and large retail businesses, and strip malls that have fallen into disrepair. There are short lengths of Central Ave that have buildings that support a comfortable walking environment; however, vacant lots, empty land, and older development, much of which has suffered from disinvestment, still lines most of the corridor. Additionally, the width of the road and speed of traffic also contribute to pedestrian discomfort. Infrastructure already in place along the corridor may encourage reinvestment and new development.

Planning efforts in the area have consistently pointed to the potential of a revitalized Central Ave, one that builds on the Route 66 heritage and provides services, entertainment, and employment for the surrounding neighborhoods, greater area, and tourists.

The Route 66 Action Plan, completed ten years ago, assessed conditions and recommended a variety of investments along the route. The Plan identifies a multi-use trail, interpretive signage, and public art for the area around the intersection of Tramway and Central. "Ponderosa Park Mixed-Use Redevelopment," proposed for the intersection of Eubank and Central, could incorporate Route 66 design elements, as the Luminaria development on the southwest corner did recently. (See section 4.8)

Action: Within the next 7 years, the Planning Department, with DMD and other City Departments, will update the Route 66 Action Plan, including identifying property owners, action leaders, and potential funding sources.

"Transform Central Avenue into a vibrant place that functions as a community destination — a seam rather than a barrier"- East Gateway Sector Development Plan





4.1.1 ICONIC NEON SIGNS

From the first commercial neon sign that appeared in the United States in the 1920s, neon signage has been closely associated with the automobile-oriented American commercial strip. Throughout the second quarter of the twentieth century, the growing popularity of automobile tourism and roadside businesses emerged as an integral part of a commercial roadside cultural landscape. Nowhere was this more apparent in New Mexico than along Route 66, which featured many iconic neon signs and auto-oriented businesses. The neon signs that still stand today serve as reminders of this era of automobile travel along Route 66. Some of these neon signs continue to function as integral elements of viable roadside businesses, while others stand derelict. Regardless of their current condition, both community members and passersby often regard these signs as local landmarks – indispensable, character-defining objects of our cultural landscape. (Kammer, 2002)

In 2002, the City's Urban Enhancement Trust Fund 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," meaning 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.

Also in 2002, the National Park Service Route 66 Corridor Preservation Program provided a grant to restore historic neon signs, where the owners and sign makers contributed 50 percent 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. See section 5.3 for more information on sign regulations.

Conservation of signs in their existing locations is the top priority for historic preservation efforts. Given the important placemaking role of these iconic historic signs, community leaders have also preserved signs by purchasing them, relocating them from their original site, or placing them at the new Route 66 Visitors Center being constructed on West Central Avenue. 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.

In preparation for the Centennial Celebration of Route 66, the City's Department of Arts and Culture and Metropolitan Redevelopment Agency collaborated on the Revamp Route 66 Sign Improvement Grant Program to restore historic neon signs along Central Ave. One sign in East Gateway was awarded funding for restoration. The sign, located just east of Elizabeth Street, is on a property that is currently vacant. The funds will support its complete revitalization, draw off of historic Route 66 themes, and highlight and enhance the character of the surrounding area.

> "Placemaking promotes a simple principle: if you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places." ~ Gary Toth, Senior Director, Transportation Initiatives.

4.1.2 WELCOME SIGN PROJECT

The Councilor for District 9 is supporting the development of a Route 66 East Central Gateway Sign for the City of Albuquerque and its East Gateway area. Due to Tijeras Canyon and Sandia Mountain wind shear, the design cannot be an arch spanning the road. The sign is being designed as a cantilever median sign on East Route 66 near the Four Hills Shopping Center. The sign will incorporate iconic Route 66 themes. The City is currently in the process of contracting an architect for the final design.

4.1.3 HISTORIC PRESERVATION

While community members appreciate the historic importance of the area, there were no comments made about specific locations or properties. The City supports historic preservation to protect historic structures, districts, sites, objects, and designed landscapes from deterioration or destruction. Such significant places help define Albuquerque and should be used, learned from, and appreciated by current and future generations of residents and visitors. Several motels are considered historic and would be good candidates for restoration. See Section 3.8 for more information on identified motels.

The Planning Department distributes historic preservation guides and advises or refers residents to other information and the sources listed below. The Planning Department will also meet with community members neighborhood groups interested in preservation.





Resources include:

- *Historic building inventory to support nominations for the State and National Registers*
- *Technical guides on how to approach and accomplish preservation projects*
- *Guidance on how to research a property's history and, if possible, get it registered*
- *Guidance and application forms for tax advantages to rehabilitate historic buildings and stabilize archaeological sites*

"Friends of the Orphan Signs (FOS) brings together artist-educators and community members to creatively and collaboratively revitalize abandoned or unused road signs with artwork and poetry. Since 2010 FOS has worked to preserve relics of past roadside culture, as many orphan signs—signs on empty lots or unused by the current occupants—are deemed unworthy of restoration."

4.2 Roads and Infrastructure



East Gateway community members shared a range of ideas about the roads in their area. Community members appreciate the easy access to I-40 and the relative lack of traffic on side streets. They also expressed concern about speeding, road design, and commuter traffic to Kirtland Airforce Base, Sandia National Labs, and other related companies. Commuter traffic impacts Eubank Blvd. SE, Juan Tabo Blvd. SE, and Southern Blvd. SE. Tramway Blvd. SE & Central Ave. SE.

The programs and projects listed in this section seek to address some of these concerns.

4.2.1 CUT-THROUGHS AND CONNECTIVITY

Neighborhoods throughout East Gateway have varied development and road styles with each era of development between the 1950s and today bringing different styles and best practices. Community members in the Four Hills Neighborhood shared that they love the limited access to their neighborhood because the neighborhood is quieter and has less traffic due to the circuitous pattern of streets.

The Juan Tabo Hills Neighborhoods expressed concern about the lack of east-west connections in their area. In 2021, the City conducted the Juan Tabo Boulevard Connectivity Study. The study examined connections throughout the Juan Tabo Hills neighborhood and Eubank Boulevard. Neighbors in the area expressed concern that it was difficult to get in and out of the neighborhood and that traffic from the Kirtland Air Force Base and Sandia National Labs was pushing traffic into the neighborhood.

4.2.2 2021JUANTABOHILLSTRAFFIC STUDY

The 2021 Juan Tabo Hills Traffic Study followed up on one of the recommendations in the City's Juan Tabo Boulevard Connectivity Study. The study evaluated Central Ave. to the north, Eubank Blvd. to the west, Juan Tabo Blvd. to the east, and Kirtland Air Force Base to the south, to understand speeding and capacity issues, some of which were brought up again during the East Gateway community engagement process. (See Figure 2.)

The study documented existing traffic and proposed recommendations to improve the safety in the area. This report examined 10 intersections within the study area. *DMD has completed projects identified in the*

study to rehabilitate pavement, resurfacing, and restriping at Southern & Eubank and **Tramway & Central.** The Study also identified a potential multiuse trail for non-motorized commuting though the Tijeras Arroyo. Read more about the potential Arroyo trail in Section 4.4.3.



Figure 3: Study Area

Action: Pending funding, DMD and PRD will explore options to implement recommendations from the Juan Tabo Hills Connectivity and Traffic Studies, including options for a multi-use path through the Tijeras Arroyo within the next 5 years.

The Albuquerque / Bernalillo County Comprehensive Plan has policies that reflect community feedback related the designing and retrofitting of residential streets, as well as collectors and arterials where they serve and pass-through residential areas, for multiple modes of travel to reduce speed, volume, and auto through-traffic while maintaining safety and enhancing neighborhood character. (6.1.1.2)

Further Recommendations from the 2021 Study:

Recommendation	Estimated Cost
Adding a northbound right-turn lane for Eubank Boulevard at Central Avenue	$417,232
Converting Innovation Parkway to a signalized intersection with Eubank Boulevard • Over 400 vehicles make this movement in the PM peak. • Right-of-way may need to be acquired.	$539,674
Converting the Research Road intersection to right-in/right-out/left-in only. • Would improve level-of-service in the AM peak. • Would reduce conflict points at the intersection and increase safety.	$42,217
Midblock crossing for pedestrians on Eubank Boulevard at Research Road. • Provide multimodal connectivity to/from Kirtland Air Force Base and the Sandia Science and Technology Park	$199,516

4.2.3 2020EASTCENTRALAVESAFETY STUDY

Many of the concerns and needs we heard from community members are reflected in the recommendations of the 2020 East Central Ave Safety Study. The section of Central Ave. within East Gateway hosts a transit corridor, many different kinds of businesses, and is seeing an increase in housing options nearby. It is also an area that has high crash rates, including a disproportionate number of pedestrian-involved crashes resulting in injuries or fatalities.

The Mid-Region Council of Governments (MRCOG) analyzes crash rates and reported that the potion of Central Ave. located in East Gateway is consistently above the regional average, with one out of every five pedestrian deaths in Albuquerque occurring along East Central in 2019 (See more about Vision Zero in section 4.5.4).

Since the study area has particularly high rates of crashes and a substantially larger portion of residents that are low-income and minority than the city collectively, addressing safety in this area is a social justice issue – East Central Ave Safety Study



This study identified safety challenges and specific recommendations for the Central Ave. corridor between Louisiana Blvd. and Eubank Blvd., you can read more about these improvements in section 4.4:

- *Tier 1: Near-term recommendations: HAWK signals, restriping/lane narrowing, pedestrian-scale lighting, intersection striping improvements, sidewalk improvements*
- *Tier 2: Conditional measures: A temporary road diet through striping; evaluation of median fencing*
- *Tier 3: Long-Term Recommendation: A permanent road diet and reconfiguration of the roadway infrastructure along the corridor*

A 2021 Bernalillo County Safety Study for Central Ave: Eubank Blvd to Juan Tabo Blvd. includes similar goals and provided similar recommendations.

4.2.4 NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM

The City created the Neighborhood Traffic Management Program (NTMP) to reduce speeding and reckless driving in neighborhoods by installing traffic calming projects and infrastructure improvements. The goal of NTMP is to improve neighborhood traffic safety, increase neighborhood involvement, and enhance livability. The Department of Municipal Development tracks NTMP projects on a public map that allows someone to click on a project location and download the traffic safety study.

See the section on Automated Speed Enforcement in section 4.5.5

4.3 Transit



Caption: Central and Juan Tabo Intersection

Reliable and enhanced transit is a priority for community members in East Gateway. In the initial engagement phase, dozens of comments expressed a desire for enhanced bus service (number and location of routes, safety, and cleanliness).

Central Ave. is the only high-frequency transit route in the City, and it serves East Gateway along Central Avenue. North-south routes along Tramway, Eubank, and Wyoming also serve the area. Routes 31 and 157 also partially serve Kirtland Air Force Base. In November 2023, the Albuquerque Zero Fares program for City buses became permanent, which will help with transit access throughout the city by removing the fare as a barrier. ABQ RIDE is currently working to secure land for an construct a new park-and-ride, and generally improve capacity.

To maintain routes and frequency, transit service depends on staffing and general operating funds. Federal funding sources do not support operations (drivers, fuel, maintenance, etc.), which places that funding burden on local resources. Many communities have transit authorities with taxing ability, and some places have a dedicated portion of sales tax that supports transit. Others are more reliant on the money collected through fares. ABQ has high transit productivity (meaning the number of riders is high related to the amount of money invested in the system), but the level of investment is significantly lower in comparison to other similarly-sized cities. Additionally, due to a nationwide staffing shortage, the City has suspended some bus services to improve reliability on key routes until more drivers and maintenance staff are hired.

Central Avenue is served by Albuquerque Rapid Transit (ART). The stations between Coors Boulevard and Louisiana Boulevard are typically in the median where the number of lanes have been reduced, offering a pedestrian refuge and making crossing safer. These stations are also equipped with lighting, shade structures, and level-entry boarding, which makes it easier for people with wheelchairs, walkers, strollers, and bicycles to board. These types of stations do not continue past Wyoming into East Gateway.

This remaining stretch of Central was not included in the federal funding grant application so that the scope of the project met the Small Starts Grant ridership requirements. It also helped limit the amount of local funds that were needed to achieve the 20% funding match. Community members expressed some confusion as to why the stations do not continue into their area.

4.3.1 ABQ RIDE FORWARD:

ABQ RIDE is currently working on the ABQ RIDE Forward Network Plan. This planning process looked at where buses go, and when, to see if there are other ways to organize transit routes to more effectively serve our community. The plan takes into account public input, current ridership data, and other factors to inform future decisions about bus routes, schedules, and frequency. Forthcoming Ride Forward adjustments target better efficiency of transit around the city as a whole, including East Gateway.

Based on previous public engagement, ABQ RIDE is creating a proposed network design to be revealed in early May 2024 as part of the final round of public engagement. After several weeks of further engagement, ABQ RIDE will determine if there are any changes to the proposed network as a result of public dialogue.

4.3.2 EAST CENTRAL PARK & RIDE

ABQ RIDE is working to develop an off-street park-and-ride along East Central. This project would change the bus turnaround point, which currently happens on Wenonah Avenue. The current turnaround occurs in city streets, and has been a concern for neighbors because of adverse interactions with vehicular and pedestrian traffic, and loitering, littering, and other behavior that makes people feel unsafe.

The new facility could facilitate more use of the ART system and improve the riding experience for transit users by providing new benches, trash cans, shade features, and more. This investment will also help drivers by adding a drivers restroom. If the project site includes any excess land, ABQ RIDE will collaborate with other departments to explore options to include Albuquerque Community Safety or Albuquerque Police Department, or other transit-oriented development, such as restaurants or housing

In 2023, ABQ RIDE conducted the East Central Park-and-Ride Feasibility Study to identify a preferred site for the park-and-ride facility. The study had two phases, first a market demand analysis to identify potential users and parking requirements for the park-and-ride and then a site selection analysis to evaluate four sites previously identified by ABQ RIDE staff. Next, ABQ RIDE anticipates a third phase, with full environmental documentation and Federal Transit Administration approval. There will then be an extended period of appraisal, negotiations for land acquisition, final design process, and construction.

In the "site selection" process, community members and ABQ RIDE staff decided on Site 1, which is located at the southwest corner of Central Ave. and Dorado Pl. The proposed site contains 4 parcels and covers about 5 acres. Currently, the parcels include commercial retail and services uses, along with one vacant parcel.

Check out why ABQ RIDE chose site 1 in the Park & Ride Study.

Action: ABQ RIDE will work with Albuquerque Community Safety and other City departments to explore the possibility of collocating at the far East Central Park-and-Ride to serve the area.



Caption: Central &Juan Tabo Intersection

4.4 Walking, Biking, and Multimodal Transportation



East Gateway has a range of opportunities for both walking and biking. Trails and open spaces give hikers, mountain bikers, and others a way to explore the Four Hills, Tijeras Arroyo, and other areas in the foothills. The CPA team heard from many people who enjoy walking and biking in their neighborhoods throughout the community engagement process. Community members also had concerns about access and safety, particularly in more commercial areas.

4.4.1 WALKABILITY AND RECENT IMPROVEMENTS

The East Central Ave Safety Study reviewed opportunities to improve walk and bike safety. Some of the recommendations have already been implemented; including A Pedestrian Hybrid Beacon (PHB) also known as a High-Intensity Activated crossWalk (HAWK) Signal at Central Ave. and Conchas St. This is particularly important because this intersection has been a site of pedestrian fatalities. [Picture to be added]. The report stated that lighting improvements would provide greater visibility for pedestrians at night with pedestrian-scale lighting between Louisiana Blvd and Wisconsin St. In 2022, the Department of Municipal Development conducted a lighting study on Central from Louisiana to Eubank.

The Department of Municipal Development has an interactive map on its website that allows people to learn more about projects and their timelines.

4.4.2 BIKEABILITY AND RECENT IMPROVEMENTS

Community members shared that biking feels safe within neighborhoods with lower traffic volume. Bike riders from around Albuquerque pass through the East Gateway neighborhoods to access Tijeras and the trails beyond the foothills. The CPA team also received feedback about trail connectivity as well as the condition of streets throughout the area. There are a few recent infrastructure improvements that promote and support a more bikeable East Gateway.

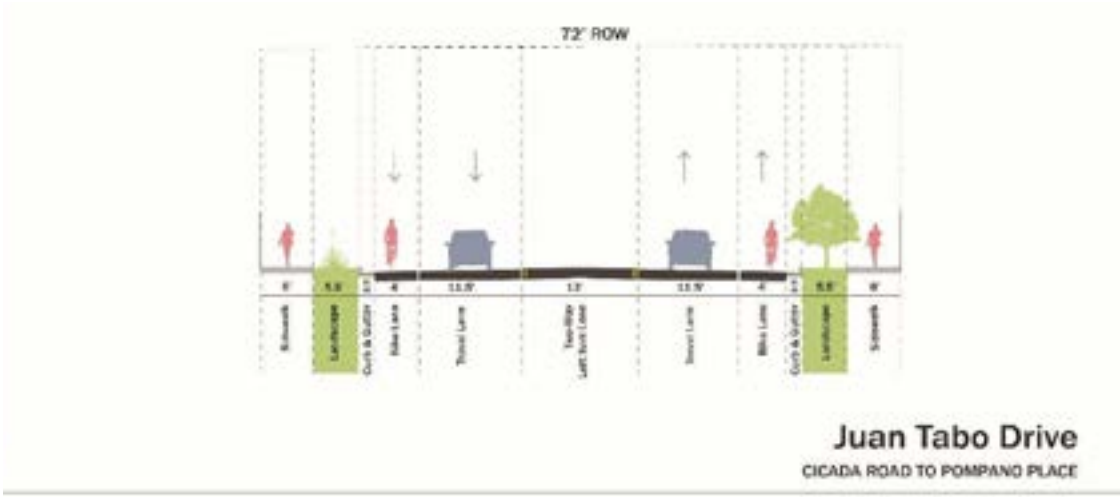
In 2021, the City implemented a road diet on Central Ave. from Juan Tabo to Tramway. In 2022, buffered bike lanes were added to Morris St. NE between I-40 and Central Ave. A striped buffer between the car lane and sidewalk were also added in 2022, on Central Ave. between Wyoming Blvd. and Eubank Blvd.

4.4.3 MULTI-USE PATH ON INNOVATION

The Juan Tabo Hills Traffic Study was completed in 2021. This Traffic Study was a part of the recommendations made in the City of Albuquerque's Juan Tabo Boulevard Connectivity Study (read more about the study in section 4.2.2). The study recommends the construction of a multi-use path north of the Tijeras Arroyo to connect Juan Tabo Boulevard to Innovation Parkway. District 9 City Councilor Renee Grout is exploring interest in that project and the Long-Range Planning Department conducted a survey asking how and if people might use the path.

In October of 2023 the East Gateway CPA team launched a survey measuring the interest in a multi-use trail. Only 2 respondents (out of 212) said they would not use a trail in the Arroyo, and 7 respondents said they might or would possibly use the trails. All other respondents said yes, they would use a multi-use trail through the Arroyo. Of those respondents, 189 said the proposed trail would serve as a commuter route. One hundred twenty one respondents also said they would use the trail recreationally.





4.5 Existing Walk and Bike Programs



In addition to infrastructure projects, there are a few programs that promote and maintain walkability in East Gateway neighborhoods. Keeping a neighborhood clean and accessible helps to ensure walkability and community connections.

4.5.1 NEIGHBORHOOD WALKS PROGRAM

The Neighborhood Walks Program is an initiative led by the Office of Neighborhood Coordination (ONC) aimed at increasing walkability in neighborhoods citywide.

Individuals, neighborhood associations, and other community groups can request a certain type of Neighborhood Walk, such as a neighborhood safety walk, an environmental assessment walk, a neighborhood association recruitment walk, or a neighborhood cleanup walk. These Neighborhood Walks are modeled on Jane's Walk©, a nationwide initiative designed to actively encourage walkability in neighborhoods and provide an opportunity for participants to share neighborhood stories, discover unseen aspects of neighborhoods, and use walking as a way to connect with neighbors.

4.5.2 NEIGHBORHOOD LITTER

Clean City helps keep Albuquerque clean and beautiful through ongoing clean-up of weeds and litter along curbs, in medians, and major roadways. Report weed and litter ordinance violations by filling out the online form here or by calling 311.

Clean City supports biannual neighborhood cleanups by providing materials and removing the collected waste from each event. In addition, Clean City will respond to requests for cleanup of private properties that the Code Enforcement Division has identified as violating the City's Weed and Litter Ordinance.

4.5.3 ADOPT-A-MEDIAN PROGRAM

Businesses, community organizations, families, and other civic groups are invited to commit to keeping the medians in the City clean by adopting a median. To learn more about the Adopt-A-Median Program, call Keep Albuquerque Beautiful at (505) 761-8334.

4.5.4 VISION ZERO

In May 2019, Mayor Keller committed to Vision Zero and signed an Executive Order directing the City of Albuquerque to work toward zero traffic deaths by 2040. In 2023, the City released the Vision Zero Year-in-Review (YIR) and Action Plan Update, which provides a summary of progress the City has made so far in implementing the 2021 plan and also used a data-driven process to prioritize thematic goals, actions, and corridors where the City should first focus on traffic safety impacts to have the greatest impact in reducing and eliminating traffic deaths and serious injuries.

A working group of agency and community partners helped steer the YIR, which is built upon a foundation of safety and equity and prioritizing safety projects in the most dangerous locations within the most vulnerable communities. The High Fatal and Injury Network (HFIN) uses five years of crash data to identify where recurring fatal and injury crashes are happening. The Vulnerability Index uses eight indicators likely to impact transportation vulnerability such as per capita income to communities without access to a motor vehicle. The Vision Zero program has an online interaction map with the Prioritized HFIN and Vulnerability Index, and tracks projects that include traffic safety improvements. Vision Zero connects to some of the concerns raised in East Gateway.



Caption: Multi-Use Path on Copper



Caption: Walking School Bus

The 2021 Juan Tabo Hills Traffic Study recommended adding Leading Pedestrian Intervals at all signalized intersections within its study area. This recommendation was made because the Eubank Boulevard and Central Avenue intersection is a high priority due to pedestrian volumes.

4.5.5 AUTOMATED SPEED ENFORCEMENT

In 2021, the City Council adopted an Automated Speed Enforcement (ASE) Ordinance that led to the City creating an ASE program to monitor and enforce the posted speed limit through speed safety cameras. Speed increases both the likelihood and the severity of a crash. ASE programs are a Federal Highway Administration (FHWA) proven safety countermeasure, which means they have been shown to reduce driver speeds, crashes, injuries, and fatalities while avoiding the need for traffic stops, which can sometimes escalate. ASE and safe speeds are core principles to the City's Vision Zero initiatives. This program addresses concerns about safety and speed expressed by people in East Gateway during the community engagement process.

The City uses a data-driven approach to determine the location of speed safety cameras. Data includes speeding and crashes, the Vision Zero High Fatal and Injury Network (HFIN), and the Vulnerability Index. Council Districts and community feedback are also considered. Once a potential camera location is identified, site-specific feasibility requirements must be considered. For example, access to power, sight distance, and ensuring there are no camera lens obstructions. These cameras, paired with design interventions that calm traffic, serve as valuable tools in addressing speeding and traffic safety. Automated Speed Enforcement is an effective tool to make roads safer and enforce posted speed limits. The City's ASE program is initially starting with 20 cameras, which will be in place through the end of 2024, and then may consider additional cameras. Within East Gateway, there is one speed safety camera on Eubank near Buena Ventura, which went live on April 26, 2023.

4.5.6 SAFE ROUTES TO SCHOOLS

During engagement in East Gateway, community members identified safety for children walking to schools and parks as a priority. Two elementary schools, Hawthorne and Manzano Mesa Elementary Schools, and nearly a dozen parks serve the area. A network of walking, biking, and transit options between schools and parks can lead to more equitable access for all.

Albuquerque Public Schools Safe Routes to School (SRTS). This program encourages people to walk and/or bicycle to and from school safely and tries to address any barriers around the school through infrastructure and education. New Mexico is developing a state-wide program that will offer funding, technical assistance, training opportunities, and other resources to schools for SRTS programs.

4.5.7 LIGHTING&REPORTINGOUTAGES

Community members throughout East Gateway are concerned about lighting. Residents noted the importance of lighting in promoting safety, both in terms of reducing traffic violence and other types of illegal activity. Residents have also expressed the challenge of not knowing how or where to report issues with existing streetlights. Streetlight ownership varies across Albuquerque, with the City and PNM each responsible for the lights that they own. This map shows who owns particular lights, and directs community members toward the correct method to report outages.

Improvements to the amount and style of lighting can be complex. Mixed ownership may require that the City purchase lights from PNM in order to make improvements. This is the case along Central Ave and other main streets in East Gateway. Councilor Grout and City Departments continue to explore ways to beautify East Central Ave. and to improve lighting throughout the area.



Caption: Tijeras Arroyo

4.6 Parks and Open Space Projects & Improvements



The City's Parks and Recreation Department maintains 8 parks in East Gateway, in addition to the Manzano Mesa Pickleball Complex, Manzano Mesa softball/baseball fields, and Los Altos Golf Course. Los Altos Park – another community asset – is adjacent to the golf course on the north side of I-40, just outside the East Gateway boundary.

Several non-City neighborhood parks are also located in the area, mainly in gated communities like Towne Park, Van Cleave Place, and others, in addition to smaller public green spaces in the Juan Tabo Hills and Juan Tabo Hills West neighborhoods. By membership only, the Canyon Club at Four Hills in the Four Hills neighborhood contains a clubhouse with dining, a pool, a golf course, and tennis and pickleball courts.

During the CPA community engagement process, both youth and adults mentioned parks and open space as community assets and opportunities. Top themes for open space centered around continued preservation, with community members noting appreciation for the connection to the mountains, and opportunities for disconnecting from the urban environment of the city. Safety for both visitors and the natural environment are top community concerns.

Suggestions for a greater variety of park amenities included:

- *more shade structures*
- *increased lighting*
- *restrooms*
- parkour courses
- pump track bike courses
- play equipment for older kids
- basketball courts
- dog parks
- a pool
- a splash pad
- climbing trees
- tables clustered together for large family picnics

Overall, residents support promoting park use for people of all ages, and programming that meets the needs of people with a variety of skillsets and interests.

The Albuquerque / Bernalillo County Comprehensive Plan has policies that reflect community feedback related to the design and maintenance of landscaping and park features appropriate to the location, function, public expectations, and intensity of use. (10.1.2.a)

4.6.1 PARK UPGRADES

The following parks (in alphabetical order) received park improvement-related inquiries from community members.

4.6.1.1 Daniel Webster Park

Daniel Webster Park is currently in Phase III of renovation. Phase I and II included the construction of a parking lot, sidewalks, landscaped green space with trees, and an extensive playground structure. Most recently the City completed the construction of a memorial plaza for Officer Webster and other fallen officers. Phase III includes designing and constructing an active recreational area, suggested by Officer Webster's widow as the best way to represent his love for obstacle courses and challenge sports, in the northeast quadrant of the park. Phase IV will include a nature play area along the western edge of the park.

Action: The Parks and Recreation Department will complete the Daniel Webster Park Renovations within the next 5 years.

4.6.1.2 Juan Tabo Hills Park

Juan Tabo Hills Park is a new park made possible with a combined $570,000 of State Grant and Council funding. Phase I is complete and includes landscaping with green space, multiple playground structures for varying age groups, and a shaded picnic table area. The park is currently in Phase II, installing two slides, each covering more than 50 feet in vertical height. The slides use the side of a previously existing hill and will have over 90 steps to reach the top. One slide is open and the other is a tube. Phase III is currently in the design phase and will include a dog park.







Action: The Parks and Recreation Department will complete the Juan Tabo Hills upgrades within the next 5 years.

4.6.1.3 Manzano Mesa Pickleball Complex

The Manzano Mesa Pickleball Complex, located near the Manzano Mesa Multigenerational Center, is one of two City-owned pickleball facilities. (More information about the center can be found in section 4.7) The complex contains a parking lot and 18 lighted courts. This complex was widely-noted as an asset by many in the community. In response to community needs, the facility is currently being expanded to add 15 more lighted courts.

4.6.1.4 Sandia Vista Dog Park

Sandia Vista Dog Park is a recent addition to the beautiful Sandia Vista Park's mature tree canopy, walking paths, playground equipment, picnic tables, and benches. Phase I of the dog park is completed as a single-fenced area located on the eastern edge of the park which opened summer of 2023.

4.6.1.5 Singing Arrow Park

Singing Arrow Park, located between Singing Arrow Child Development Center and the Singing Arrow Community Center, features a basketball court, Singing Arrow Park Path, a connector commuter trail, and a greenway with trees. Councilor Grout recently contributed funds to build a new playground. There will be a "nature play" area as well. Nature Play areas in parks respond to a growing movement to reverse the national trend of a "nature deficit" in youth, which is associated with negative outcomes of not being exposed to the benefits of nature. (More information about the centers can be found in section 4.7)

Action: The Parks and Recreation Department will complete the Singing Arrow Playground upgrades within the next 5 years.



Caption: Singing Arrow Park

4.6.1.6 Los Altos Park

Los Altos Park is undergoing a complete renovation in multiple phases. Phase I was completed with a budget of $15M and included reconstructing existing ball fields and adding 5 new ones, constructing a new restroom and community building, improving vehicle access, and adding a pedestrian promenade. Phase II will include a BMX Pump Track Facility, new dog park, horseshoe court, new playground, and improved vehicle and pedestrian access. As of this writing, Phase II design is nearly complete, and construction is set to begin.

4.6.2 4.JOINT-USEAGREEMENTWITH ALBUQUERQUE PUBLIC SCHOOLS

Albuquerque Public Schools (APS) and the City collaborate to maximize the use of parks and other properties by students and the greater Albuquerque community. The City has joint use of parks, fields, pools, tennis courts, and community centers. Parks and fields are typically located on APS-owned land, but both entities collaborate to maintain joint-use areas. APS has exclusive use during school hours (including summer school hours at certain sites), and the community can use the park from the time school is released until the park closes.

East Gateway has one joint-use agreement

park, 1.76 acres, located at Hawthorne Elementary School. Community members are supportive of continued collaboration to maintain and promote access to the park.

4.6.3 PRESCRIPTION TRAILS

The Prescription Trails Program identifies walking and wheelchair-rolling routes that allow healthcare providers to write tailored "trail prescriptions" based on their patient's current physical condition. Trails are identified and graded according to level of difficulty. East Gateway has one Prescription Trail located at Manzano Mesa Multigenerational Center. It is a Grade 1 Trail (a flat, paved pathway) with one loop for a total of 0.6 miles (1,267 steps).

4.6.4 OPEN SPACE UPGRADES

East Gateway has two main Open Space (See Section 3.7) properties connected to the Tijeras Arroyo, both of which have planned upgrades in progress. In 2023, the City updated an ordinance, O-23-83, that permanently reserves 3% of General Obligation bonds to improve and restore existing facilities on open space land and acquire new properties. This update will support open space land acquisition around the Tijeras Arroyo, and upgrades at both the Route 66/Little Beaver Town Open Space and the Tijeras Bio-Zone Center, among others.

Route 66/Little Beaver Town Open Space provides trail access that extends up and down the watershed with connections to Manzano/Four Hills trails. In 2023, the City's Environmental Planning Commission approved planned improvements for a trailhead with public parking, including equestrian parking, an accessible hilltop trail, interpretive signage, shade structures, and other amenities. Construction is estimated to begin in 2024.

The Open Space Division is currently coordinating with partners to develop a community-driven site plan for the Tijeras Bio-Zone Center focused on low-impact outdoor recreation and education designed to be inclusive for people of all abilities and ages. Ciudad Soil and Water Conservation District was awarded three grants, totaling $581,531, to implement stream restoration and floodplain improvements and to design and construct an ADA trail.

Action: The Parks and Recreation Department will complete the Tijeras Bio-Zone Center within the next 5 years.



4.6.5 PARKS AND OPEN SPACE SAFETY

Community members expressed concerns about safety in parks and open spaces. Issues included illicit activities, litter, and needles; people frequently requested additional lighting or security. Parks & Recreation encourages positive uses of parks by programming, hosting events, and increasing the range of amenities offered in parks. This positive use in parks, in turn, increases park safety over time by generating a greater sense of community and shared responsibility. The projects below identify ongoing projects that reflect community priorities associated with park safety. Resident participation is key to the success of these projects.

Park Pop-Up Program invites neighborhood groups, associations, non-profits, and educational institutions to initiate community-led programming in City parks. Event organizers planning for small-to-medium-sized free public recreation, arts, culture, or education events may apply for sponsorship. Program Application

Adopt a Park or Bike Trail program invites community organizations, businesses, and private citizens to adopt a park or trail by providing maintenance and beautification work such as picking up litter, weeding, or special projects as agreed upon.

Adopt-an-Open Space Program invites community organizations, businesses, and private citizens to adopt an open space area or trail by providing maintenance and restoration work, such as picking up litter, controlling non-native plants, maintaining trails, or special projects.





4.7 Community Centers Projects & Programs



During the CPA engagement process, community members continually highlighted the importance of and their appreciation for the area's multigenerational center and community center. Comments emphasized positive experiences with facility amenities and programs, and people expressed a desire for more of both. The centers have been active partners with the community in planning programs and events, and local community groups, homeowners' associations, and neighborhood associations enjoy using the centers for meetings and social events.

4.7.1 MANZANO MESA MULTIGENERATIONAL CENTER

The Manzano Mesa Multigenerational Center opened in 2002. The center is located near Southern Blvd. SE and Elizabeth St. SE. and is adjacent to the Parks & Recreation Department's Manzano Mesa Park, Manzano Mesa Pickleball Courts, and softball/baseball fields used by Zia Little League. Manzano Mesa Elementary School is about a quarter mile south on Elizabeth St SE. Manzano Mesa is one of only two multigenerational centers citywide. Multigenerational centers are operated by the Department of Senior Affairs and require membership registration with a $20 annual fee. (Fee waivers may be requested.) This allows the centers to track participation, secure funding, and provide low-cost services.

Manzano Mesa Multigenerational Center Amenities:

- *Game room*
- *Multipurpose rooms*
- *Meal-site facility*
- *Fitness gym*
- *Basketball court*
- *Outdoor splash pad*

Manzano Mesa provides programs for children in kindergarten through 8th grade, including an after-school youth program with transportation from Manzano Mesa Elementary School to the Center. The program runs throughout the Albuquerque Public School (APS) traditional calendar. The center also offers a seasonal break program for those youth registered in the after-school program over the APS Thanksgiving, Winter, and Spring breaks.

Adult programs include low-cost meal service for breakfast and lunch Monday through Friday; health clinic services; movie nights; bingo; dances; a variety of fitness, hobby and craft classes; and field trips to a selection of fun city locations, from local coffee houses to alpaca farms. The center also provides opportunities for

intergenerational experiences. The Teeniors program connects tech-savvy teens and young adults with seniors interested in increasing tech knowledge or gaining tech help.

4.7.2 SINGING ARROW COMMUNITY CENTER & SINGING ARROW CHILD DEVELOPMENT CENTER

The Department of Youth and Family Services operates the Singing Arrow Community Center and Singing Arrow Child Development Center.

The Child Development Center houses both the Early Head Start Program (Newborn to 3 Years Old) and the New Mexico Pre-K Program (3 to 5 Years Old), which are free to families. Centers promote school readiness by enhancing children's cognitive, social, and emotional growth in a safe and developmentally appropriate environment.

The new Singing Arrow Community Center relocated closer to the intersection of Tramway Blvd SE and Wenonah Ave SE in 2022. While both the Child Development Center and Community Center have different motorized vehicle access points, the two facilities are connected by the Parks and Recreation Department's Singing Arrow Park and pedestrian path.



The Singing Arrow Community Center features:

- *a fitness gym*
- *multipurpose rooms*
- *a food prep area and kitchen*
- *two outdoor patios.*

The center is available to rent for meetings or events. In addition to its before- and after-care school programs for youth, the center offers a diverse range of programs and events, including fitness programs; language, art and music classes for adults; and educational programs for youth during school breaks. The center also offers the Summer and After School & Winter Break Supper Meals program for youth.

The center also displays educational information and historical items from the Rancho de Carnué archaeological site, located in Singing Arrow Park just south of the Center. The center plans to expand the display into one of the meeting rooms and include interpretive signage.

Action: Youth and Family Services and Parks and Open Space will collaborate to complete the display and interpretive signage about the Rancho de Carnué archaeological site.

4.8 Housing in East Gateway

4.8.1 HOUSING: CONDITIONS, AFFORDABILITY, AND MIX OF HOUSING

East Gateway's mix of housing is unique in several ways. Most of the units are relatively new, and a small majority (51%) of the housing consists of townhomes, apartments, or manufactured homes. Most people (76%) in the area live in single-family homes or apartment buildings with 5 or fewer units. Throughout the engagement process, people shared about the varying conditions of apartments and manufactured homes that could be remedied with code enforcement and other housing programs.

Housing was a key topic throughout the engagement process. Most of the community input supported increasing the supply of affordable housing city-wide and housing programs. Many of the comments related to homelessness, which is discussed in section 4.9.

Several programs could help with data collection and housing conditions citywide. Educational outreach would increase transparency for landlords and tenants about their rights, including fair housing information. Better systems for reporting issues would help avoid eviction risks for tenants. Funding sources for building repairs/renovations and rental assistance if renters are unable to pay would help encourage investments that improve housing stock over time. A rental registration could promote responsible property management, ensure safe living conditions for renters, and decrease the need for reactive and emergency Code Enforcement.

A rental registry also presents an opportunity to work proactively with low- to moderate-income landlords who may need help maintaining their residential property or properties to provide safe living conditions through a regular schedule of inspections. Cities in Arizona, Ohio, Texas, and other states have adopted rental registries as a way to better understand and develop strategies relating to housing.

Action: Pending funding, the Office of Consumer Protection will create a landlord tenant resource center to connect community members with information and resources.





4.8.1.1 Luminaria Senior Community / Farolito Senior Community

Luminaria Senior Community is a 92-unit multifamily community for people aged 55 years and older providing affordable rents for seniors earning 80% of Area Median Income (AMI) and below. Luminaria Senior Community was developed by the Greater Albuquerque Housing Partnership (GAHP), a non-profit community housing developer, which partnered with local architect Dekker/ Perich/Sabatini and general contractor, Jaynes Corporation to complete the project.

In response to community feedback, Luminaria embodies a contemporary aesthetic while celebrating the vibrancy of historic Route 66. The development's use of color, lighting, building form, and signage allude to the history and importance of Route 66. Universal design elements are incorporated throughout the building's design to provide equity of access to all residents and promote aging in place. The project features a selection of murals and artwork depicting classic images of "the Mother Road." The building is LEED-H certified and Energy Star rated, featuring a large community room with food pantry, intimate lounge areas, roof deck, peaceful entry courtyard, dog wash and pet park, along with photovoltaic carports, vehicular gates, and fob security access throughout. The Luminaria marque sign is a smaller replica of the original Ponderosa mobile home park sign that occupied the site since 1955.

In addition to aesthetic features, GAHP provides an on-site Enrichment Services Coordinator, who brings essential services to the residents at no cost. These services include utility assistance, technology training, Medicaid/Medicare counseling and application assistance, social events, health education and screenings, and fitness classes. Through a grant from a local food bank, GAHP provides a bi-weekly food pantry on-site at Luminaria to ensure each household has access to healthy food.

Luminaria opened its doors for its first residents in March of 2022 - the property was 90% leased at opening and reached 100% occupancy by August 31 of the same year. There is a growing wait list of 371 potential residents for available tax credit and HOME units and an overwhelming waiting list of over 2,900 for the 23 Project Based Voucher (PBV) units provided by the Albuquerque Housing Authority for those below 30% and 50% AMI.

Luminaria has created unprecedented community support for affordable housing development in the East Gateway area. Due to the success of Luminaria, city and state officials, business owners, and adjacent single-family homeowners have urged GAHP to pursue additional development in the neighborhood. As a result of the outpouring of public support and positive feedback from Luminaria residents, GAHP has secured city support and begun predevelopment of a sister property, Farolito Senior Community, located across the street just north of Luminaria in the East Gateway area.



4.8.2 2023 HOUSING FORWARD

In response to the current crisis in the housing supply for Albuquerque residents, the City launched Housing Forward, an emergency initiative to ensure access to existing housing, encourage more housing to be built to generally increase housing supply, and allow a broader range of housing options in neighborhoods to provide for households of all incomes. The initiative resulted in allowing Accessory Dwelling Units (i.e. casitas) in neighborhoods citywide, as well as converting other non-residential buildings into apartments easier. Learn more on the website.

4.8.3 CODE ENFORCEMENT AND HOUSING

Homeowners, renters, and people who live in manufactured homes throughout East Gateway expressed concerns about poor property maintenance. Some issues are related to landlords' inability or unwillingness to rehabilitate their residential buildings. Other concerns related to homeowners' maintenance of property.

4.8.4 SHORT-TERM RENTALS

People reported noise complaints associated with short-term rentals in East Gateway. Short-term rentals are businesses that rent all or part of a dwelling unit for less than 29 consecutive days, such as units on Airbnb and VRBO. A Short-Term Rental Task Force convened in 2018 to study best practices, and the Task Force made recommendations that resulted in O-20-30, the Short-Term Rental Ordinance, which went into effect in Spring 2021. Short-term rental operators are required to acquire a business license, submit online for a rental permit, and pay lodging taxes and hospitality fees to the City. The ordinance limits the total number of guests and establishes a 10 p.m. end time for gatherings. Code Enforcement is responsible for registering short-term rentals and enforcing the ordinance. Complaints can be made through 311.

The City's Office of Consumer Protection created a Renter's Guide to the Albuquerque Housing Code. This tool gives information about what landlords are required to supply in a rental unit. There is also a section on frequently asked questions. Complaints can be made through 311 to report unsafe or substandard conditions of rental units or homes in the neighborhood and request Code Enforcement. Health & Social Service Centers, which are part of the Health, Housing & Homelessness (HHH) Department, also run an emergency rental and utility assistance program. This program can help renters with unpaid rent and utilities if they are at risk of eviction or utility shut-off.



Caption: ABQ3111 Web App



Caption: Los Altos Affordable Housing

The City's 311 Community Contact Center provides access to information and City services. Community members can report issues through phone calls, phone application, online, and Twitter. City staff answer questions and respond to requests for service from any department or division in the City.

Action: ABQ 311 will add a "Renter/ Landlord Code Violation" option on 311 online and app reporting so that it is easier for people to share housing issues with Code Enforcement.

4.8.5 RENTER-LANDLORD SUPPORT PROGRAMS

In the last few years, many housing units have been developed in East Gateway. This, along with the option to live in a manufactured home community and different kinds of apartments, allows for a wide range of affordable housing options in the area. People cited housing affordability in East Gateway as both an asset and challenge throughout the engagement process.

The New Mexico Emergency Rental Assistance Program for people financially impacted by COVID officially closed in June 2023. With the ending of this and similar programs, people in East Gateway expressed uncertainty about what other help might be available. Throughout the process, community members inquired about rental assistance, utility assistance, rent control, and other programs.

Housing Forward seeks to address some aspects of support for renters. Renters could be supported in East Gateway through a more comprehensive understanding of the rental market and housing conditions, which would help guide investment in different types of housing development and resources. See Section 5.1 for more information on policies related to housing.

4.8.6 HOTEL AND MOTEL CONVERSIONS

The City of Albuquerque is working to address the housing crisis and this includes strategies that support people and families experiencing homelessness obtaining safe and affordable housing. Housing Forward includes the conversion of hotel and motel properties into affordable housing with supportive services.

The 2022 update to the Integrated Development Ordinance (IDO) proposed by Housing Forward and adopted by City Council allows converting existing hotels/ motels into apartments without requiring full kitchen facilities, which will help increase the supply of affordable housing units for lower-income residents. The City is currently working on one conversion and plans to support additional projects by non-profit developers.

In April 2023, the City acquired the SureStay motel property to convert the hotel rooms into affordable housing units. The property was purchased for $5.7 million, with both federal and state funding. The building permit for the renamed 'Los Altos Lofts' was obtained in November 2023, and the project is currently under construction. The City has contracted with Monarch Properties to carry out day-to-day management and begin working on leasing policies. The first units will be available by spring 2024, and all units are planned to be completed by June 30, 2024. (Read more about an early precedent for this kind of conversion in East Gateway – the Luna Lodge – in section 3.8.2)

Policy: Support development projects that include conversions of hotels or motels into permanent housing units.

4.9 Homelessness and Social Services

Community members expressed concerns about homelessness as a top priority throughout the CPA process. People shared worries about the safety of parks and public spaces because of encampments and illegal activities. (See park safety in section 4.6.4 and response to crime in section 4.10) Most people spoke with a mix of compassion and frustration. Homelessness and the need for social services for people in transitional housing are not unique to East Gateway or Albuquerque. This section outlines services that are currently available in East Gateway and highlight the potential for additional or improved services. Services like rapid re-housing, permanent supportive housing locations, emergency shelters are currently unavailable in East Gateway. Street outreach is available city wide through both ACS and City Department of Health, Housing and Homelessness contracts with First Nations, Health Care for the Homeless and Hopeworks. There are services like this west of Wyoming (the East Gateway boundary).

Action: The Health, Housing and Homelessness Department will convene and facilitate up to four meetings of social and homeless service providers to consider shared goals, gaps, and coordination opportunities.

4.9.1 VETERANSINTEGRATIONCENTER

The Veterans Integration Center is a non-profit organization that serves Veterans and their families in New Mexico. The center has an office in East Gateway on Central.

The center provides:

- *Housing assistance*
- *Peer support*
- *Food and nutrition*
- *Case management services*

The Veterans Integration Center operates a free Community Support Shuttle. This service, sponsored by the City, provides a 10-passenger shuttle that runs Monday – Friday, 7:30 a.m. to 3:30 p.m. The shuttle does not currently make any stops in East Gateway, but stops about a half mile west of Wyoming at Gods Warehouse.

Based on feedback about gaps in services in East Gateway, extending this shuttle could be helpful to those who are experiencing homelessness or need social services farther east. While the ABQ Ride buses are free, the shuttle offers direct transportation for community members who need special services.



4.9.2 EASTCENTRALHEALTH&SOCIAL SERVICE CENTER

Located just outside of East Gateway, the City's East Central Health and Social Service Center provides emergency food, utility assistance, and rental assistance. Other offerings include seasonal services and activities to residents of the Northeast (Montgomery to Central and Tramway to Carlisle) and Southeast (Gibson to Central and Tramway to Carlisle) areas of Albuquerque.

The center also offers:

- *TEFAP food boxes*
- *Emergency diapers*
- *Utility and rental assistance (based on available funds)*
- *Referrals to other collaborating agencies*

When the East Central Health and Social Service Center participated in the East Gateway CPA Housing Resource Fair, their table was one of the most popular, especially because of the housing voucher referrals and other emergency assistance. The Albuquerque / Bernalillo County Comprehensive Plan has policies that reflect community feedback related to researching, implementing, and expanding appropriate and effective model to address chronic homelessness (9.4.1) (9.4.2) (9.4.3).

Action: The East Central Health & Social Service Center will publicize its programs and offerings at community centers and schools in East Gateway.

4.9.3 COMMUNITY CENTERS & SERVICES

Throughout the community engagement process for the East Gateway CPA, the planning team spent time at Singing Arrow Community Center and Manzano Mesa Multigenerational Center. Read more about those centers specifically in Section 4.7. People in need of services often turn to these centers for support.

Both centers are attempting to address the gaps in service in East Gateway. Some of the help they currently provide is outside of the scope of their intended purpose, budget, and capacity.

In July 2023, Albuquerque broke its record for the number of consecutive days over 95 degrees (and with lows that were still about 70 degrees). The heat drew people to the centers, as there was no other cooling centers in East Gateway.

At the end of the Albuquerque Rapid Bus line, Singing Arrow Community Center faces the challenges of people looking for services that do not exist in East Gateway. Center staff shared compassion and concern for individuals experiencing homelessness who gather in the parking lot, sidewalks, and adjacent parks. People come into the center with questions about where they might find support, highlighting the lack of services in the area. Center staff receives many requests from people seeking resources like first aid, clothes, and food. Center staff shared that it would be helpful to be able to assist people to get to shelters and other services that are miles away, as there are no services locally. This might look like the recommended extension of the Free Community Shuttle (4.9.2).

The Albuquerque / Bernalillo County Comprehensive Plan has policies that reflect community feedback related to fostering better communication and cooperation between the City, County, institutions, and residents to make community programs as widely available as possible (12.2.1.b).

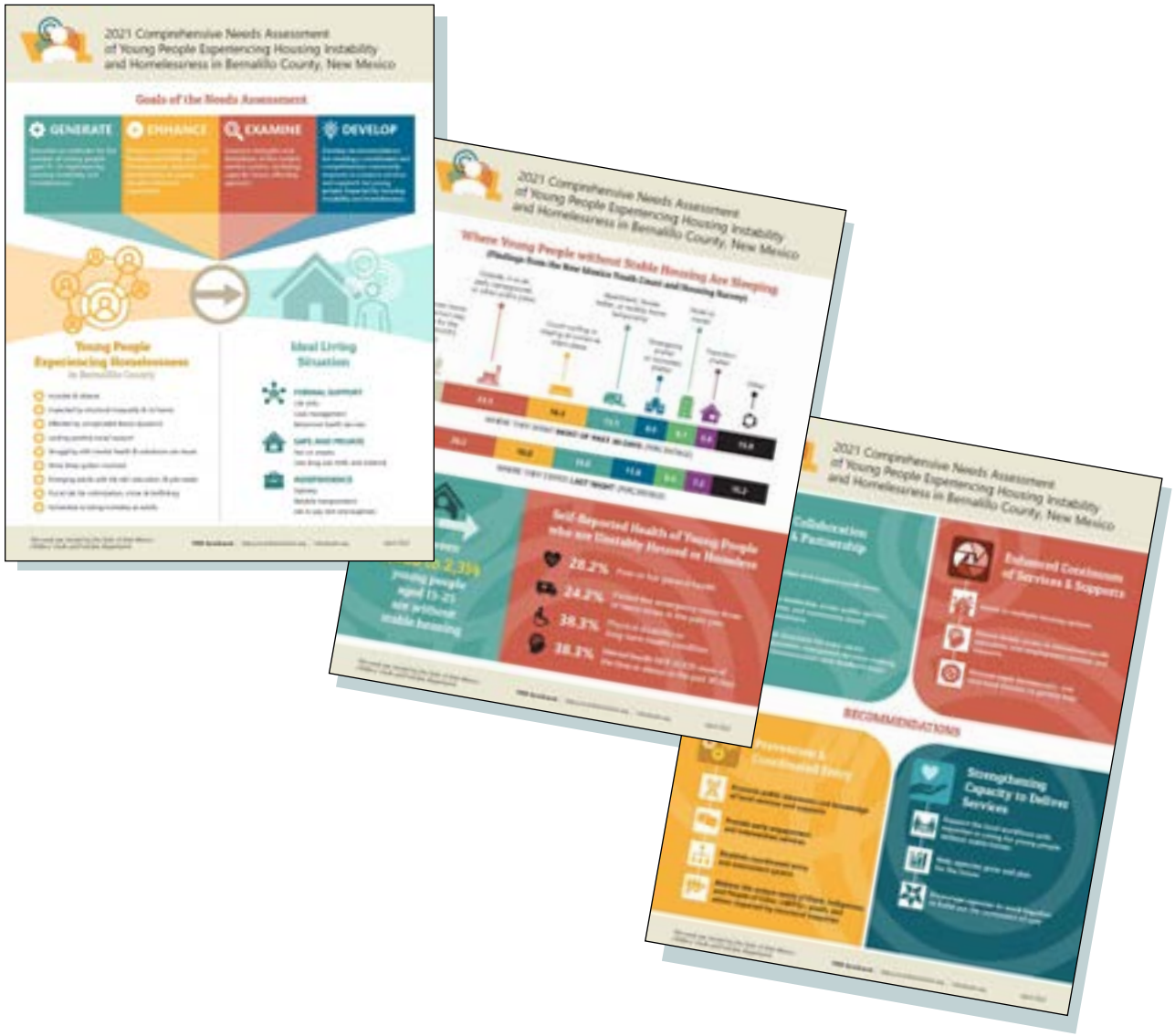
Policy: Incorporate input from Community Center and Multigenerational Center Staff into decisions about how to provide and distribute resources in East Gateway.

4.9.4 CENTER FOR HOMELESS YOUTH

In August 2022, the City committed funding to build a Youth Center for young people experiencing homelessness. The project grew out of the Comprehensive Needs Assessment of Young People Experiencing Homelessness in Bernalillo County. The study estimates 1,200 and 2,300 young people are experiencing homelessness on any given night in Albuquerque/Bernalillo County. City Councilors are engaging stakeholders to establish values and a vision for the center using a trauma-informed design approach.

The next steps are identifying a location, developing a Request for Proposals to find a service provider, contracting with a design team, and engaging the community. Albuquerque City Councilors Renée Grout, Tammy Fiebelkorn, and Brook Bassan are leading this effort.

Action: The City of Albuquerque will build a dedicated transitional housing and training center for homeless youth, ages 18 to 24.



4.10 Safety in East Gateway

Throughout the community engagement process, the CPA team consistently heard about various safety concerns and ideas. Safety is subjective, and each person might define it slightly differently. Community members shared many compassionate concerns for people experiencing homelessness in East Gateway; many also shared that encampments and unsheltered people can make them feel uncomfortable. This section focuses on safety, crime, and the City's capacity to respond. Section 4.9 speaks to the challenges and opportunities in addressing homelessness and people in transitional housing in East Gateway.

4.10.1 ADDRESSINGGUNUSEANDGUN VIOLENCE

Community members reported hearing gunshots in East Gateway. Some of these shots were heard in the Tijeras Arroyo and Major Public Open Space, while others heard gunshots along the commercial corridors. APD has worked to address concerns about shooting in the arroyo by installing jersey netting and placing a camera trailer. Both of these actions have helped to reduce illicit activity.

These challenges are not unique to East Gateway, and the City of Albuquerque has several programs centered around creating a safer city for all.

- *Gun Buy Back Program: The Gun Buy Back is designated to reduce the number of unwanted firearms to decrease gun violence in the City of Albuquerque. The program allows residents to turn in firearms voluntarily, in exchange for gift cards, with NO QUESTIONS ASKED. Members of the Violence Intervention Program (VIP) are onsite at these events to distribute crime prevention information, including the latest information on laws regarding private gun sales and gun safety.*
- *Gun Disposal Program: Owners of unwanted guns have a safe and secure disposal option. All firearms and ammunition are accepted. Firearms must be unloaded when brought to the crime lab. Turning in firearms requires making an appointment and showing a government-issued photo identification. The crime lab does not accept walk-ins.*
- *Save 2 Casings: Savings 2 Casings is a community partnership with law enforcement that helps gun owners and law enforcement track a firearm if lost or stolen.*
- *Gun Violence Task Force: Gun Violence Task Force meetings are held on the third Monday of every month on Zoom. The task force seeks to enhance strategies to reduce gun violence by making recommendations to address gaps in the current response.*

Action: The Albuquerque Police Department shall host a gun buyback event in East Gateway.

4.10.2 SAFETY AND VACANCY

Throughout the process, community members shared concern about safety in particular areas, especially around vacant buildings. Business Plazas along Central Ave. are experiencing vacancies, or in some cases have shuttered altogether. Without activation from businesses, streets can feel unsafe. The City's Metropolitan Redevelopment Agency offers incentives and programs within the East Gateway Metropolitan Area and leads development projects related to beautification and economic development. Read more about the Metropolitan Redevelopment Areas in Section 5.4.

Vacant buildings not only impact the community's sense of safety – but also the sense of community itself. Community members discussed how the area felt

neglected. Community members shared that they feel unsafe running errands and going to some grocery stores in particular, which may in turn lead to less activity in those areas. See more about community identity in Section 3.1.

There are many crime prevention programs at the City of Albuquerque. Crime Prevention Through Environmental Design (CPTED) is an option for businesses aiming to make the area surrounding their buildings safer. APD Crime Prevention offers a free service to the community for reviewing plans and existing buildings to make recommendations on how to make improvements to the design to help prevent crime.

4.10.3 PUBLICSAFETY–FACILITIESAND SAFETY

People expressed a desire for a greater safety and security presence. There is currently not an Albuquerque Police Department Station within the East Gateway CPA. The Albuquerque / Bernalillo County Comprehensive Plan has policies that reflect community feedback related to residents' access to public services – like Albuquerque Police and Fire (12.3.1). The area is served by the Foothills Area Command, Albuquerque Fire and Rescue, Albuquerque Community Safety, and other safety programs outlined below.

4.10.3.1 Albuquerque Community Safety (ACS)

The East Gateway CPA, and the whole City of Albuquerque, is served by the Albuquerque Community Safety (ACS) Department. ACS is a branch of the first responder system, in addition to APD and AFR. This department offers the community a third option when residents call 911 and 311 for behavioral and mental health emergencies. ACS is staffed with social workers and behavioral health specialists who can provide emergency assistance and help connect people in need to the appropriate services. ACS is building relationships with community centers, businesses, and others in the East Gateway Area.

ACS will be providing a graveyard shift transport service that will be taking direct referrals from ACS, APD, and others. This service will transport individuals to shelters and hospitals. This will provide an opportunity to analyze the gaps in existing services, as well. The transport service will be able to provide not only transportation but also the complex support that is often needed.

4.10.3.2 Potential Park & Ride Substation

In Section 4.3.2 there is an update on the East Central Park & Ride. In hearing about the safety concerns in the area, the City sees an opportunity to leverage the Park & Ride project to further develop safety resources in East Gateway. Transit and ACS have been in initial conversations around the idea of collocating.

There are a few other safety programs that may serve the concerns of community members in East Gateway.

4.10.3.3 Albuquerque Fire and Rescue's ADAPT Program

ADAPT is a program in the Fire Marshal's Office that focuses on abandoned and dilapidated properties that have a pattern of serious criminal activity or pose an immediate public safety threat. The program also works with owners of properties that have been identified as having fire or code enforcement violations and have become a hot spot for criminal activity.

4.10.3.4 Safe City Project-CONNECT

Community policing requires partnerships to prevent crime and solve public safety issues. The criminal justice system and community partners working together can develop innovative ways to combat a wide range of criminal activity. APD has established "Community Oriented Notification Network Enforcement Communication Technology," more commonly referred to as CONNECT. This technology allows law enforcement and community partners to communicate about criminal activity impacting businesses in real time.

CONNECT operates like a business "crime watch" that allows stakeholders to communicate about criminal activity impacting their businesses. Community partners use the system to alert each other about criminal incidents impacting their business or geographic area to help prevent other partners from being impacted.

4.10.3.5 Crime Stoppers

Crime Stoppers is a partnership between law enforcement and the media to solicit and reward anonymous tips that prevent, stop, and solve crime. All information provided is anonymous.



4.11 South Eubank Landfill



Community members mentioned the Tijeras Arroyo during the assessment process. Comments spanned from appreciation of the arroyo's trails and proximity to concerns about trash, trail maintenance, and illegal shooting practices within the arroyo.

Another prevalent topic related to the Arroyo is the now-closed South Eubank Landfill located at the southern terminal of Eubank Blvd., on the north side of the Arroyo, just east of Kirtland Air Force Base. The landfill contains two distinct fill areas, defined as northeast and southwest. Northeast was leased from the State Land Office, covers 21 acres, and operated from 1963 to 1973. Southwest was leased from the State Land Office, Cathedral of St. John, and private owners covers 60 acres, and operated from 1974 to 1984. The landfill's thickness averages 30-40 feet, with an estimated 2 million tons of debris, and cover soil averaging 4.5 feet thick.

Since 1984, the landfill has existed as open acreage. A 500-foot buffer around the landfill overlaps with land zoned as Residential – Manufactured Home Community (R-MC), Non-Residential – Business Park (NR-BP), and Non-Residential -- Major Public Open Space (NR-PO-B) land uses. Development projects within the buffer are reviewed for landfill gas impacts by the City's Environmental Health Department. See section 5.x for more information on landfill buffers.

The landfill has had multiple surveys conducted and continues to be monitored by the City's Environmental Health Department. Gas studies conducted in 1996 and 2002 identified methane and chlorinated solvent gases. Since 2003, 27 perimeter and four interior landfill gas monitoring wells have been installed and are sampled regularly. The interior wells have shown methane concentrations as high as 61%. None of the perimeter wells have exceeded 5% methane. Since 1988, five groundwater monitoring wells have been installed and are regularly monitored; one well is currently dry. Chlorinated solvent concentrations have consistently been below the drinking water standard of 5.0 micrograms per liter.

In 2016, the landfill was surveyed to confirm the depth and breadth of waste and depth of cover soil by mapping the electrical properties of the subsurface with electromagnetic and magnetic survey technology. Results indicated that one of the landfill's boundaries "was extended by approximately 60-90 feet at certain locations in the northeast and central portions of the landfill, and potentially receded within the southwest zone." (N. Crook, 2016) The survey generally found the same depth of buried waste and amount of cover soil as expected, although some data indicated "a plume of waste that has migrated deeper at locations within the subsurface of the NE portion of the landfill." (N. Crook, 2016)

4.12 Public Art



Public art can reflect and foster community, and help build a sense of belonging. East Gateway community members shared that community and culture were important to them.

In addition to informal street art and other types of creative installations, there are six public artworks in East Gateway. There are two public art sculptures located at the Eastside Animal Care Center, American Dog by artist Dale Rogers, 2009 and Kimo the Cat by artist Michele VandenHeuvel, 1999. The Los Altos Skate Park archway sign and public sculpture, Arc–28, was created by artist Rivet in 2001. Other public artworks relate to the history of motor tourism in the area.

4.12.1 EAST GATEWAY & ROUTE 66

4.12.1.1 Aluminum Yucca

This public sculpture by artist Gordon Huether was installed in 2003 in the Tijeras Canyon's Sandia Foothills. This 22-foot contemporary representation of New Mexico's State Flower, the yucca plant, was formed from recycled military aircraft fuel tanks and is illuminated at night.

The artwork was originally intended to be just one element of a much larger "East Mountain gateway project" welcoming motorists to the city. Plans called for building a visitor's center with nods to historic Route 66, Kirtland Air Force Base, and Sandia National Laboratories. (Warnick, 2013)



4.12.1.2 Hand of Friendship

This public sculpture by artist Ted Egri, commissioned in 1968 and installed at its current location in 1990, is located at the northeast corner of the Central and Tramway intersection in La Luz de Amistad Park. This artwork made from concrete and sheet steel welded by Lupe L. Romero is of an abstract hand that holds an eternal torch with atomic energy and Zia sunburst symbols encircling it. (Smithsonian, n.d.)

4.12.1.3 Interstate Corridors Enhancement

This public art wall piece by Robert Peters was installed in 1999 and is located on the I-40 overpass of Tramway Blvd. The geometric patterns found in both the concrete work and steel sculptural work are reminiscent of the Southwest style.



4.12.2 PROJECTS & PROGRAMS

The City Public Arts Program is administered by professional staff under the direction of the Mayor. Art funds and selection depends on the available site, and once the site is confirmed, the process identifies a work of art that is in harmony with its surroundings while also supporting the community's interest. Final decisions are made by a diverse committee charged with deciding how artworks relate to the physical, social, cultural, and historical qualities of the community while maintaining a unique and powerful expression of artistic vision.

4.12.2.1 City of Albuquerque Public Art Program.

Since 1978, the Art in Municipal Places Ordinance set aside 1% of City construction funds derived from the General Obligation Bond program and certain revenue bonds for the purchase or commission of works of art. In 2022, the City Council increased the percentage to 1.5%.

In 2024, the Public Art Program will have completed a massive Public Art Census which as already identified hundreds of unique, publicly visible, creative expressions within the district. A comprehensive analysis of the types of formal and informal creative installation will yield a greater understanding of the creativity within the entire Bernalillo County limits, but will tell special stories about neighborhood styles and approaches to aesthetic treatments in each panning area.

4.12.2.2 Public Art at the Sandia Science & Technology Park

The Sandia Science & Technology Park (SS&TP) has partnered with the City of Albuquerque's Public Art Urban Enhancement Division to bring public artwork to its community.

The first project was a mural on the Cooperative Educational Services (CES) building by Amanda Phingbodhipakkiya, a neuroscientist-turned-multidisciplinary artist and STEM advocate. The mural, titled, "Limitless," shows women reaching toward each other within a landscape of bursting bubbles. The art represents what happens when electrons orbitals overlap, connect, and activate. The mural project was a partnership between the SS&TP Program Office, the City of Albuquerque's Public Art Urban Enhancement Division, CES, Meow Wolf Santa Fe, and the artist. Students from Technology Leadership High School, also located in the Park, helped finish painting the mural. Former Albuquerque City Councilors Don Harris-District 9 and Lan Sena-District 1 hosted a dedication ceremony for the Park's new mural. See a time-lapse video and read a Sandia Labnews article about the mural.

The second project partners innovators from the SS&TP companies and artists to develop a large-scale, site-specific, and technology-based public artwork. Five artist finalists were selected, out of 151 applicants, based on a review of their past public art projects; success of the projects previously undertaken, with emphasis on collaboration with stakeholders and commissioning organizations; and aesthetic, as well as scientific methods integrated into public works of art. The artists, Ball–Nogues Studio, Ivan Toth Depeña Studio, John Fleming, Hadad–Drugan, and Studio KCA, will be collaborating with SS&TP companies, BioFlyte, BlueHalo, IDEAS Engineering & Technology, Rocket Lab, and TEAM Technologies, to create technology-based public art proposals. A final selection will be awarded in Spring 2024.





PART 5.

POLICY & REGULATION REVIEW

This section describes existing policies and regulations related to the community priorities identified in public outreach and engagement. This section also consolidates recommended policies for the East Gateway Community Planning Area into a matrix. (See 5.5) These policies reflect the community priorities in East Gateway to inform future land use and investment decisions, in balance with other citywide policies. See Section 6 for a matrix of proposed actions.

Proposed policies in this report may be adopted into the Comprehensive Plan, the City's land use policy document. Proposed actions will be tracked over time and may lead to regulatory changes in the Integrated Development Ordinance.

The Comprehensive Plan (Comp Plan) is a policy document that establishes the long-range vision and goals for the community and considers growth in population and jobs, potential for public and private investment, and needs for infrastructure and services.

The Integrated Development Ordinance (IDO) regulates development activities to implement the Comprehensive Plan as projects come to the City for review. The IDO identifies the zoning for private property, the types of uses allowed, development standards, and the process required for approvals.



5.1 Community Priorities and Existing and Proposed Comprehensive Plan Policies

Existing Comprehensive Plan policies address many of the priorities and concerns the Planning Team heard from community members during the assessment process. This report recommends additional policies to be added to the Comprehensive Plan during its next update to be applied to the East Gateway specifically. These recommended policies are located throughout this report within the section that provides area-specific context. They are also aggregated in the matrix below.

The proposed policies are supported by existing Comp Plan Policies. Policies in Chapter 4 of the Comp Plan bolster the recommended Community Identify policies specific to East Gateway found in Section 3.1, particularly Goal 4.1 and sub-policy 4.1.4, which support preserving and enhancing distinct communities and neighborhoods. The proposed policies highlight established neighborhoods, the importance of Kirtland Air Force Base, the value of the Tijeras Arroyo, and interest in celebrating the uniqueness of different communities. Additionally, Comp Plan sub-policy 8.1.1(c) supports placemaking efforts that protect natural resources, and Goal 11.5 supports cultural traditions, arts, and programming.

Housing conditions and homelessness are particularly important to residents in East Gateway. The Comp Plan has policies that reflect community feedback related to protecting the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design (4.1.2), as well as policies that ensure well-maintained, safe transitional and permanent housing for the lowest-income households that are most at risk of homelessness (9.5.1) by developing, improving, and conserving housing types for a variety of income levels (9.1.1). See Section 4.8 for more on housing in East Gateway.

Other existing Comp Plan policies address community priorities related to transportation, safety, parks, and economic development.

Access to transit and bike paths are particularly important to East Gateway residents. Goals and policies related to Chapter 6 Transportation in the Comp Plan support these priorities. Goals 6.2, 6.3, and 6.5 in particular support an equitable, safe, multi-modal transportation system. See Sections 3.3 and 4.4 of this report for more on transportation topics.

Section 4.10 of this report covers programs that promote safety in East Gateway Communities. Several Comprehensive Plan Chapters, 6 out of 10 elements, include policies related to safety, particularly in Chapter 12 Infrastructure, Community Facilities & Services.

Community members in East Gateway highly value access to Parks & Open Space and cited concerns about safety and the need for more amenities like shade structures and dog parks. Goal 10.1 speaks directly to these priorities, and policy 10.2.2 supports increasing security in parks.

5.2 Centers and Corridors In East Gateway



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 creates easy access to employment, commercial services, arts, and entertainment. This approach to growth leverages existing infrastructure, making development more cost-effective. 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 varying types of Centers and Corridors, they are a long-range growth strategy promoting development that is sustainable and cost-effective for both public and private investments.

Sections 3.2, 4.1 and 5.4 discuss topics related to growth and development in these geographies.

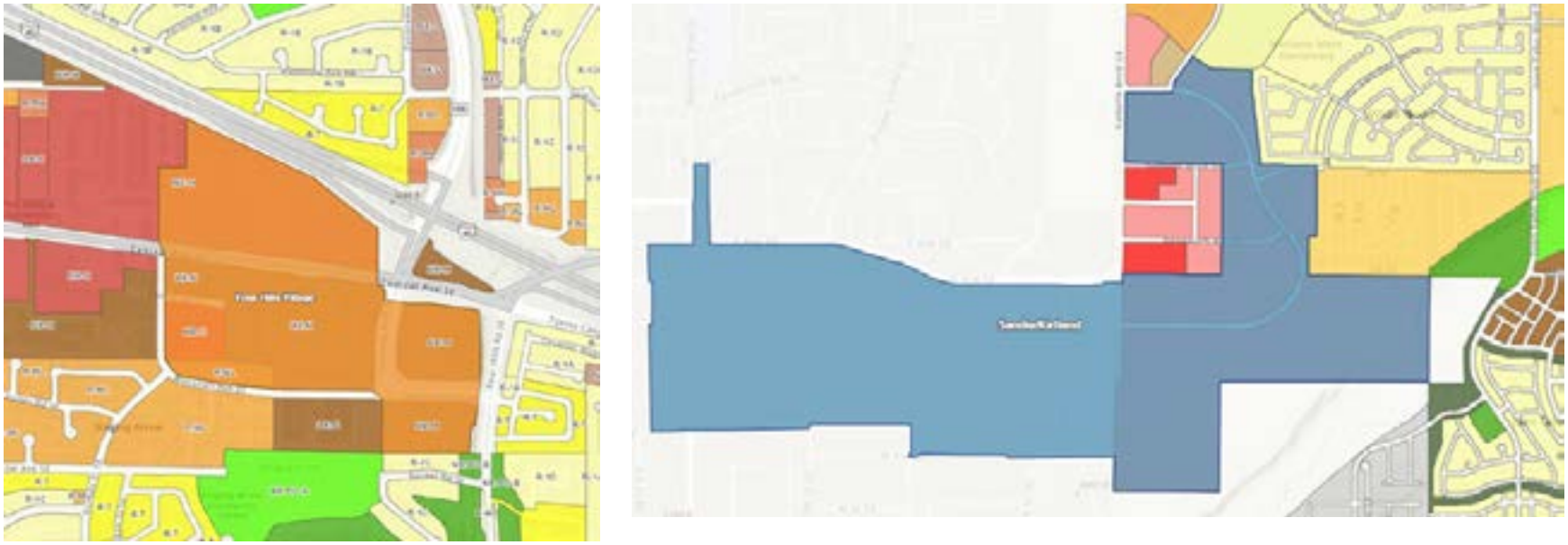
5.2.1 CENTERS

There are 5 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 or strive to be, highly walkable and well-served by transit. The East Gateway CPA contains 2 Centers. The Activity Center, Four Hills Village, contains neighborhood-scale services that meet the daily needs of the surrounding communities. The Sandia/ Kirtland Employment Center, located at the southwest corner of East Gateway, includes some of the largest employers in the greater Albuquerque area.

Figure 12 shows a map of the Centers and Corridors within the East Gateway CPA.

Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding neighborhoods. Activity Centers are appropriate for mixed-use and multi-family housing. These centers should incorporate good pedestrian friendly design and development patterns that support access by all transportation modes.

FIGURE 14. EAST GATEWAY CENTERS



The Four Hills Village Activity Center, near the intersection of Central Ave. and Tramway Blvd., provides shopping, restaurants, and entertainment for residents living within the CPA, as well as for many East Mountain residents. These services are easy to reach via car, and rapid transit runs through the main intersection, greatly increasing transit access for those traveling East-West. North-South transit connections are limited in both number and frequency. Some residents from surrounding apartments and townhomes walk to the Four Hills Village Activity Center.

While many community members pointed to specific businesses and resources in this area as assets to their community, they also cited disinvestment, crime, and homelessness as challenges for this area. Existing infrastructure, rapid transit, and City-led projects may promote more private investment. Additional investment, particularly in housing, would bolster existing businesses and cement the Activity Center as a neighborhood anchor.

The current Mixed-Use High Intensity (MX-H) zoning north of Central Ave. and Mixed-Use Moderate Intensity (MX-M) zoning south of Central Ave. support additional residential and commercial growth. In each case, the zoning either aligns with or is slightly more intense than the surrounding area.

Employment Centers are intended to remain predominately industrial, business, and retail centers. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections for freight. For this reason, Employment Centers should be located near major intersections or along highways or major arterials. Additionally, because land uses are typically separated by parking lots or arterial roads, street design should emphasize efficient movement of vehicles and pedestrian accommodation within business parks. Once Employment Centers are largely developed, it may be appropriate and beneficial to introduce mixed-use and/or higher density residential development.



The Sandia/Kirtland Employment Center includes Kirtland Air Force Base, Sandia National Laboratories, as well as most of the Sandia Science & Technology Park. See Section 3.5 for more information about these employers. Although traffic to KAFB often causes congestion, the area is easily accessible to commuters. Adjacent neighborhoods and recent multi-family development to the north provide housing options nearby.

The lots within the Employment Center are all zoned Non-Residential Commercial (NR-C) or Non-Residential Business Park (NR-BP), including lots south of Gibson to the southern portion of Research Road, which are not technically covered by the Center designation, although they are surrounded by it. Dozens of private businesses have invested in the area, attracted by the SS&TP Master Development Plan and proximity to KAFB. Developed office suites and vacant land are still available.

Action: The Planning Department will review the Employment Centers boundaries and assess if they should be expanded in advance of or during the next Comprehensive Plan update

5.2.2 CORRIDORS

The Comp Plan establishes 5 types of Corridors for major public streets. Differing Corridor types are intended to balance the street system by identifying different streets that prioritize bicycling, walking, or transit use in and 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. The Central Avenue Major Transit Corridor extends across the East Gateway CPA, and the east side of the intersection of Central and Wyoming is covered by a Main Street Corridor.

Major Transit Corridors are intended to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors prioritize transit above other travel modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

The Major Transit designation exists along all of Central Avenue up to Tramway Blvd. That designation allows for parking reductions and height bonuses in certain districts and includes some additional use-specific standards, encouraging more pedestrian and transit-oriented development.

Main Streets are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping. Main Streets should have 1- to 4-story buildings, usually placed right up to the sidewalk. Parking should be on-street or next to or behind buildings. Away from the Main Street, density should quickly decrease to minimize impacts on surrounding neighborhoods. Main Streets should be well-served by transit and contain safe and pleasant walking environments with street trees, landscaping, and wide sidewalks. Public investments in these areas should prioritize street and walkway improvements. Although Main Street is classified as a Corridor type, the intent is for it to function more like a linear Center.

The Central Ave. Main Street Corridor ends at Wyoming, with the 660 foot and 1320 ft. buffers extend into the East Gateway CPA. Within those buffers, there are a range of development incentives to promote a vibrant, walkable commercial corridor. This boundary limits the potential of development standards and incentives on Central Avenue east of Wyoming Blvd. Extending the Main Street designation may promote development aligned with some community input, but it may also discourage investment that may also align with community priorities.

Action: The Planning Department will work with local stakeholders and City partners to determine the impacts of the Main Street Corridor designation on Central Avenue in different development contexts before the next Comprehensive Plan update.



5.3 Implementing Regulations- Integrated Development Ordinance (IDO)



Many community priorities are addressed through existing zoning regulations and design standards.

The IDO establishes which land uses are allowed on private property and design standards such as building height restrictions and setback requirements from the property line. The IDO includes rules that apply citywide as well as regulations specific to small areas. IDO Table II provides an index of specific rules for small areas within the East Gateway CPA, listed in alphabetical order by small area.

The IDO also includes rules that apply in Centers and Corridors. Center and Corridor designations do not change the type of uses allowed. In Centers and Corridors, the IDO allows higher building heights, lower 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. See Section 5.2 for more about Centers & Corridors in East Gateway.

5.3.1 IDO USE SPECIFIC STANDARDS

Regulations from the East Gateway Sector Development Plan were carried forward into the IDO, either though applying standards Citywide or by creating small areas. The East Gateway small mapped area, based on zones found in the East Gateway Sector Development Plan, prohibits Light Vehicle Fueling Stations, defined as an establishment primarily engaged in the retail dispensing or sale of vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen, through fixed and approved dispensing equipment.

The mapped area generally covers the Four Hills Village Activity Center (see Section 5.2), the eastern half of the intersection of Central Ave. and Eubank, and the area identified as the Ponderosa Park Mixed-Use Redevelopment in the Route 66 Action Plan (see Section 4.1). Originally the Sector Development Plan prohibited other uses in those zone districts, including other vehicle-related uses that do not have small area prohibitions in the current IDO. Neighborhood Edges regulate the development of parking, drive-through or drive-up facilities and loading uses adjacent to low-density residential zones. Walkable and economically vibrant commercial districts generally don't include uses that rely on regular vehicle traffic, such as car washes, as contending with more traffic decreases pedestrian comfort levels. The sites in the East Gateway small mapped area have the potential to develop in a way that provides the small retail and restaurants that the surrounding communities desire; additional regulation of uses may support that growth.

Action: In the next 5 years, the Planning Department will consider the impacts of potential development that includes vehicle related uses in the East Gateway small mapped area and determine if other uses should be prohibited within the mapped area boundaries.

Action: In the next 5 years, the Planning Department will consider adding a distance separation for car washes in the IDO.

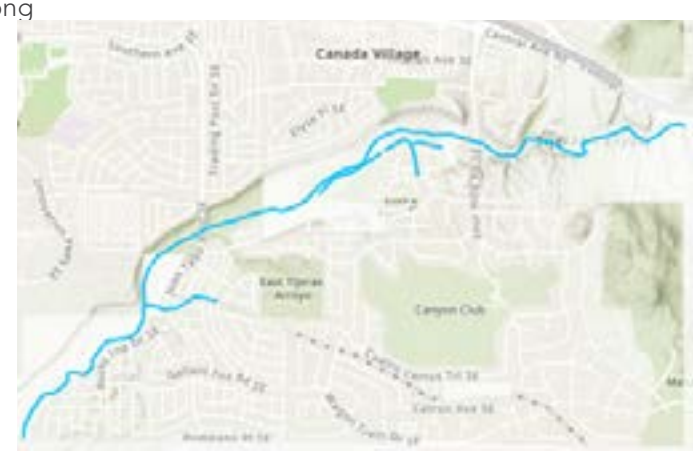
5.3.2 DEVELOPMENT STANDARDS

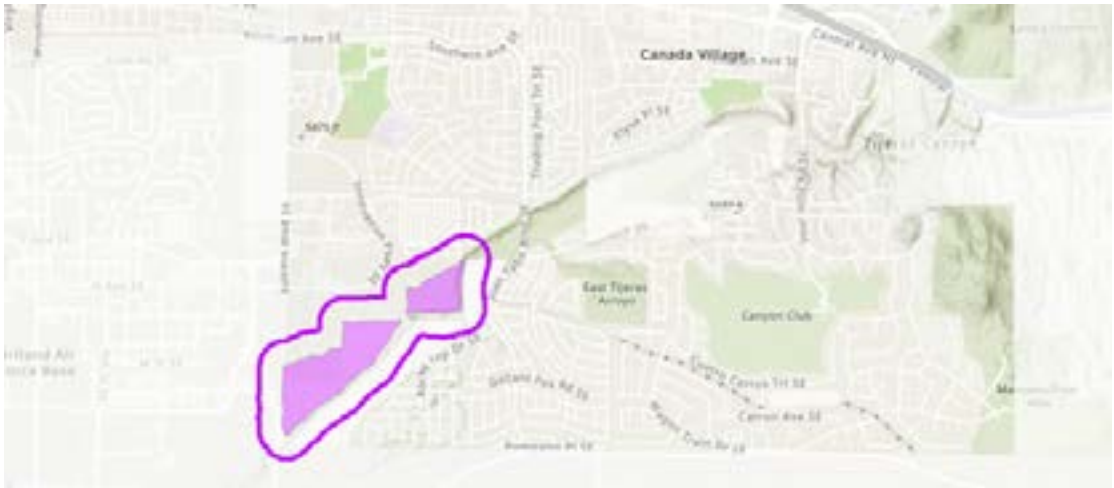
Site Design and Sensitive Lands Development Standards in the IDO are intended to minimize the impacts of development on natural and cultural resources, to protect public health and safety from potential hazards on sensitive lands, to create more distinctive neighborhoods by connecting them to surrounding natural features and amenities, and to improve building performance and occupant wellness.

Site design standards are intended to enhance the visual appearance of non-residential development, make visual connections to topographic features, promote street and neighborhood character, and strengthen the pedestrian environment. In East Gateway, applicable standards are focused on the Tijeras Arroyo, Major Public Open Space, the South Eubank Landfill, and signage in commercial areas.

5.3.2.1 Major Arroyos (Channels) [IDO §14-16-5-2]

Standards for private development along Major Arroyos apply along the Tijeras Arroyo that runs through the East Gateway CPA, as seen in the map image below. These standards facilitate storm drainage, access to trails, and preservation of the natural environment and viewsheds. More information about the Tijeras Arroyo is found in Sections 3.7 and 4.6.





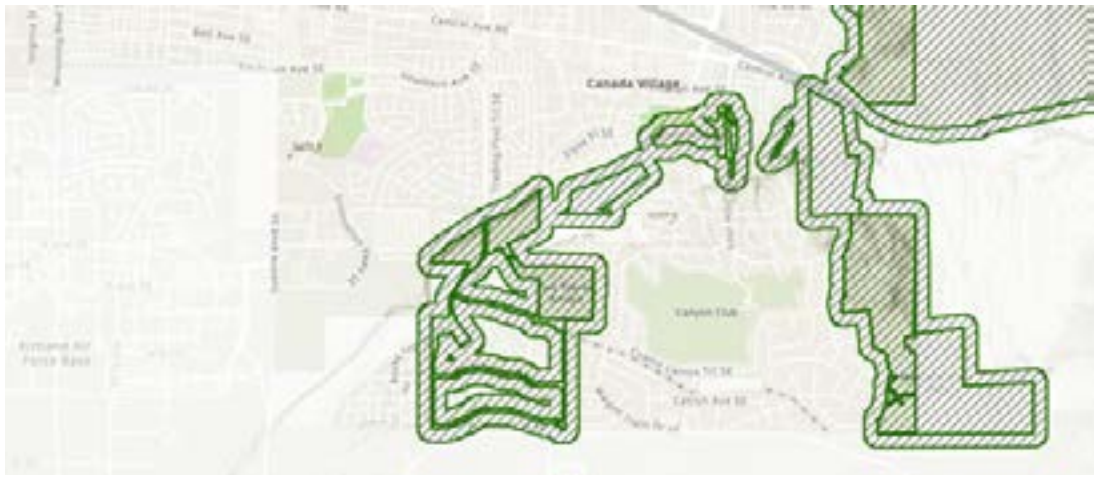
5.3.2.2 Landfills and Landfill Buffers [IDO §14-16-5-2]

Sensitive Lands include closed or operating landfills and buffer areas surrounding them where landfill gas has the potential to migrate. Development within landfill gas buffer areas, as established by the City Environmental Health Department and as shown on the map image below, requires a Landfill Gas Mitigation Approval to ensure that potential health and safety impacts are sufficiently mitigated to keep people safe.

In East Gateway, applicable Landfill and Landfill Buffer Standards apply to the closed Eubank Landfill. More information about the history and current conditions of the closed Eubank Landfill is found in Section 4.11.

5.3.2.3 Major Public Open Space (MPOS) [IDO §14-16-5-2]

Major Public Open Space (MPOS) is publicly owned property managed by the Open Space Division of the City Parks and Recreation Department. These properties are typically 5 acres or larger and may include natural and cultural resources, low-impact recreational facilities, arroyos, or trail corridors. More information about Parks and Open Space in East Gateway is found in Section 3.7. Development standards for properties within 330 feet of MPOS, adjacent to MPOS, and abutting MPOS are intended to enhance and preserve these assets. See map below for locations within 330 feet of MPOS in East Gateway where these standards apply.



Caption: Map detail showing MPOs and Edges (5-2) – within 330'



Caption: MPOS Edges (5-2) Adjacent Parcels 5+ Parcels

5.3.2.4 5.3.2.4 Sign Regulations [IDO §14-16-5-12]

Development standards related to signage are intended to promote and protect public health, welfare, and safety. There are a few small mapped areas in the IDO with special regulations related to signage in East Gateway. Some of the regulations limit types and sizes of signage. On the other hand, qualifying neon signs along Central have more flexibility as an incentive so that more businesses consider using neon for signs along historic Route 66. These rules align with community priorities related to economic development, placemaking, and historic preservation.

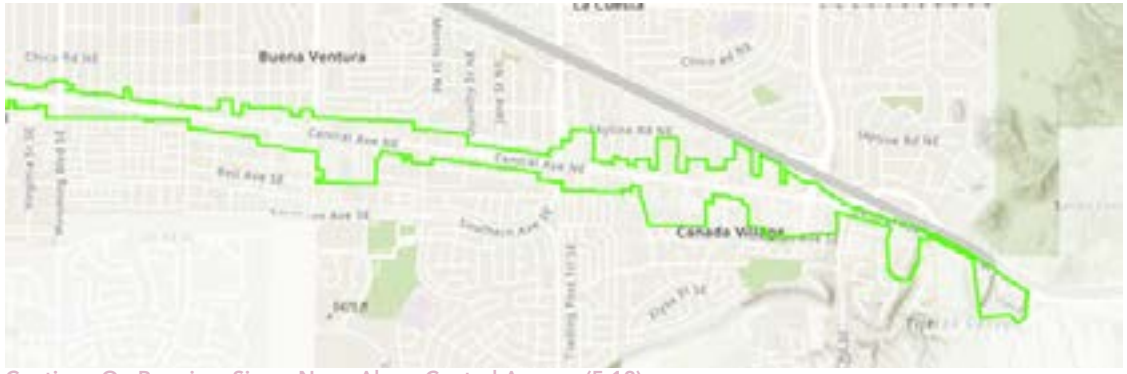
In order to prevent sign clutter, maintain views and character, and create a more attractive economic and business climate, off-premises and electronic signs are prohibited in most of the commercial areas in East Gateway. Additionally, projecting and freestanding signs are limited to 75 square feet in any Mixed-use zone district in the same mapped small area.

5.3.2.5 Neon Signs along Central Avenue [IDO §14-16-5-12(F)(4)(a)]

Neon sign provisions provide size and height bonuses for qualifying neon on-premises signs, allow animation, and provide incentives and flexibility from sign regulations that would otherwise apply in specific areas of the city. These standards support the iconic Route 66 character of the area and continued placemaking and development efforts by strategically allowing an increased variety of signs in this mapped area.



Caption: On-Premises Signs, Off-Premises Sign Prohibition, Electronic Signs Prohibited/Restricted (5-12)



Caption: On-Premises Signs, Neon Along Central Avenue (5-12)

5.4 Metropolitan Redevelopment Area



The East Gateway CPA includes 2 Metropolitan Redevelopment Areas (MR areas). The East Gateway MR area is entirely within the CPA boundaries and covers commercial development along Central Ave. from Wyoming to Tramway and north along the I-40 corridor between the Tramway and Juan Tabo exits. A small portion of the Near Heights MR area is also found in the East Gateway CPA, on the north side of Central Ave. from Wyoming Blvd. to Moon St. NE. Both MR areas support private reinvestment in Central Ave. and the surrounding commercial areas through a mix of incentives, including tax abatements, grants, loans, and land. See Section 4.1 for more on Route 66.

MR areas have been designated as blighted and in need of improvement. They receive their designation via a planning process and final plan approved by City Council. These plans lay out priorities for the area. The designation gives MR areas access to tools and public incentives, administered by the City's Metropolitan Redevelopment Agency (MRA), which can help incentivize redevelopment projects within the boundaries.

To be eligible for incentives, developers need to propose projects that align with the priorities in the Metropolitan Redevelopment Area Plan, show promise of supporting economic development, and that demonstrate potential to jumpstart other investments across the MR area. MRA offers its incentives via number of vehicles, including a Redevelopment Tax Abatement program, small grant programs, and Requests for Information and Requests for Proposals (with awards made in the form of land, grants, or loans).

A new state statute, SB251, has established the ability for Metropolitan Redevelopment Agencies statewide to designate Tax Increment Financing (TIF) Districts. Beginning in FY25, MRAs can collect up to 75% of state, county, and local gross receipts tax and property taxes over 20 years within TIF District-designated areas. This new tool has the potential of unlocking hundreds of millions in additional funds to support public infrastructure and private development in designated MR areas. MRA is in the process of developing TIF policies and processes,

including evaluating each of its MR areas for TIF designation potential. If determined to be a fit, the MR area would be required to update its existing plan to signify TIF participation. Within the next 3-5 years, after the TIF District pilot period, the East Gateway and Near Heights MR areas will be evaluated for suitability for TIF designation.

City Council adopted the East Gateway Metropolitan Redevelopment Area Plan boundary in 2008, and the Metropolitan Redevelopment Area Plan was completed in 2016. The goal of Plan is to make eastern Central Avenue more welcoming to residents and visitors arriving at the City's edge by facilitating redevelopment of vacant and underutilized parcels and providing for a greater variety of businesses and services that are much needed in the area. The Plan calls for multiple investments and improvements facilitated by MRA and is aimed at stimulating private development and redevelopment in the area.

The City's Long-Range Planning Team, as part of the CPA process, has asked community members to rank direct and indirect redevelopment incentives and prioritize types of development and potential services.

During this CPA outreach process, public input has supported the goals and strategies in the MRA plan, including:

Strategies of the East Gateway MRA include:

- *Public improvements such as landscaping and sidewalk furniture;*
- *Public-private partnerships and redevelopment activities to support public transit along the corridor;*
- *Redevelopment of underutilized and vacant parcels and activity centers;*
- *Beautification, such as façade improvements and iconic signage; and*
- *Safety improvements to reduce crime, such as cleaning up vacant properties and installing streetlights that illuminate pedestrian areas.*

Community members identified small retail and restaurants as the most desired development, and about half of respondents also wanted to see large retail development. People also want health care and safety services, grocery options, and increased City and social services. Services catering to both youth and seniors were also desired. Below are the results:

The Metropolitan Redevelopment Agency's mission is to make Albuquerque competitive in the global market by revitalizing downtown and the Central Avenue corridor, leading collaborative public-private partnerships that result in catalytic change, investing in sustainable infrastructure, and providing opportunities for local residents and businesses to thrive.

Respondents ranked potential efforts in the following order:

- *Beautification of streets and sidewalk improvements along Central Avenue; including lighting, trees, benches, walk and bike infrastructure*
- *City acquisition of vacant or underutilized parcels to be redeveloped with civic uses, such as community centers or parks*
- *Grants and low-interest financing that help private high-quality redevelopment*
- *City acquisition of vacant or underutilized parcels to offer for sale or lease for catalytic redevelopment activities*
- *City loan or grant programs that support the rehabilitation of existing building facades and signs*
- *Public art highlighting the area's history and complements existing art and draws on the Route 66 theme*
- *Signage at intersections, parks, and community centers indicating where people can find food, shelter, and other social services*

MRA Development Incentives:

- *Property tax abatement (i.e., a 7-year pause on property tax increases over the baseline, pre-improvement, for qualifying projects)*
- *Gap financing*
- *Donation of City-owned land for development*
- *Low-interest loans in brownfield areas*
- *Automatic waivers of City impact fees*
- *Small grant opportunities (e.g., storefront grants) in designated areas*

5.5 Policy Matrix

Most of the shared priorities expressed during the CPA assessment process align closely with the goals and policies in the Comp Plan and the implementing regulations. These policies are intended to inform land use and investment decisions that can best achieve the Comp Plan goals. Policy 4.2.3 tasks CPA assessments with identifying policies that best fit each CPA. These policies will be incorporated into Chapter 4 of the Comprehensive Plan during its next update, and will be considered, in balance with other relevant policies, for future decisions such as zone amendments, conditional use approvals, or public investments.

TABLE 2. Policy Matrix

No.	Policy	Section Reference	Related Comp Plan Policies
1.	*Encourage development that maintains access to commercial and employment opportunities along Corridors and in Centers while preserving the strength and character of residential neighborhoods.*	*3.1*	*Community Identity: 4.1.1, 4.1.2, 4.1.3, 4.1.4* *Land use: 5.1.1, 5.1.2, 5.1.4, 5.1.5, 5.1.6, 5.1.10, 5.2.1, 5.6.2, 5.6.3, 5.6.4* *Urban design: 7.3.2, 7.3.3*
2.	*Highlight the importance of Kirtland Air Force Base and Sandia National Laboratories to emphasize their historical value and present-day influence on the area.*	*3.1*	*Community Identity: 4.1.3* *Urban Design: 7.3.2, 7.3.3* *Heritage Conservation: 11.2.3*
3.	*Preserve the natural features of the Tijeras Arroyo and promote recreational access to this valued geographic feature*	*3.1*	*Community Identity: 4.1.3, 4.1.5* *Land Use: 5.3.4, 5.6.1, 5.6.3* *Parks & Open Space: 10.1.1, 10.1.2, 10.3.2, 10.3.3, 10.4.3, 10.4.4* *Resilience & Sustainability: 13.4.4*
4.	*Support programming, public art, and community events that celebrate the diversity and history of East Gateway.*	*3.1*	*Community Identity: 4.1.3, 4.2.2* *Urban Design: 7.3.2* *Heritage Conservation: 11.5.1, 11.5.3*
5.	*Support development projects that include conversions of hotels or motels into permanent housing units.*	*4.8.5*	*Housing: 9.1.1, 9.1.2, 9.1.3, 9.5.1, 9.6.1*



PART 6.
ACTION MATRIX

6. ACTION MATRIX

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 part, in Sections 4 and 5.

In late 2023, the team invited the public, partners from local and regional governments, and nonprofit organizations to a series of Focus Groups. All 3 sessions were conducted virtually, and each was organized around the following themes:

- *East Central*
- *Safety*
- *Community Identity*

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.



6.1 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.

TABLE 3. COMMUNITY ACTION PLAN						
Section.	Policy	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
	Governmental Actions					
	City					
4.1	Update the Route 66 Action Plan, including identifying property owners, action leaders, and potential funding sources.	Route 66	Planning Department	DMD	Plan Updated	7 years
4.22	Explore options to implement recommendations from the Juan Tabo Hills Connectivity and Traffic Studies, including options for a multi-use path through the Tijeras Arroyo.	East Gateway	PRD	DMD	Study Complete	5 years
4.3.2	Explore the possibility of collocating at the far East Central Park-and-Ride to serve the area.	East Central	ABQ Ride	ACS	Study Complete	4 years
4.6.1.1	Pending funding, complete the Daniel Webster Park Renovations.	Daniel Webster Park	PRD		Upgrades Complete	5 years
4.6.1.2	Complete the Juan Tabo Hills Park upgrades.	Juan Tabo Park	PRD		Upgrades Complete	5 years
4.6.1.5	Complete the Singing Arrow Playground upgrades.	Singing Arrow Park	PRD		Upgrades Complete	5 years
4.6.4	Complete the Tijeras Bio-Zone Center.	Tijeras Bio-Zone	PRD		Construction Complete	5 years
4.7.2	Complete the display and interpretive signage about the Rancho de Carnué archaeological site.	Singing Arrow Community Center	YFC	PRD	Display Complete	2 years
4.8.1	Pending funding, the Office of Consumer Protection will create a landlord tenant resource center to connect community members with information and resources.	City-wide	Office of Consumer Protection	Planning Department	Recommendations Made	5 years
4.8.3	Add a "Renter/Landlord Code Violation" option on 311 online and app reporting so that it is easier for people to share housing issues with Code Enforcement.	City-wide	ABQ 311		Update complete	3 years
4.9	Convene and facilitate up to four meetings of social and homeless service providers to consider shared goals, gaps, and coordination opportunities.	City-wide	HHH	FYS, Planning, community partners	Meetings Held	5 years
4.9.4	Build a dedicated transitional housing and training center for homeless youth, ages 18 to 24	City-wide	HHH	Council, other City Departments	Center Built	10 years

TABLE 3. COMMUNITY ACTION PLAN						
Section.	Policy	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
	Governmental Actions					
	City					
4.10	*Host a gun buyback event in East Gateway.*	*East Gateway*	*APD*	*ACS and Bern Co*	*Buyback Completed*	*5 years*
5.2.1	*Review the Employment Centers boundaries and assess if they should be expanded in advance of or during the next Comprehensive Plan update.*	*East Gateway*	*Planning*	*City Council*	*Comp Plan Updated*	*7 years*
5.2.2	*Work with local stakeholders and City partners to determine the impacts of the Main Street Corridor designation on Central Avenue in different development contexts before the next Comprehensive Plan update.*	*Route 66*	*Planning*	*City Council*	*Comp Plan Updated*	*7 years*
5.3.1	*Consider the impacts of potential development that includes vehicle-related uses in the East Gateway small mapped area and determine if other uses should be prohibited within the mapped area boundaries.*	*East Gateway*	*Planning Department*		*IDO updated, or documentation of decision recorded*	*5 years*
5.3.1	*Consider adding a distance separation for car washes in the IDO*	*City-wide*	*Planning Department*		*IDO updated, or documentation of decision recorded*	*5 years*



PART 7.
APPENDICES

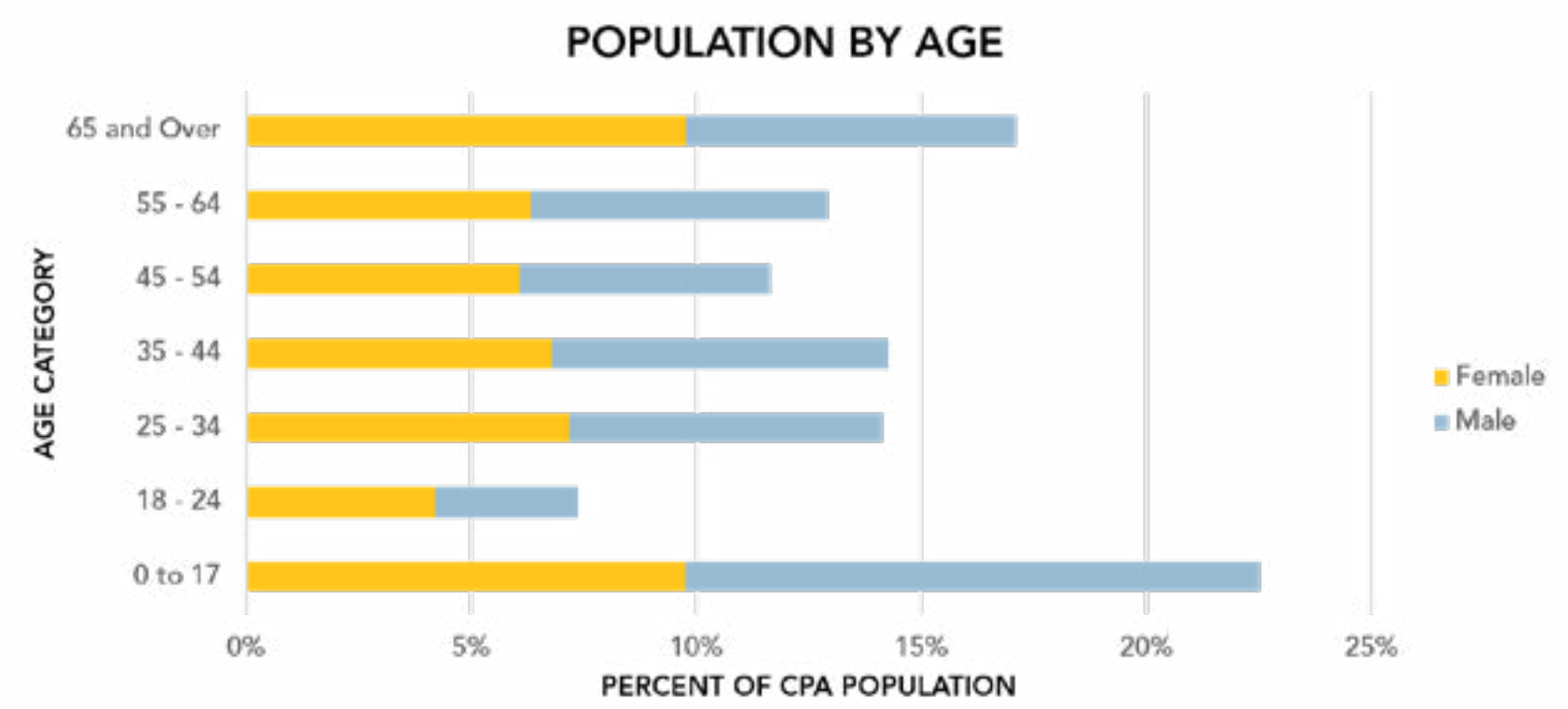
7. METRICS APPENDICES



7.1 Community Identity Metrics

Population: 30,755
5.4% of Albuquerque's population

Population Growth Rate:
.89% for 5 year Change



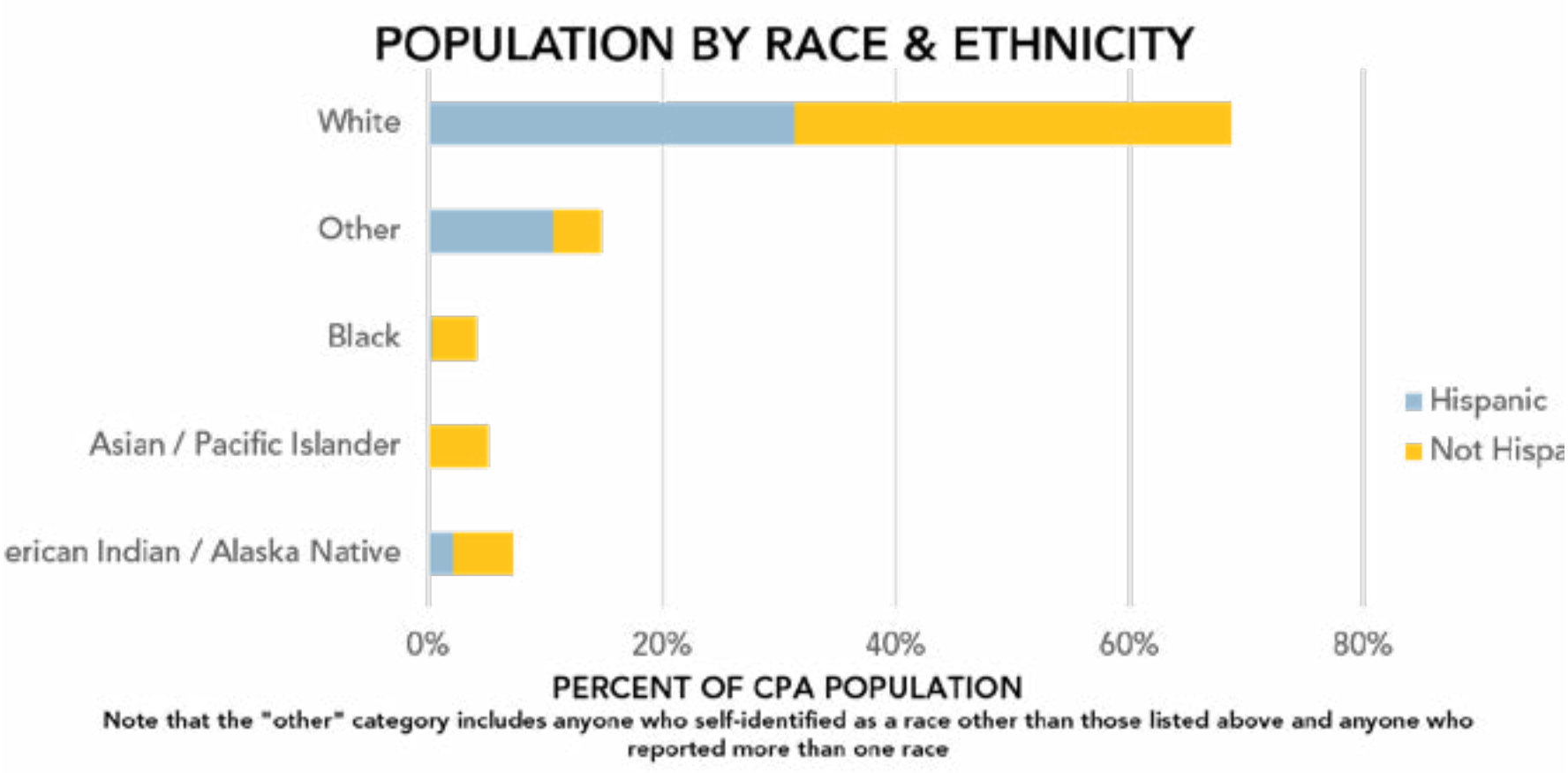
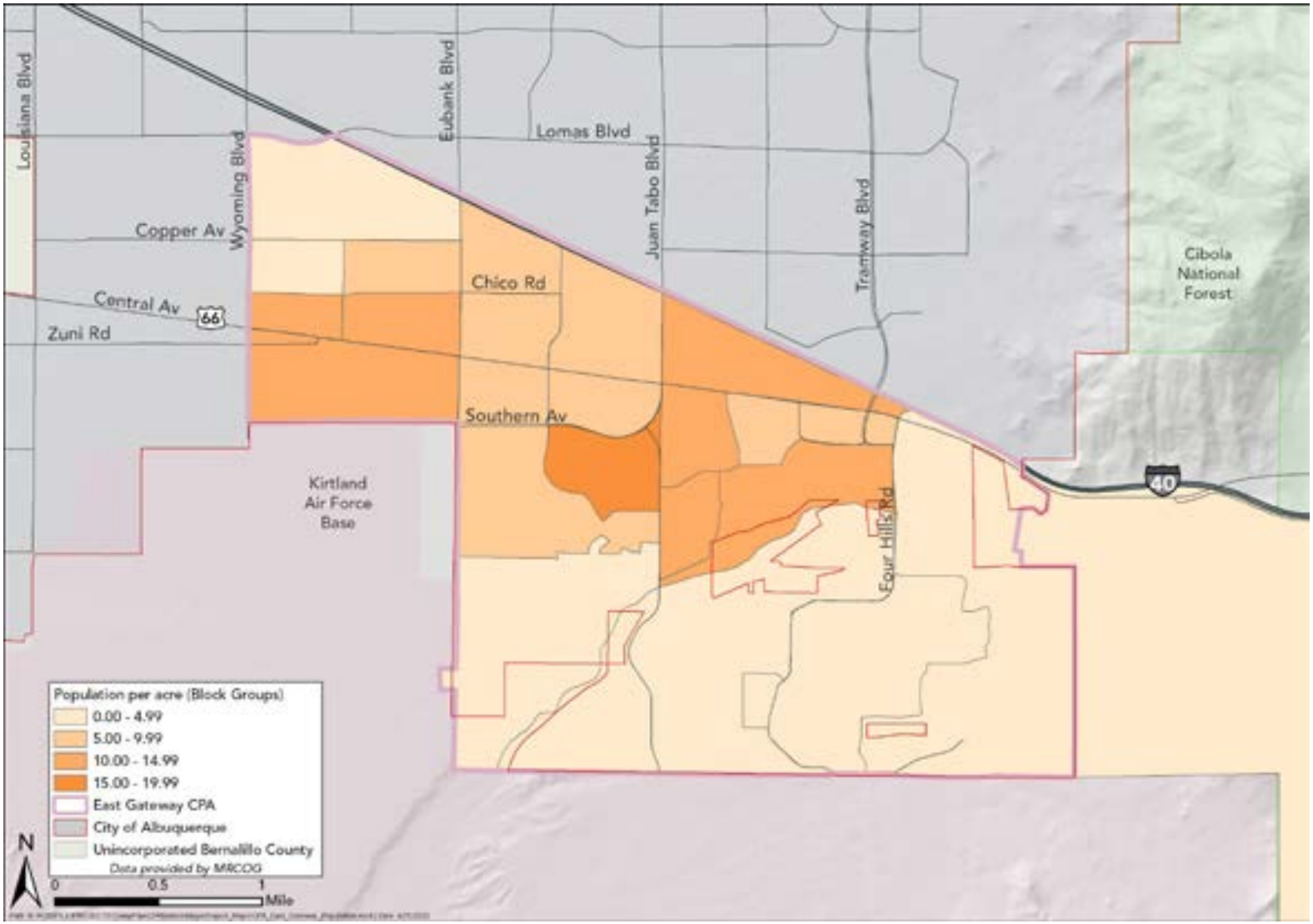
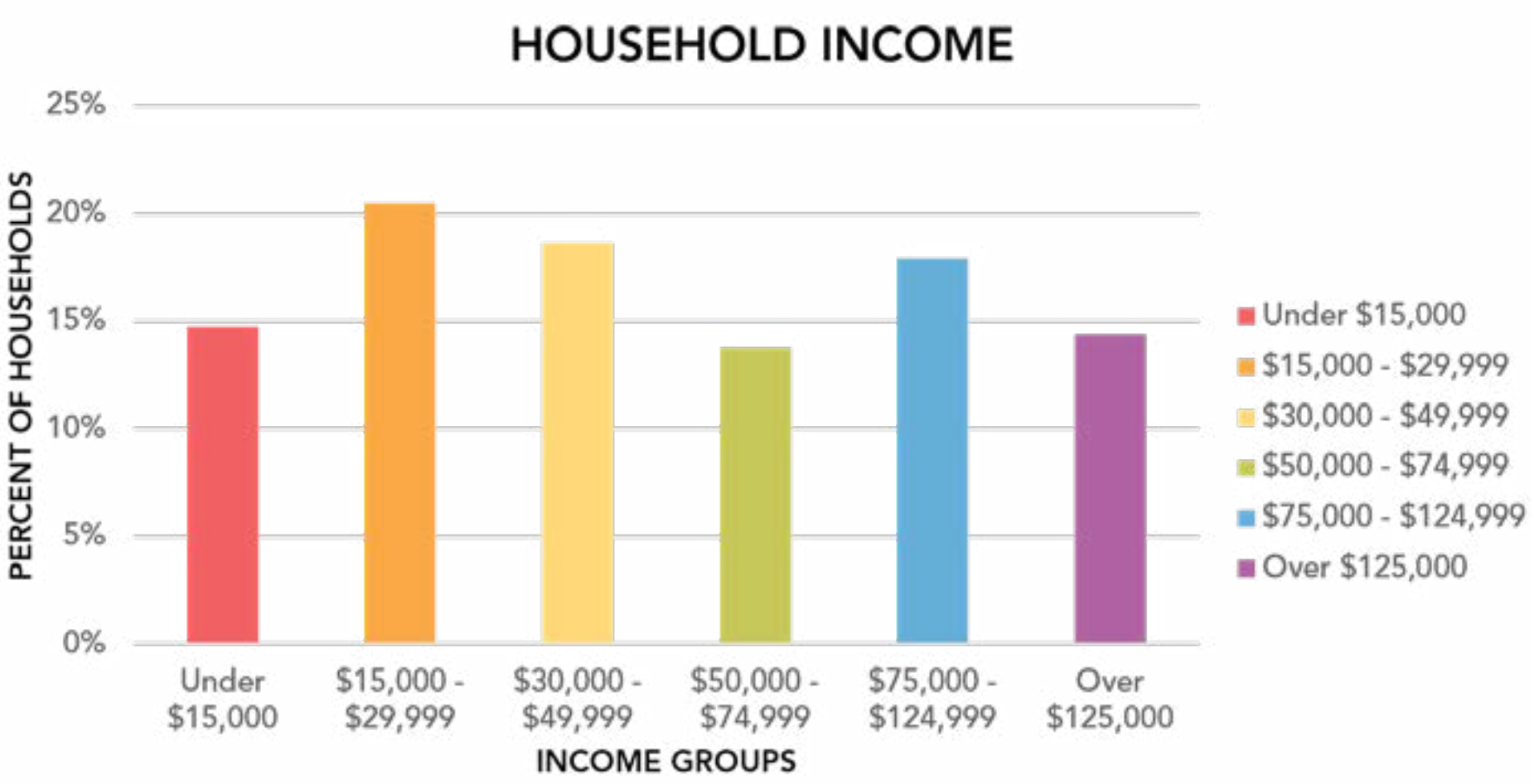

POPULATION BY RACE & ETHNICITY
White
Other
Black
Asian / Pacific Islander
erican Indian / Alaska Native
Hispanic
Not Hispa
0%
20%
40%
60%
80%
PERCENT OF CPA POPULATION
Note that the "other" category includes anyone who self-identified as a race other than those listed above and anyone who reported more than one race

FIGURE 15. EAST GATEWAY POPULATION DENSITY



Residential density refers to the number of dwelling units on a parcel of land. Within the East Gateway, residential density is generally highest around Willow Wood neighborhood, with pockets of higher residential density in the Trumbal neighborhoods and moble home park areas.


HOUSEHOLD INCOME
PERCENT OF HOUSEHOLDS
25%
20%
15%
10%
5%
0%
Under $15,000
$15,000 - $29,999
$30,000 - $49,999
$50,000 - $74,999
$75,000 - $124,999
Over $125,000
INCOME GROUPS
Under $15,000
$15,000 - $29,999
$30,000 - $49,999
$50,000 - $74,999
$75,000 - $124,999
Over $125,000

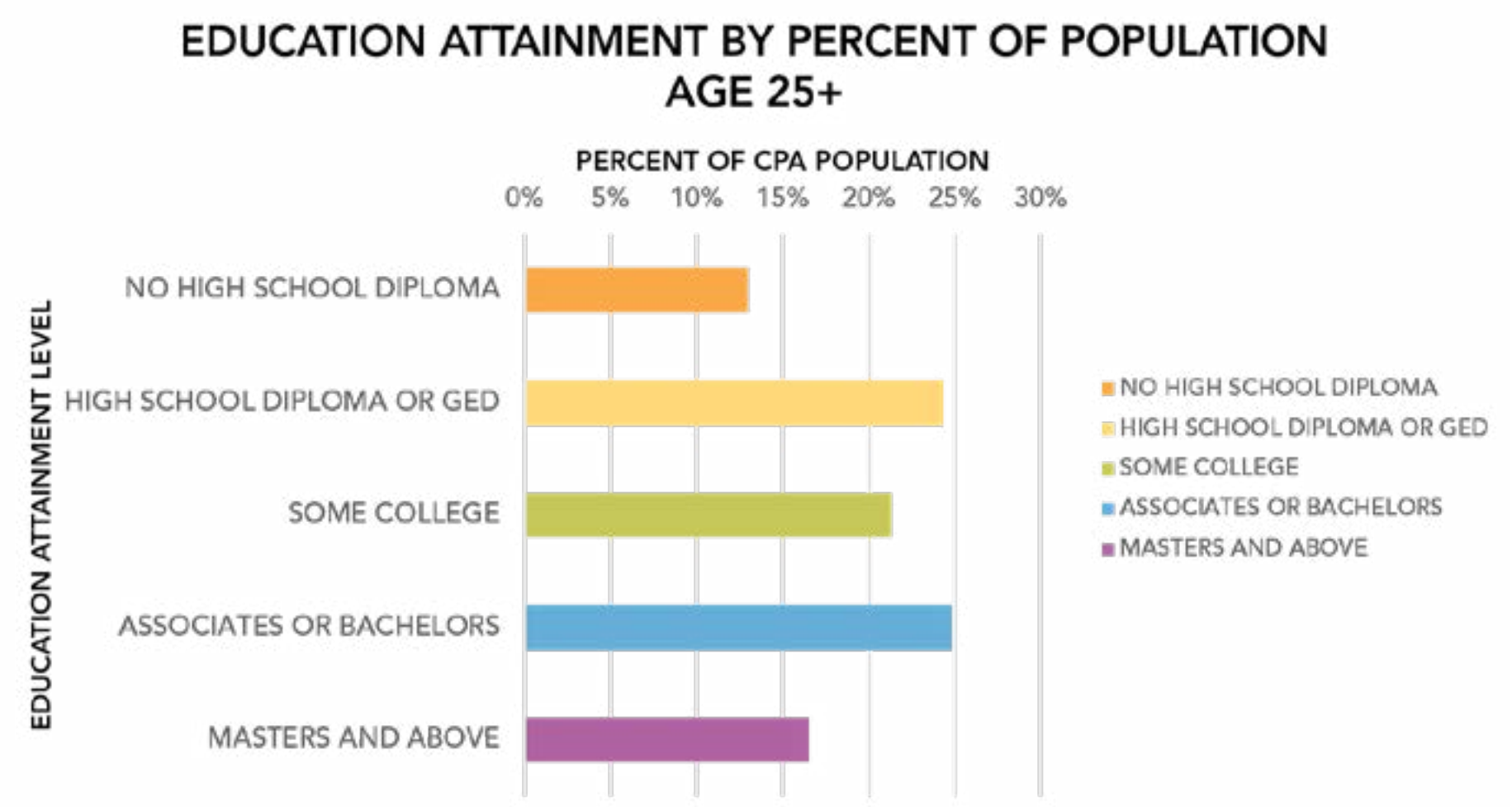
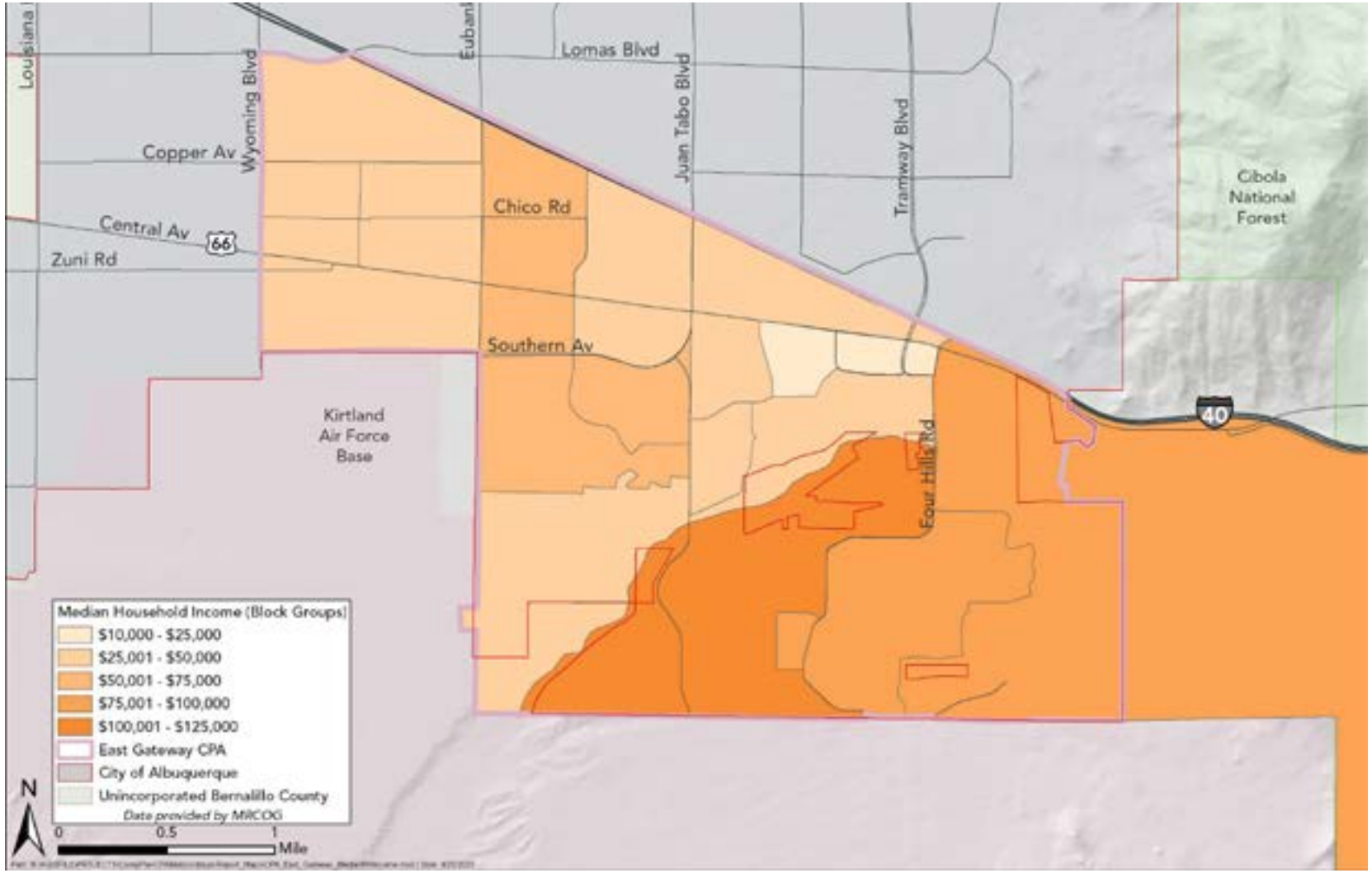
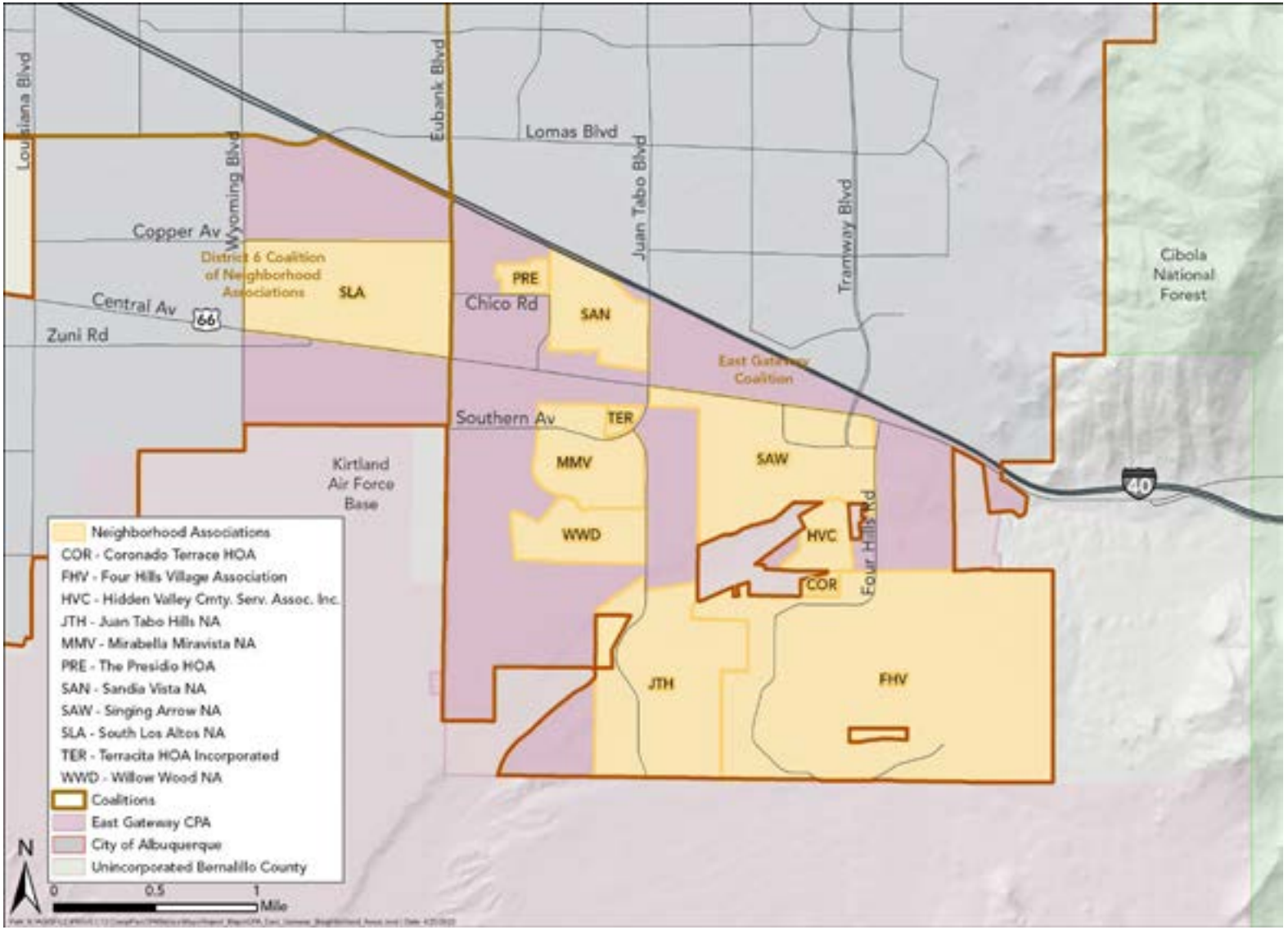

EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+
PERCENT OF CPA POPULATION
0%
5%
10%
15%
20%
25%
30%
EDUCATION ATTAINMENT LEVEL
NO HIGH SCHOOL DIPLOMA
HIGH SCHOOL DIPLOMA OR GED
SOME COLLEGE
ASSOCIATES OR BACHELORS
MASTERS AND ABOVE
NO HIGH SCHOOL DIPLOMA
HIGH SCHOOL DIPLOMA OR GED
SOME COLLEGE
ASSOCIATES OR BACHELORS
MASTERS AND ABOVE

FIGURE 16. EAST GATEWAY MEDIAN HOUSEHOLD INCOME



In the East Gateway, 14% of households live below the poverty line, which is higher than Albuquerque overall. Slightly over half (53.9%) of people in this area earn less than $50,000, which is slightly higher than Albuquerque overall. Nearly twenty-two percent (21.5%) of households in the East Gateway have an income of over $100,000, which is slightly lower than the City overall.

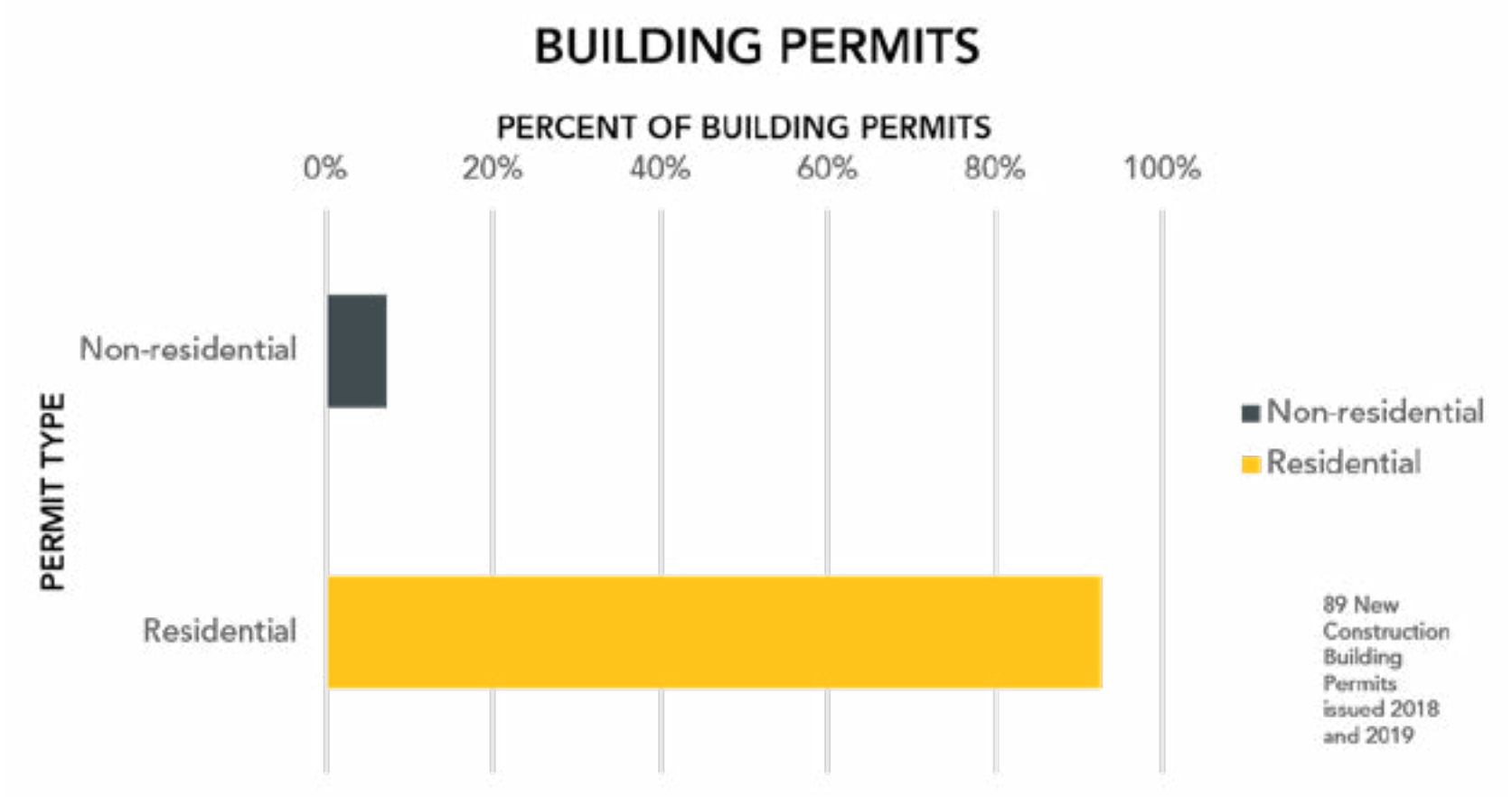
FIGURE 17. EAST GATEWAY NEIGHBORHOOD ASSOCIATIONS



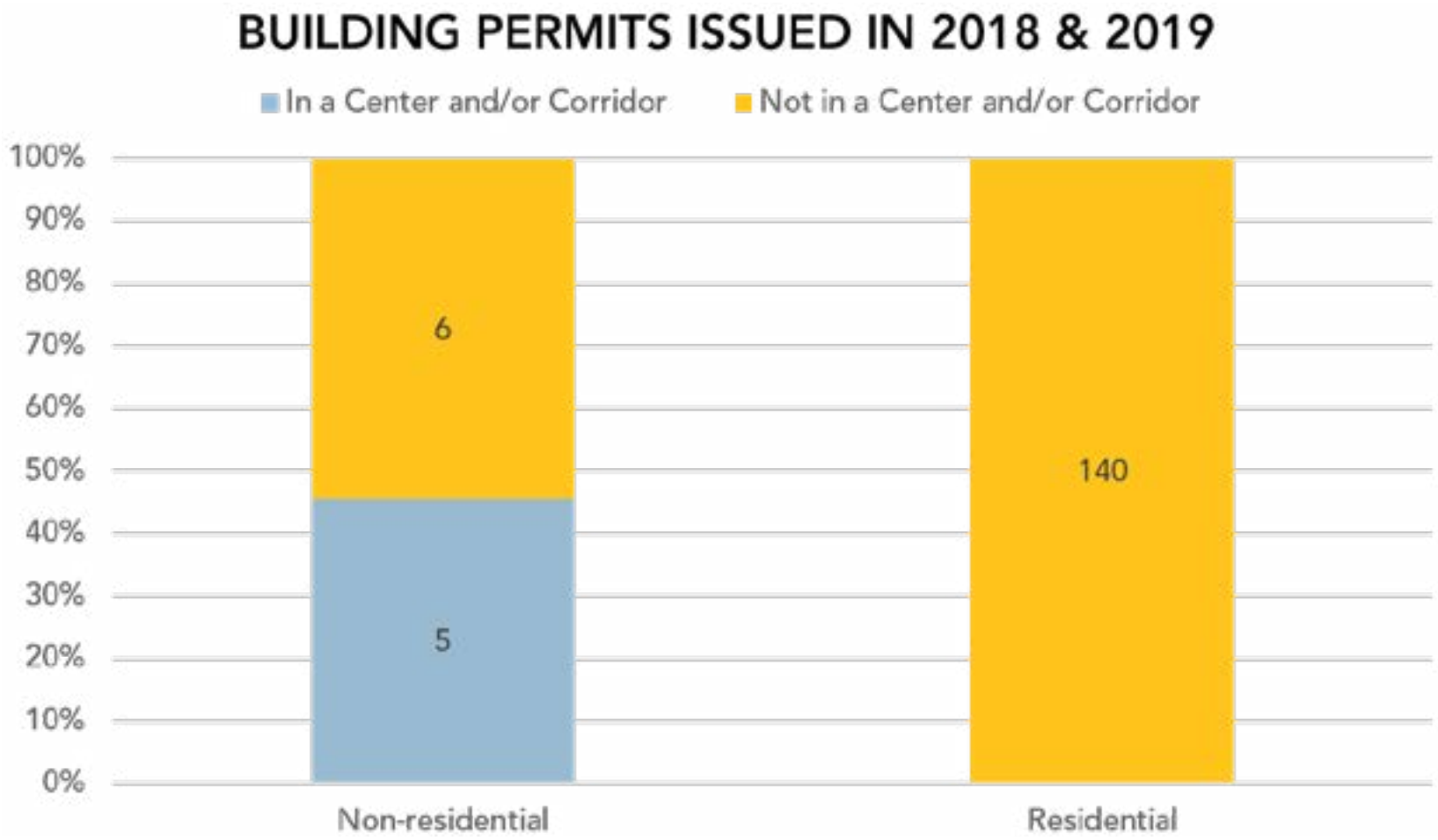
There are 10 Recognized Neighborhood Associations that represent some of the residential areas in the East Gateway. Neighborhood Associations are one way that communities can advocate for their residents and have a voice in decision-making. Visit cabq.gov/onc for more information about neighborhood associations.

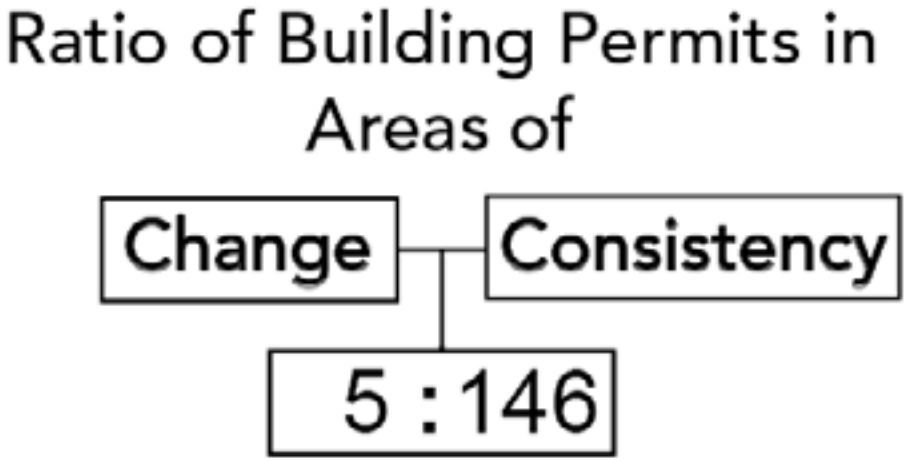


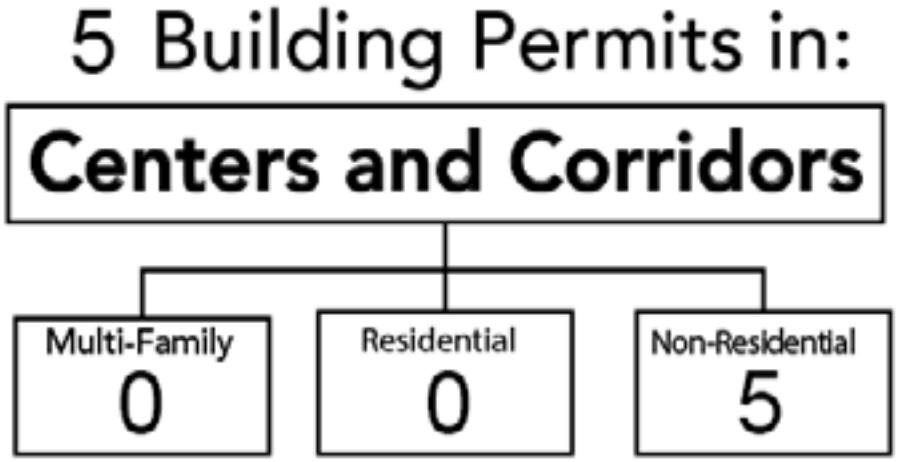
7.2 Land Use Metrics



In a 2-year period between 2018 and 2019, the City issued 89 building permits in the East Gateway CPA. Most residential permits were for low-density residential construction.


BUILDING PERMITS ISSUED IN 2018 & 2019
In a Center and/or Corridor
Not in a Center and/or Corridor
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
6
5
140
Non-residential
Residential


Ratio of Building Permits in Areas of
Change
Consistency
5 :146


5 Building Permits in:
Centers and Corridors
Multi-Family
0
Residential
0
Non-Residential
5

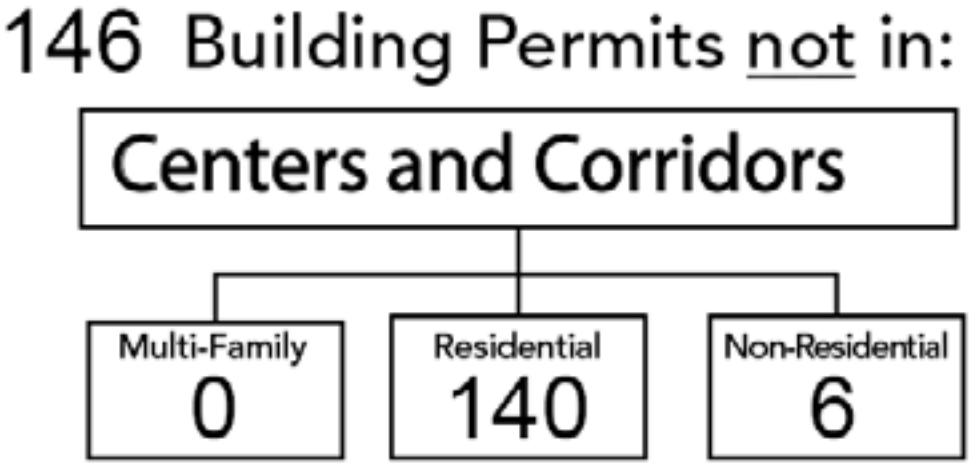
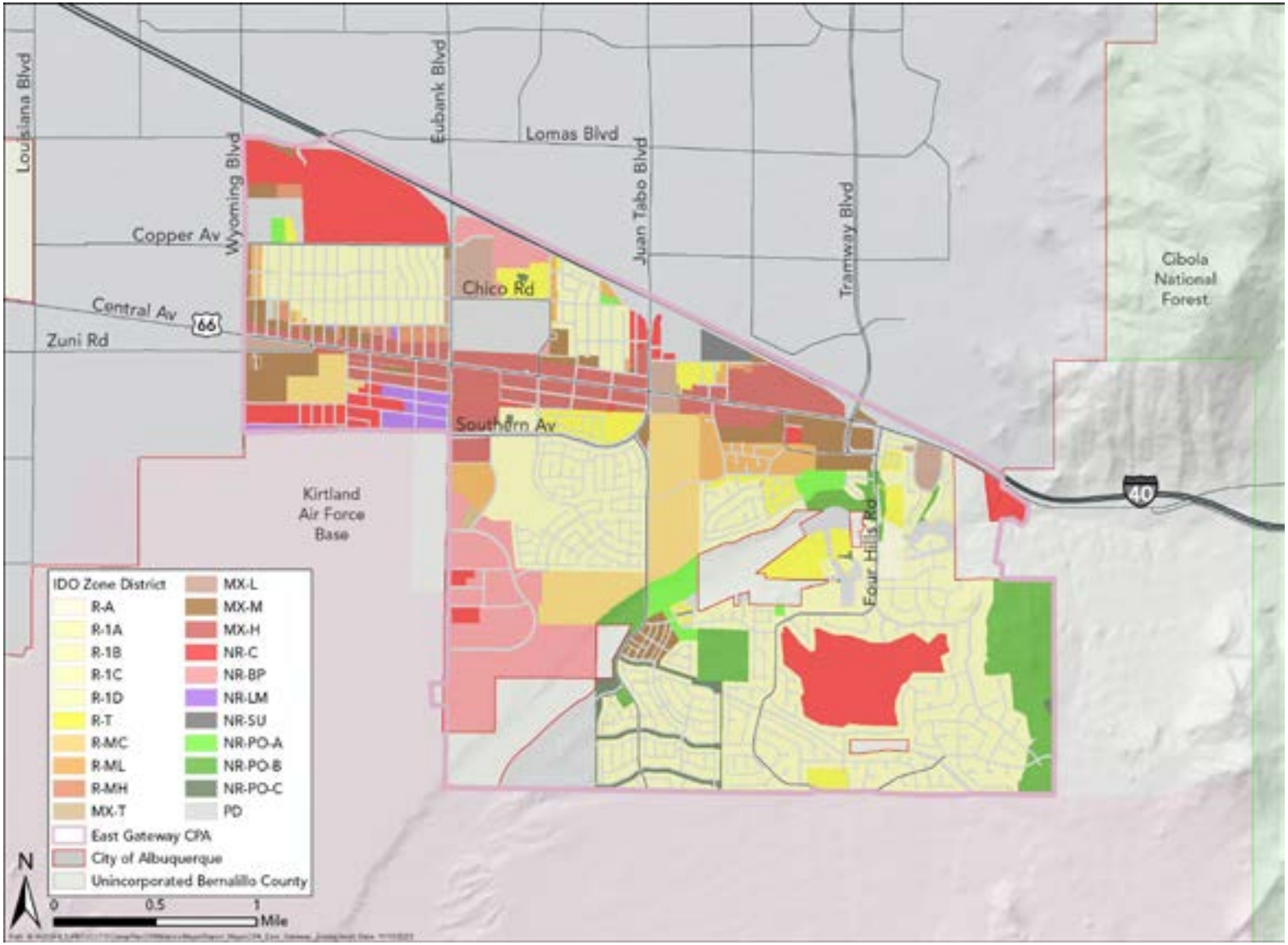
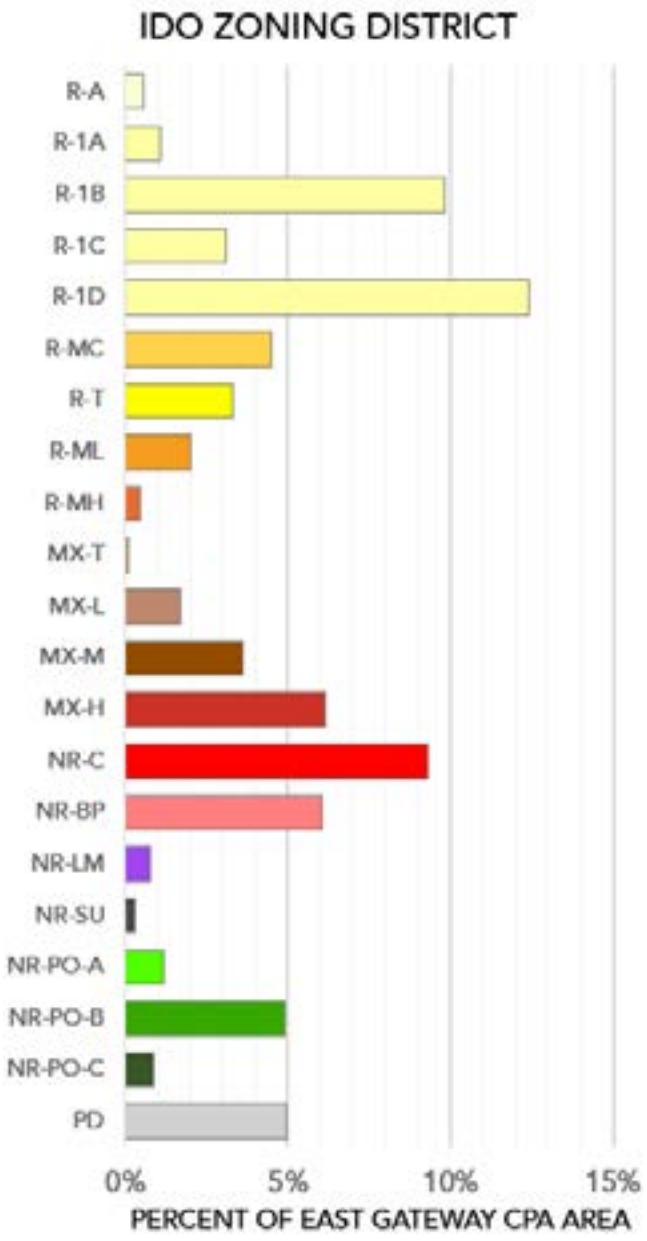
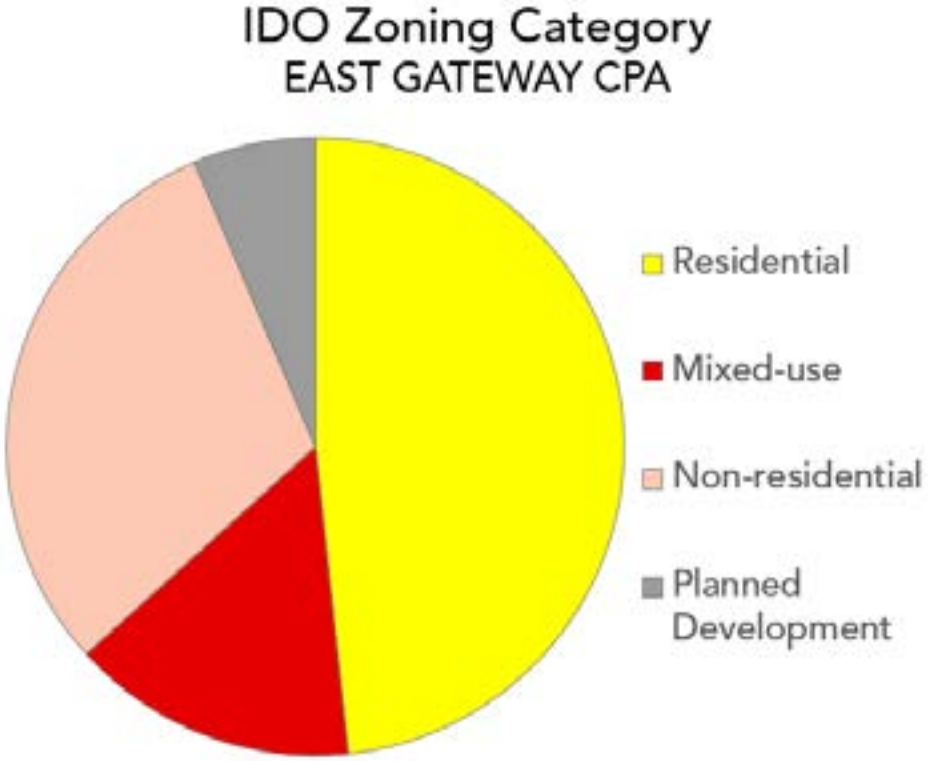

146 Building Permits not in:
Centers and Corridors
Multi-Family
0
Residential
140
Non-Residential
6

FIGURE 18. IDO ZONING DISTRICTS IN THE EAST GATEWAY



The most common zone districts in East Gateway are residential, which are primarily single-family zones and include some manufactured home communities. Non-residential zone districts in East Gateway are primarily commercial zones but also includes the business park zone at the south end of Eubank Boulevard. Residential zoning covers 37.2% of the acreage of the area, while about 23.3% is non-residential.



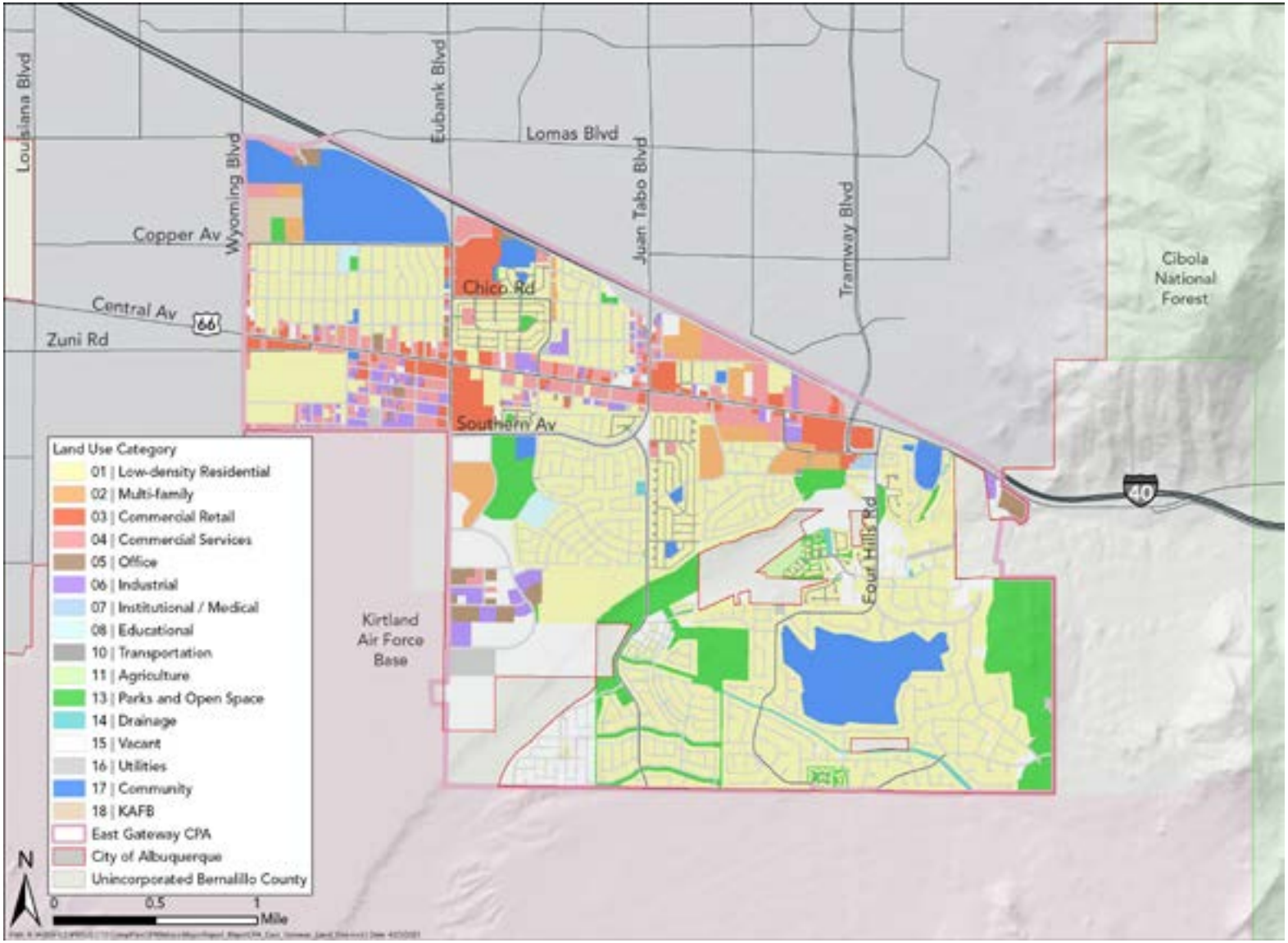


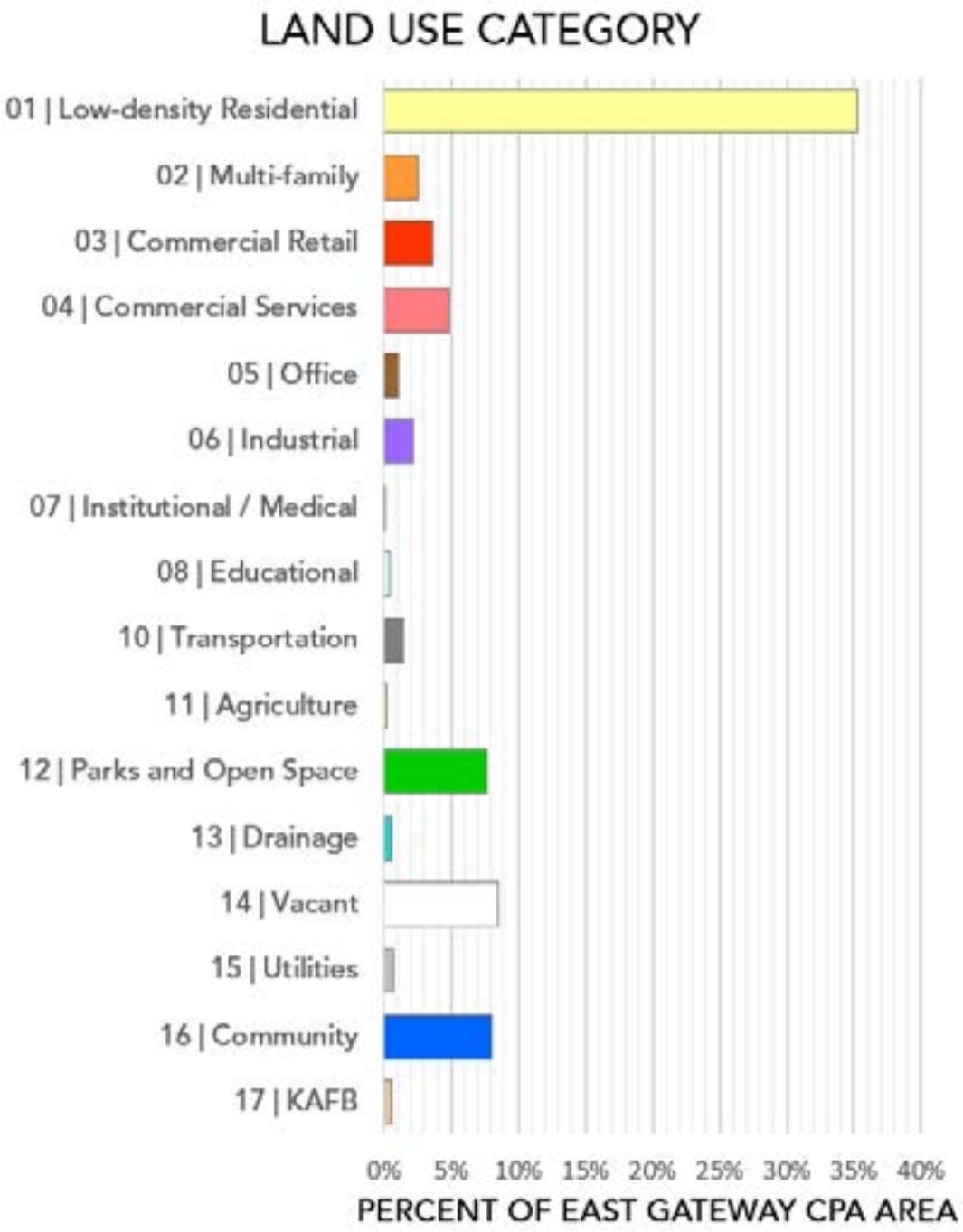
In 2019 there were

0 Rezoning Application Requests

& 9 Variance Applications and Appeals

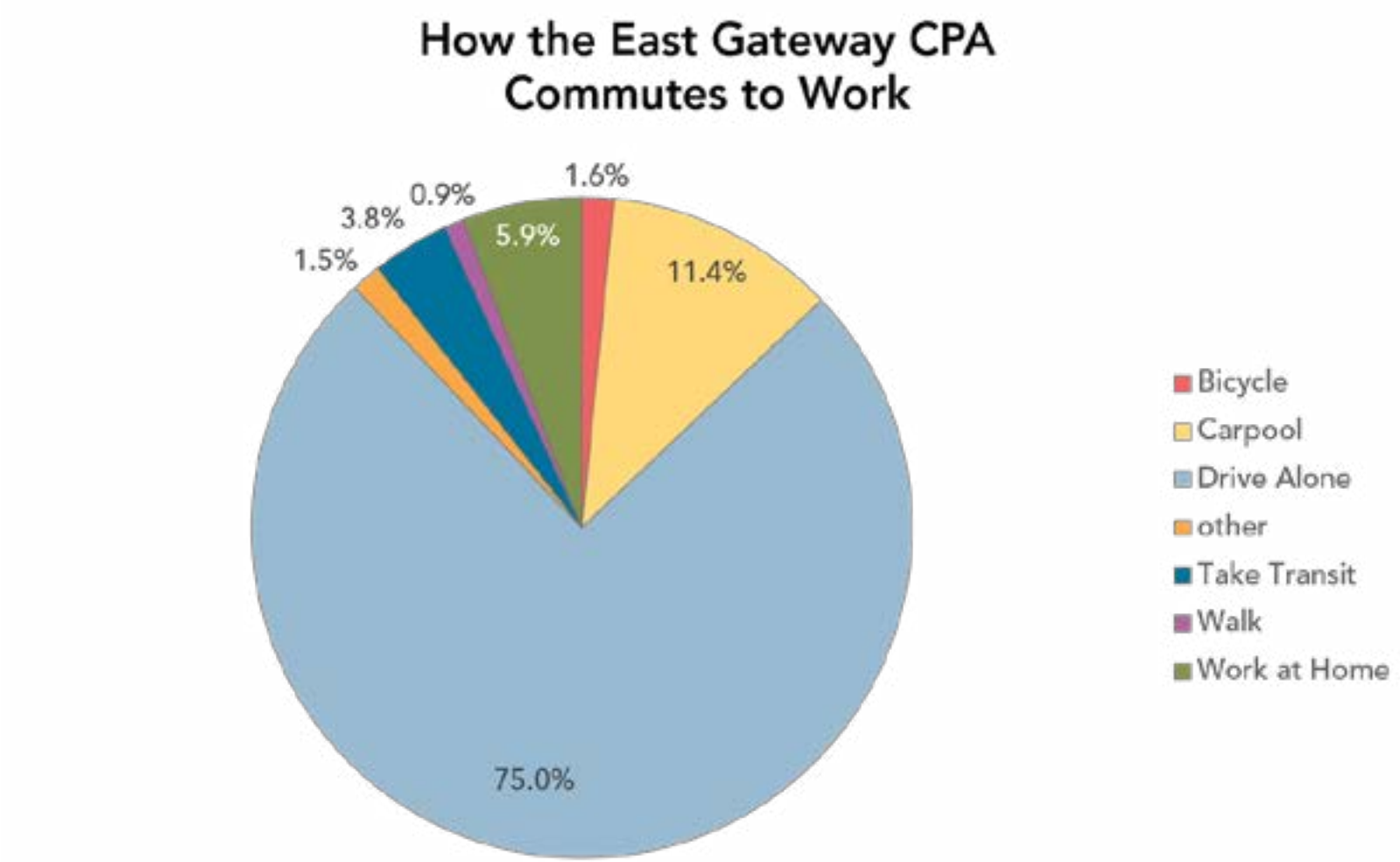
FIGURE 19. LAND USE CATEGORIES IN THE EAST GATEWAY



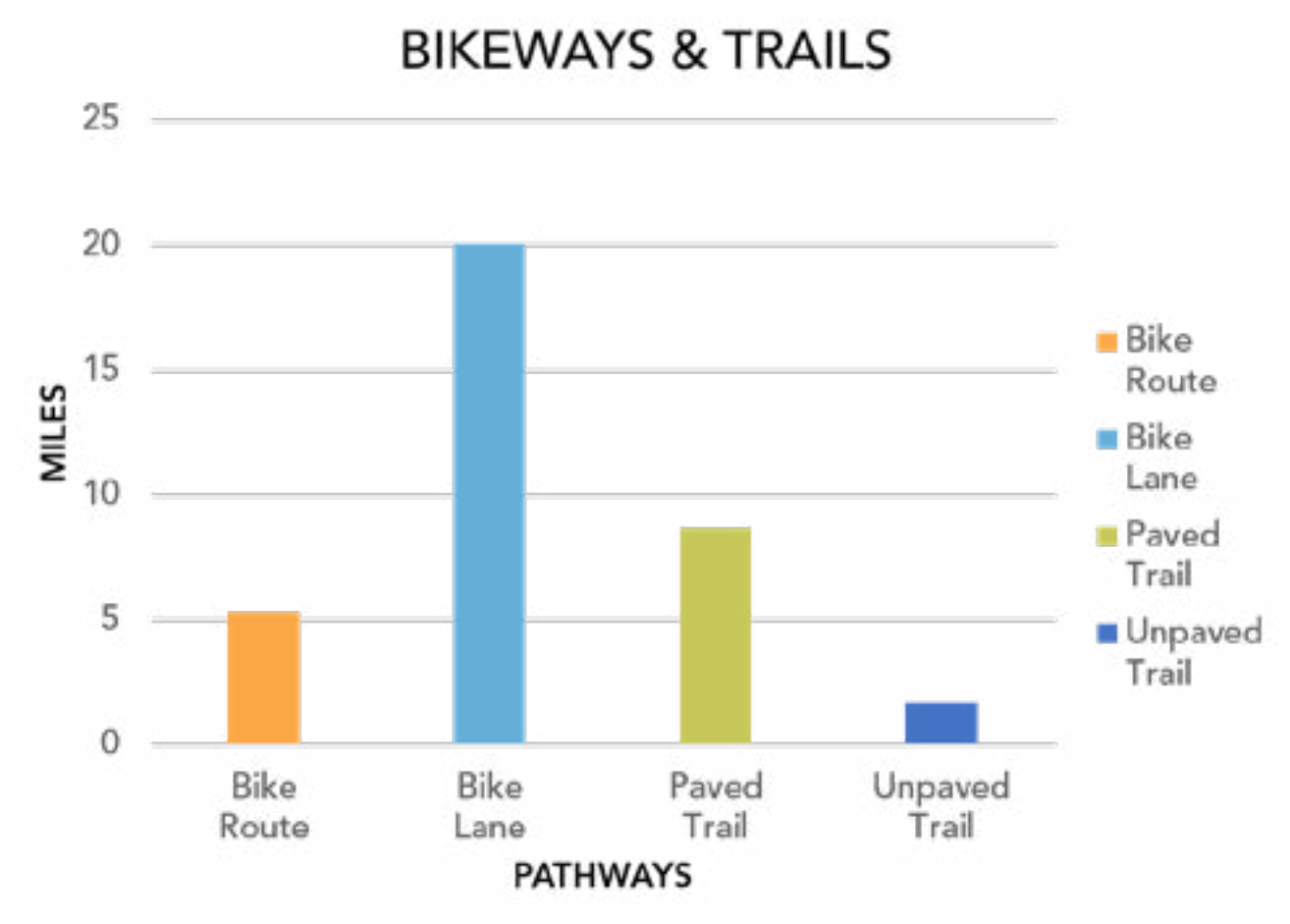

LAND USE CATEGORY
01 | Low-density Residential
02 | Multi-family
03 | Commercial Retail
04 | Commercial Services
05 | Office
06 | Industrial
07 | Institutional / Medical
08 | Educational
10 | Transportation
11 | Agriculture
12 | Parks and Open Space
13 | Drainage
14 | Vacant
15 | Utilities
16 | Community
17 | KAFB
0% 5% 10% 15% 20% 25% 30% 35% 40%
PERCENT OF EAST GATEWAY CPA AREA



7.3 Transportation Metrics

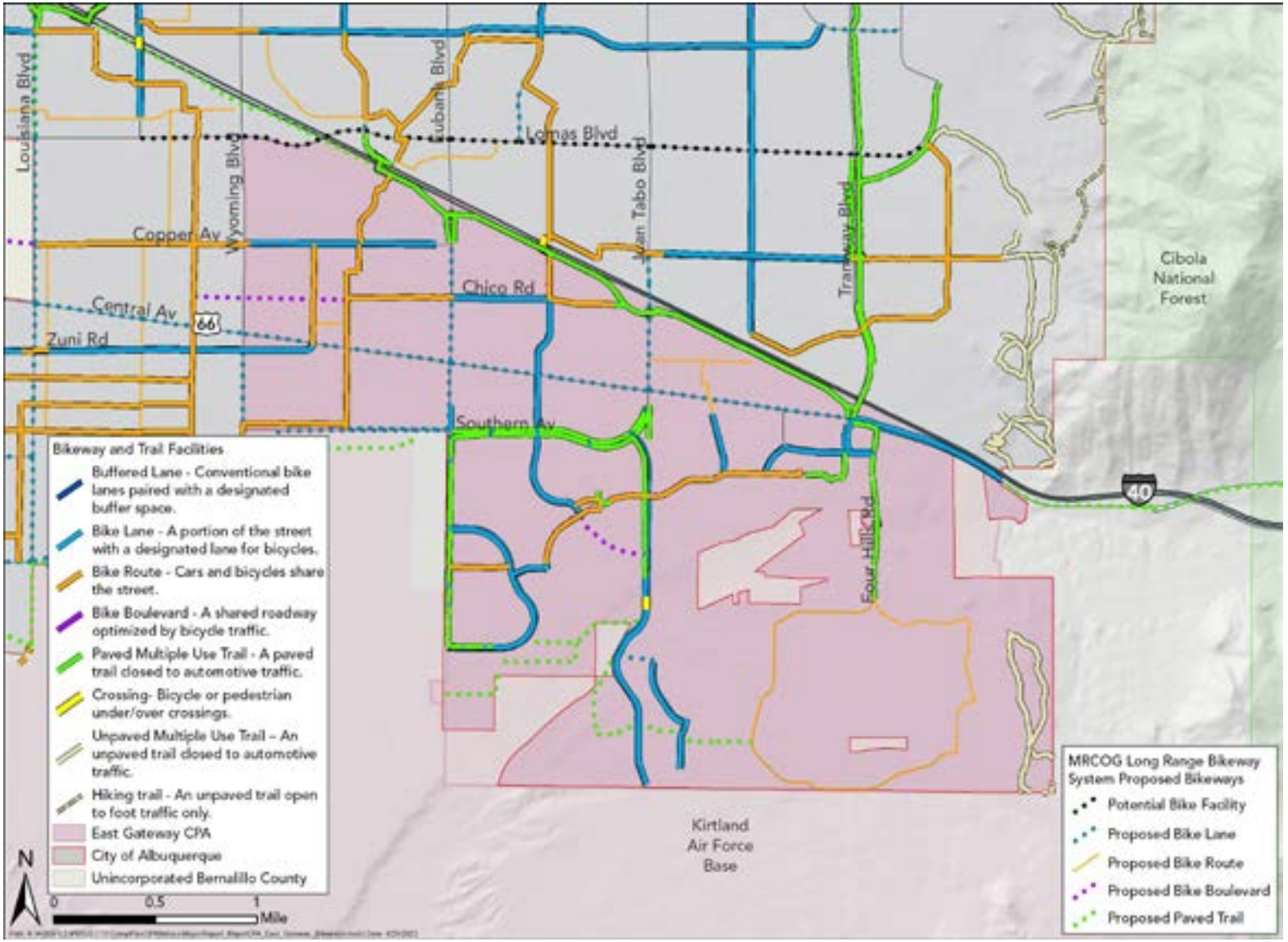


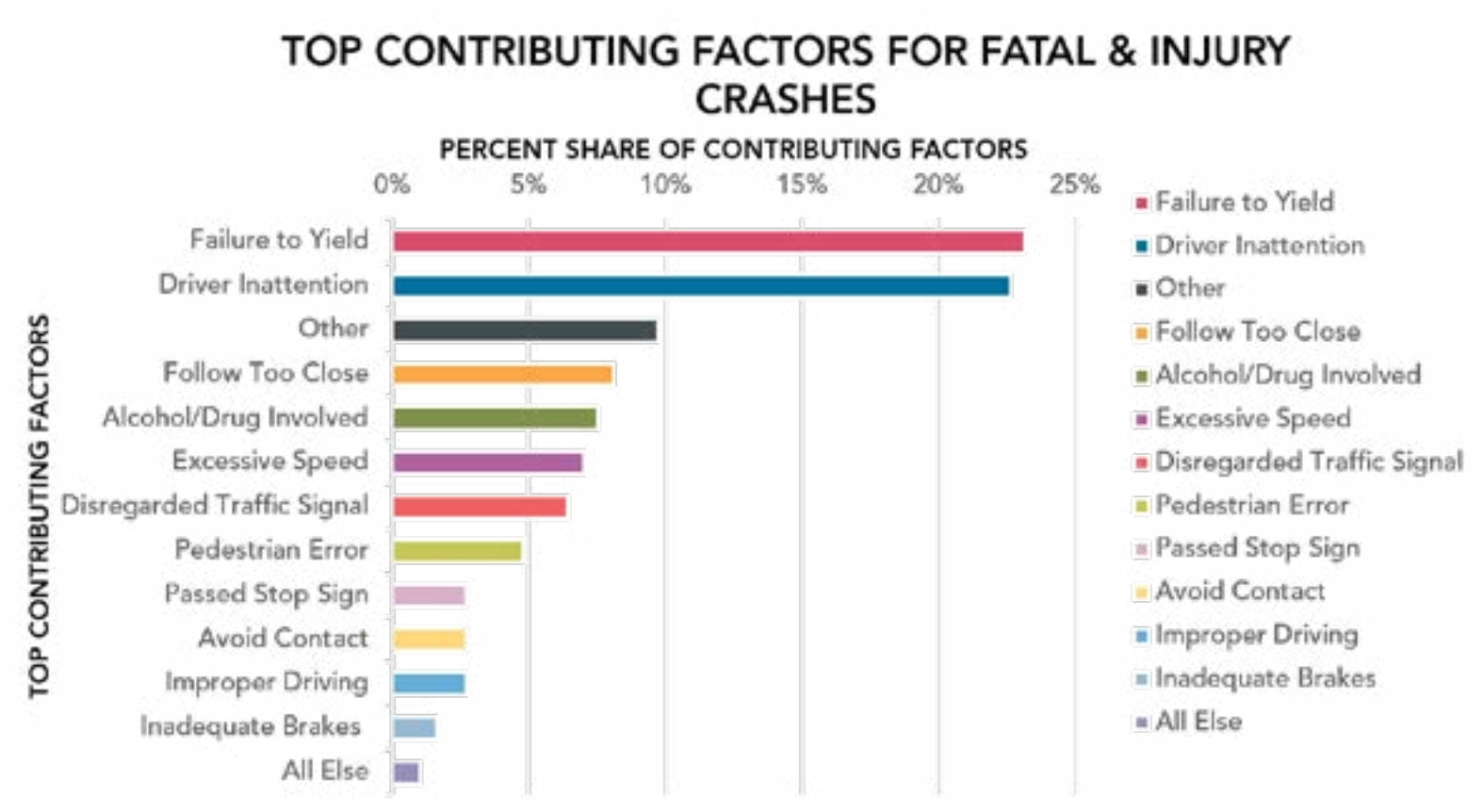
Of the East Gateway CPA Commuters, 75% of commuters drove by themselves to get to work every day in 2018, and another 11% carpooled with others. That same year, 5.9% of



The bike network in the East Gateway 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 20 miles of bike lane, 8 miles of paved trail, 5.5 miles of bike routes, and 2.25 miles of unpaved trail.

FIGURE 20. BIKEWAYS AND TRAILS IN THE EAST GATEWAY





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.

FIGURE 21. TRANSIT IN THE EAST GATEWAY

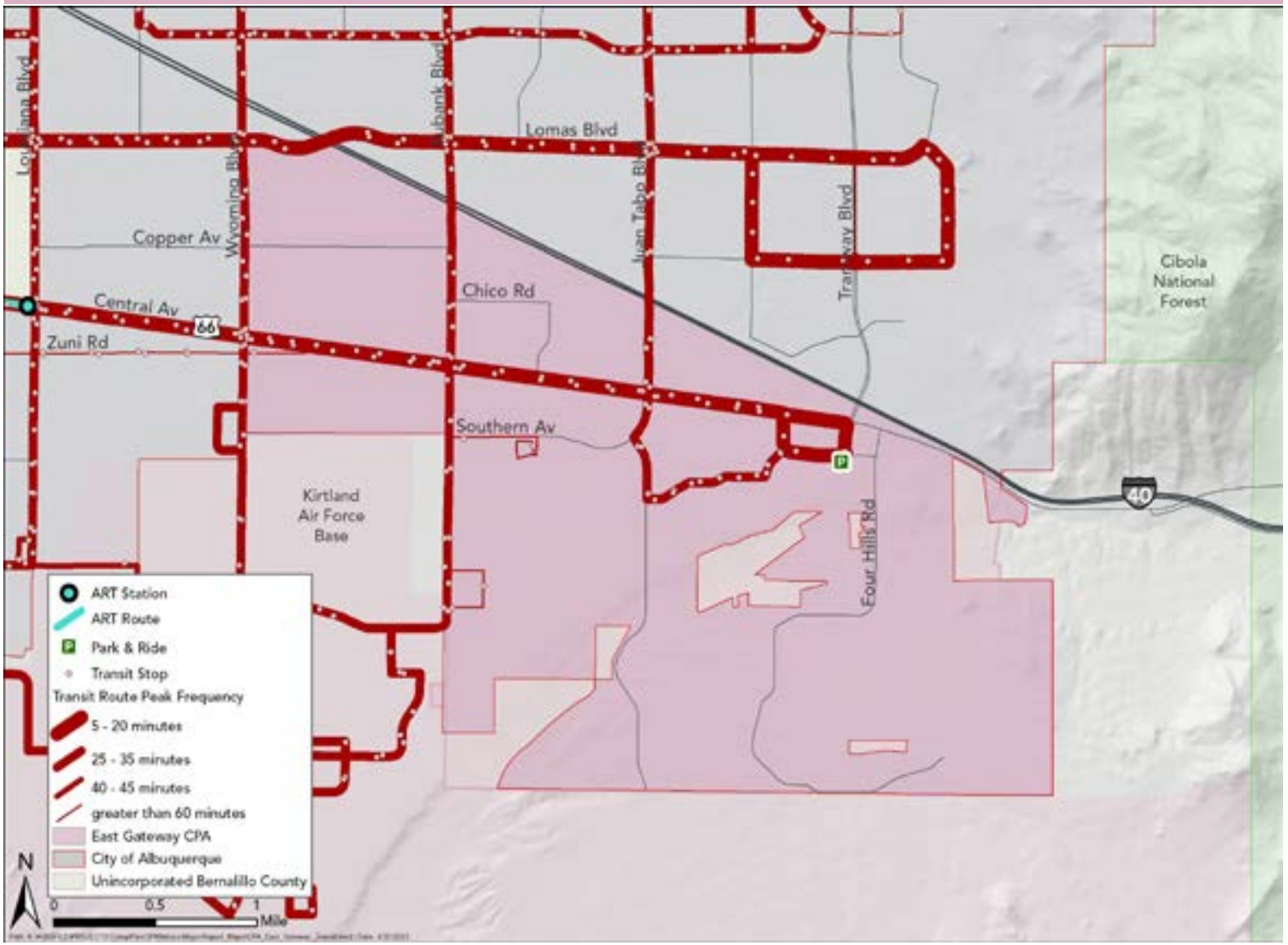
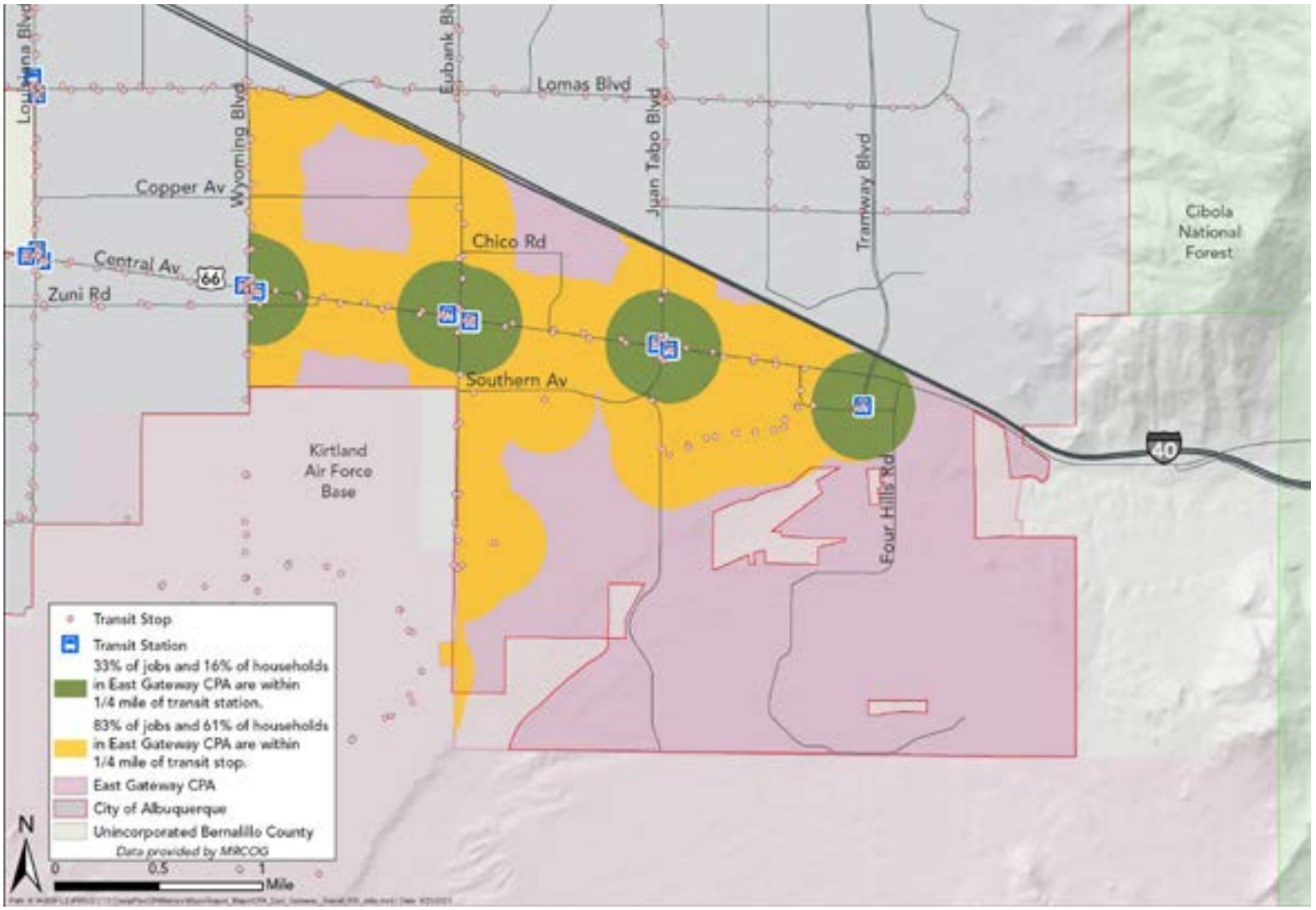


FIGURE 22. HOUSEHOLDS AND JOBS WITHIN 1/4 OF TRANSIT

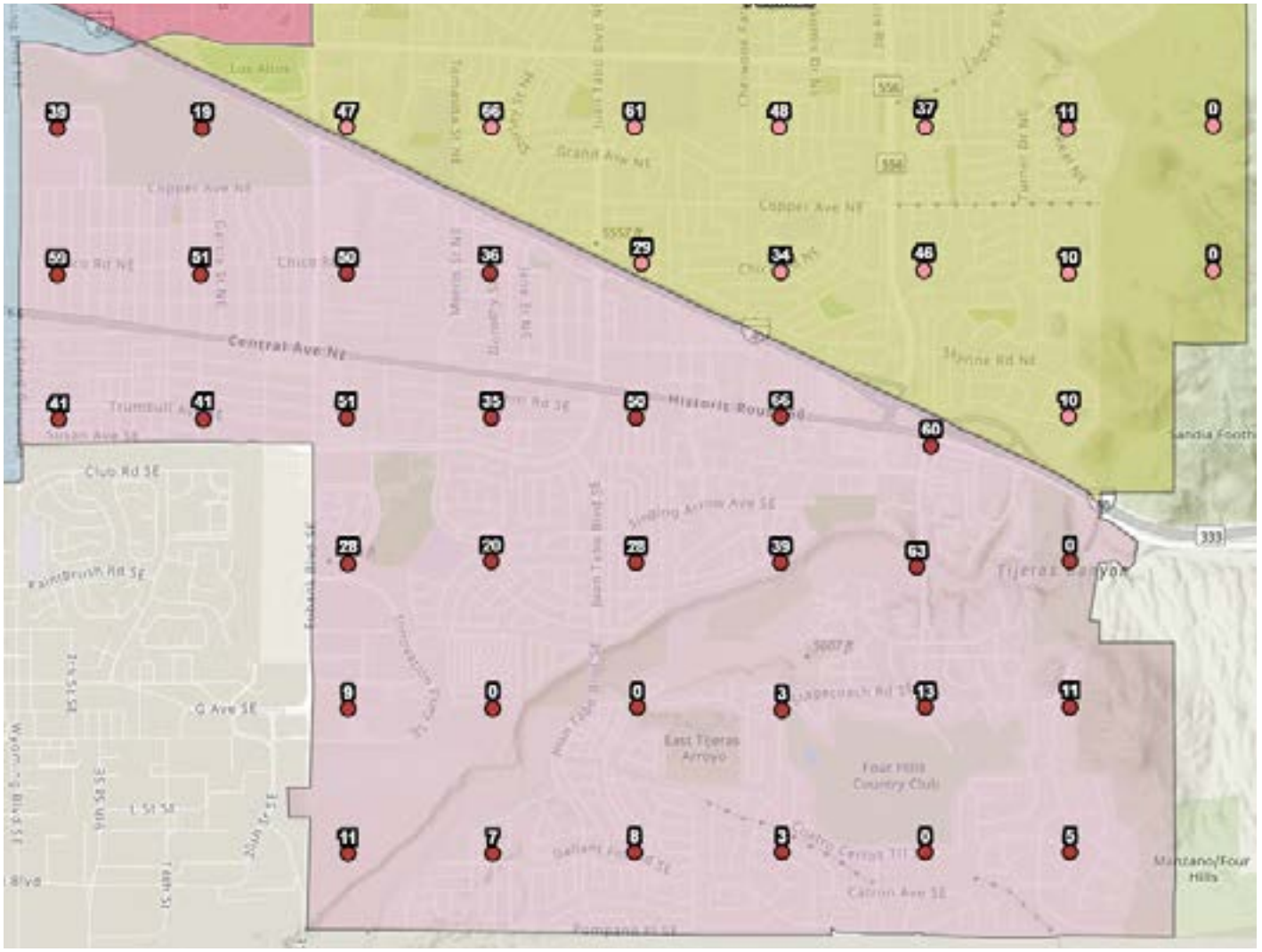


The proximity of transit services to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users. As of 2019, in the East Gateway, 61% of households and 83% of jobs are within a ¼ mile, or 10-minute walk, of a transit stop. In this CPA, 16% of households and 33% of jobs are within a ¼ mile of a premium transit station that has high-frequency rapid transit service

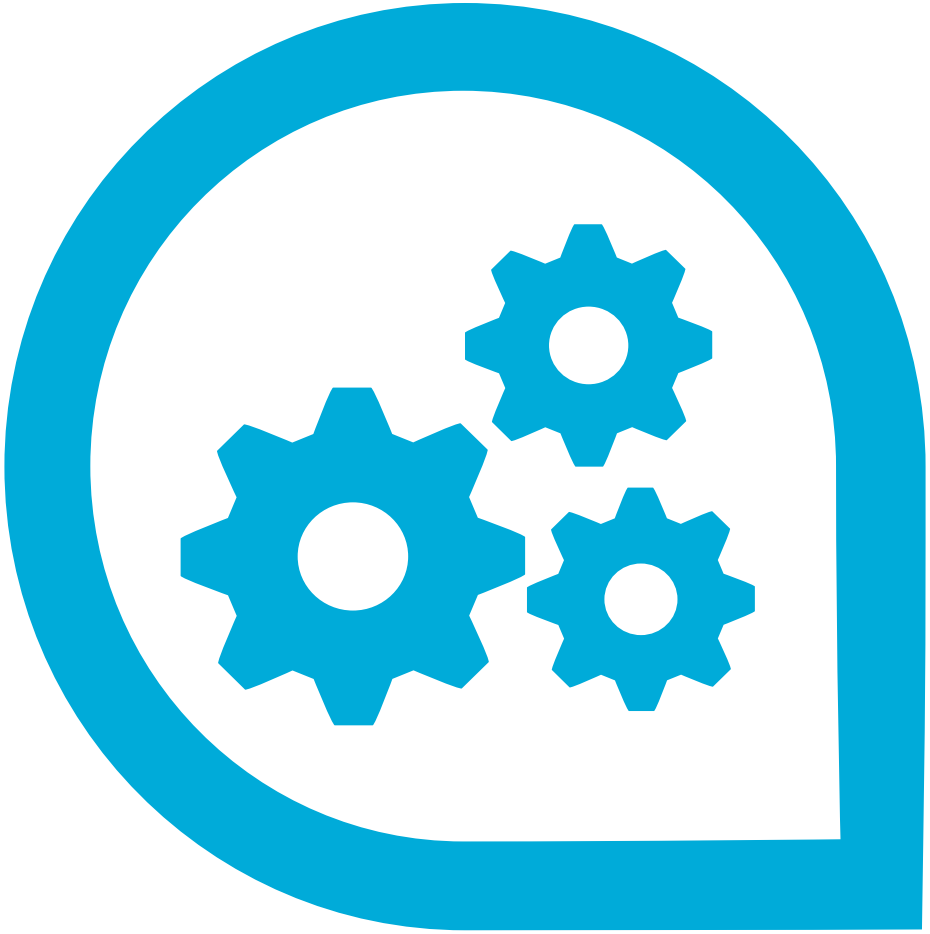


7.4 Urban Design Metrics

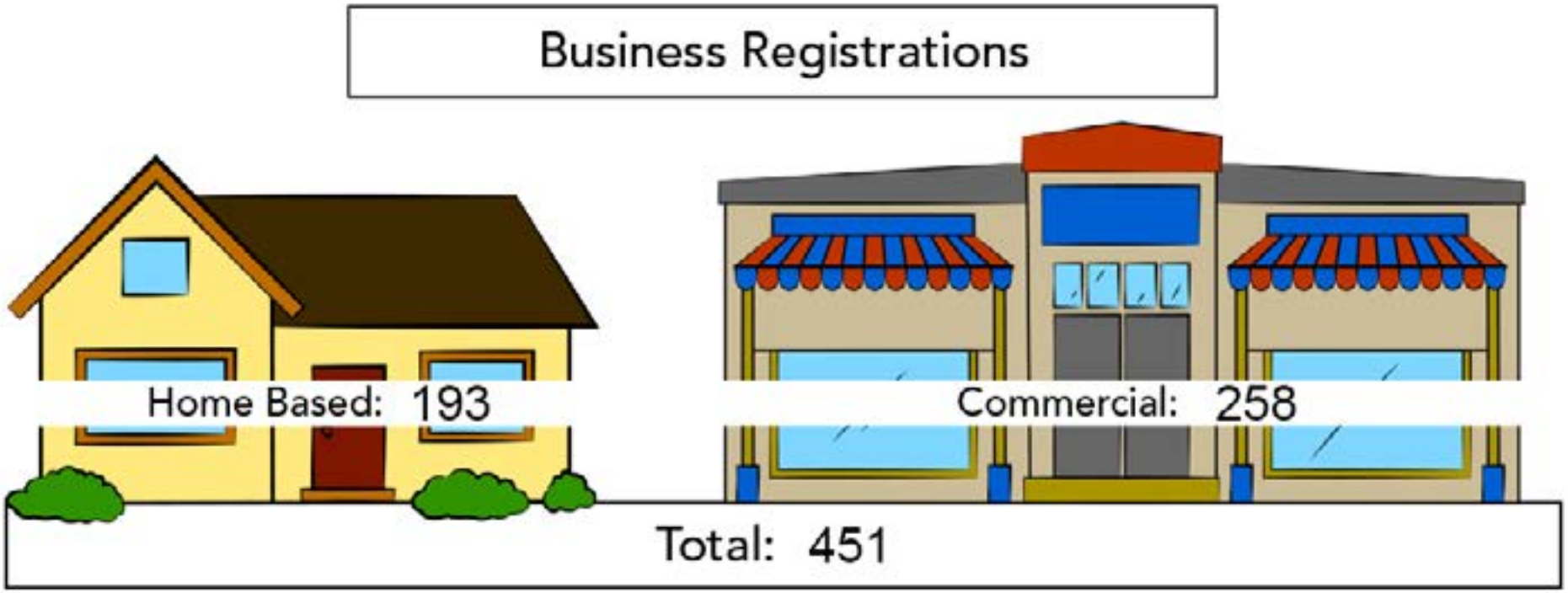
FIGURE 23. WALK SCORES IN THE EAST GATEWAY



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.

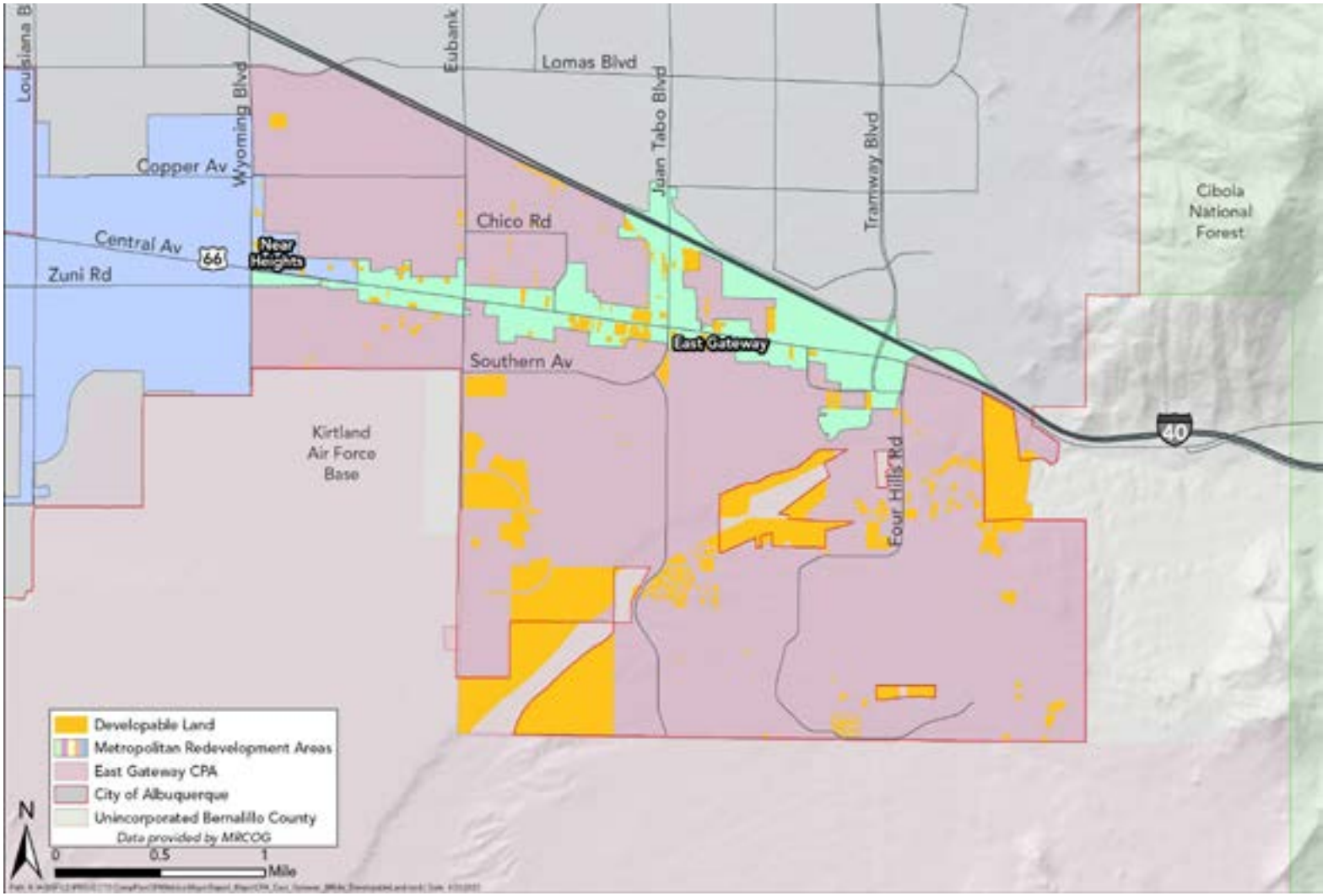


7.5 Economic Development Metrics



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 24. DEVELOPABLE LAND & METROPOLITAN REDEVELOPMENT AREAS IN THE EAST GATEWAY

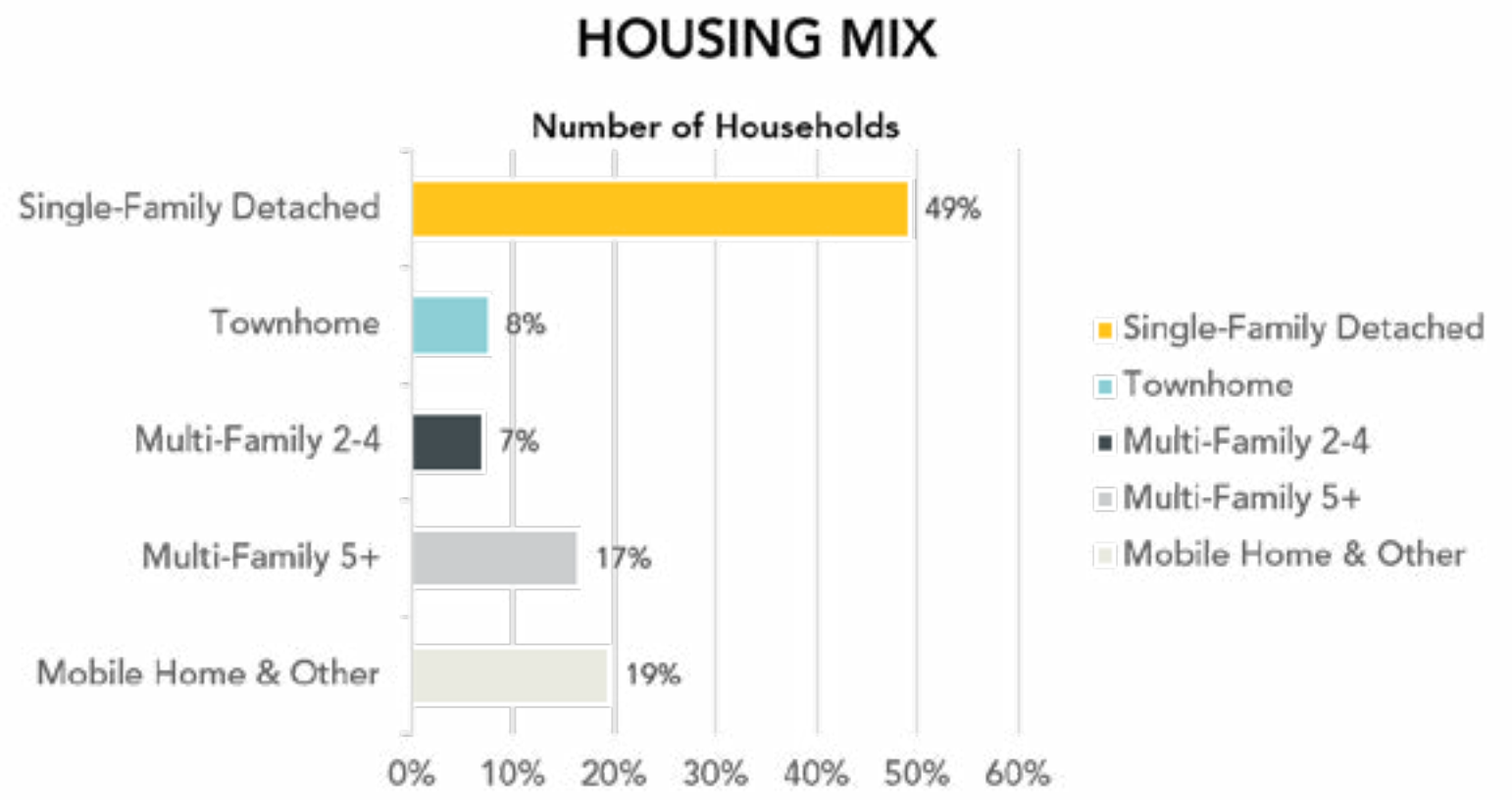


The Metropolitan Redevelopment Agency (MRA) works to revitalize the downtown and Central Avenue corridor, lead collaborative public-private partnerships that result in catalytic change, invest in sustainable infrastructure, and provide opportunities for local residents and businesses to thrive. This 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: 11,932

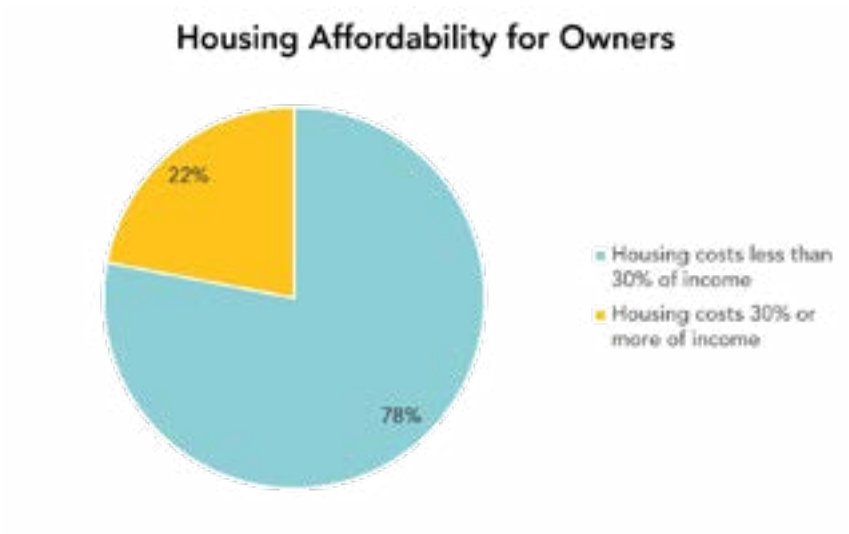


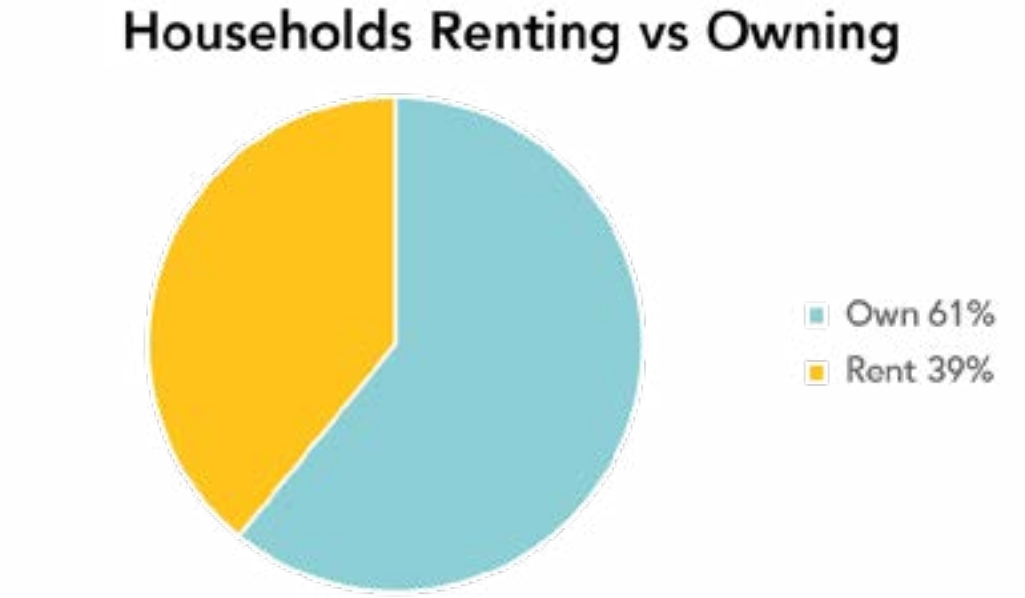
Every CPA has a unique mix housing types and needs. Ninety-three percent (83%) of the households in the East Gateway CPA are low-density residential and small multi-family development, the other 17% are dense multi-family development. Average Household size in the East Gateway is 2.58 poeple.

Percentage of households below poverty: 20.5 %

Jobs to Housing Ratio: 0.63

Average Houshold Size: 2.58







In the East Gateway, there are at least

4 housing developments

& 398 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, 58% of homeowners and 22% of renters in the East Gasteway are cost burdened.

Most people own the homes in which they live in East Gateway, with renters occupying about 39% of the housing.



7.7 Parks & Open Space Metrics

Park land acreage per capita:

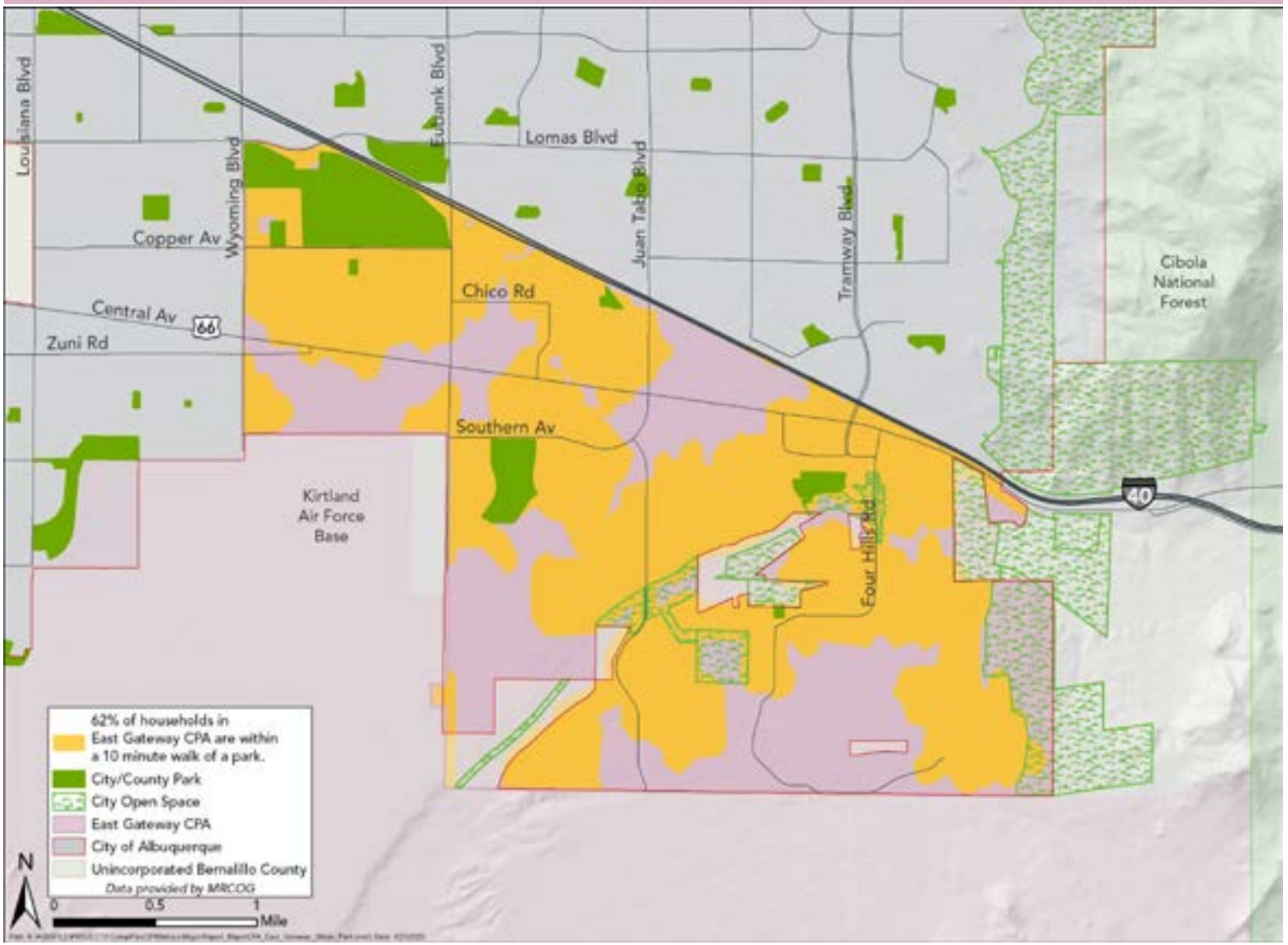
8.25 acres of park land per 1,000 residents.

12.65 acres of Open Space per 1,000 residents

Percent of Total Area that is Park Land:

5.31%

FIGURE 25. HOUSEHOLDS WITHIN 10 MINUTE WALK OF PARK

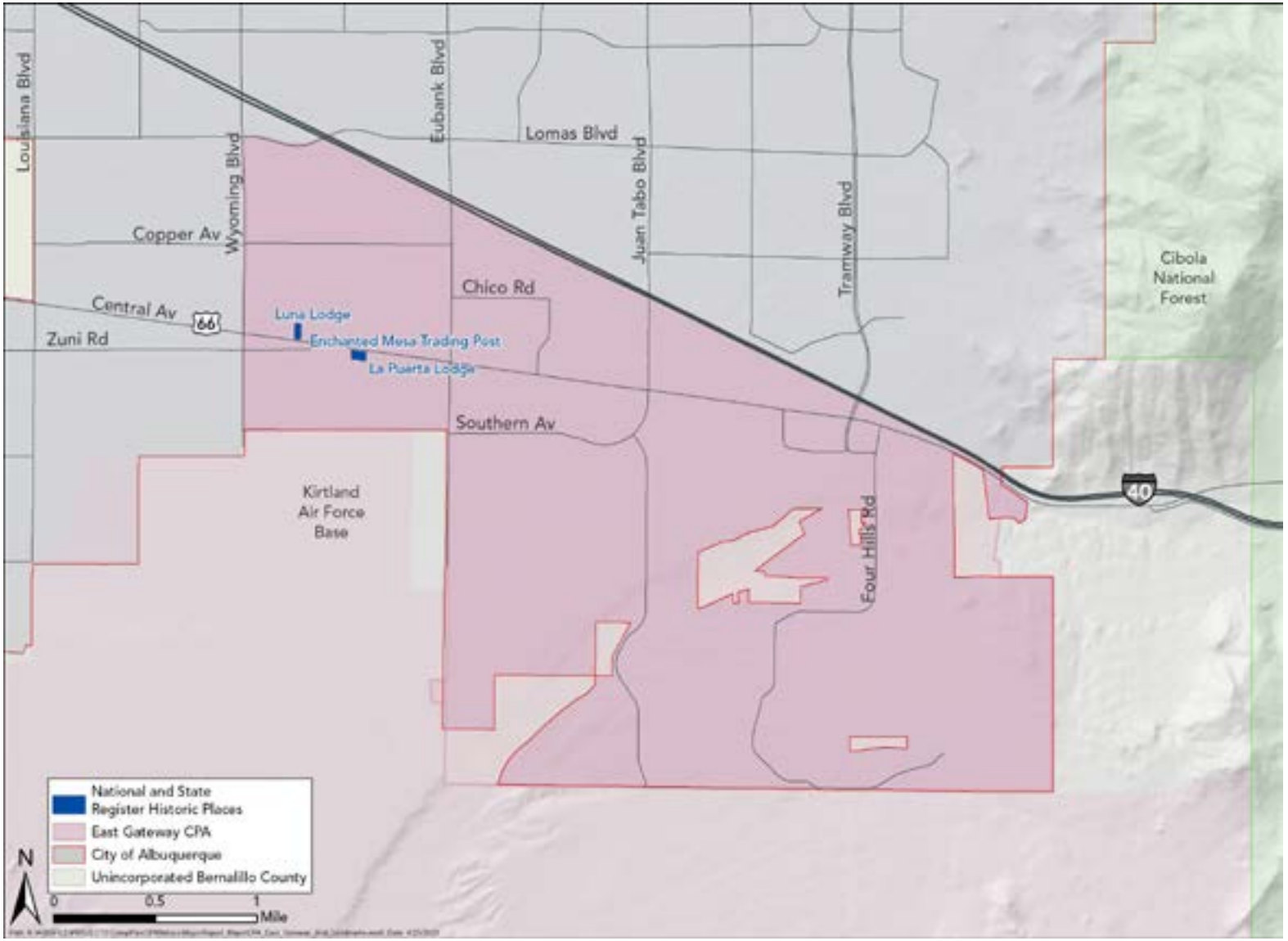


According to our 2019 baseline, 62% of households in the East Gateway CPA are within a 10-minute walk to a park. A more indepth 2021 report released by the Trust for Public Land found that 90% of households within Albuquerque are within a 10-minute walk to a park.



7.8 Heritage Conservation Metrics

FIGURE 26. REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS

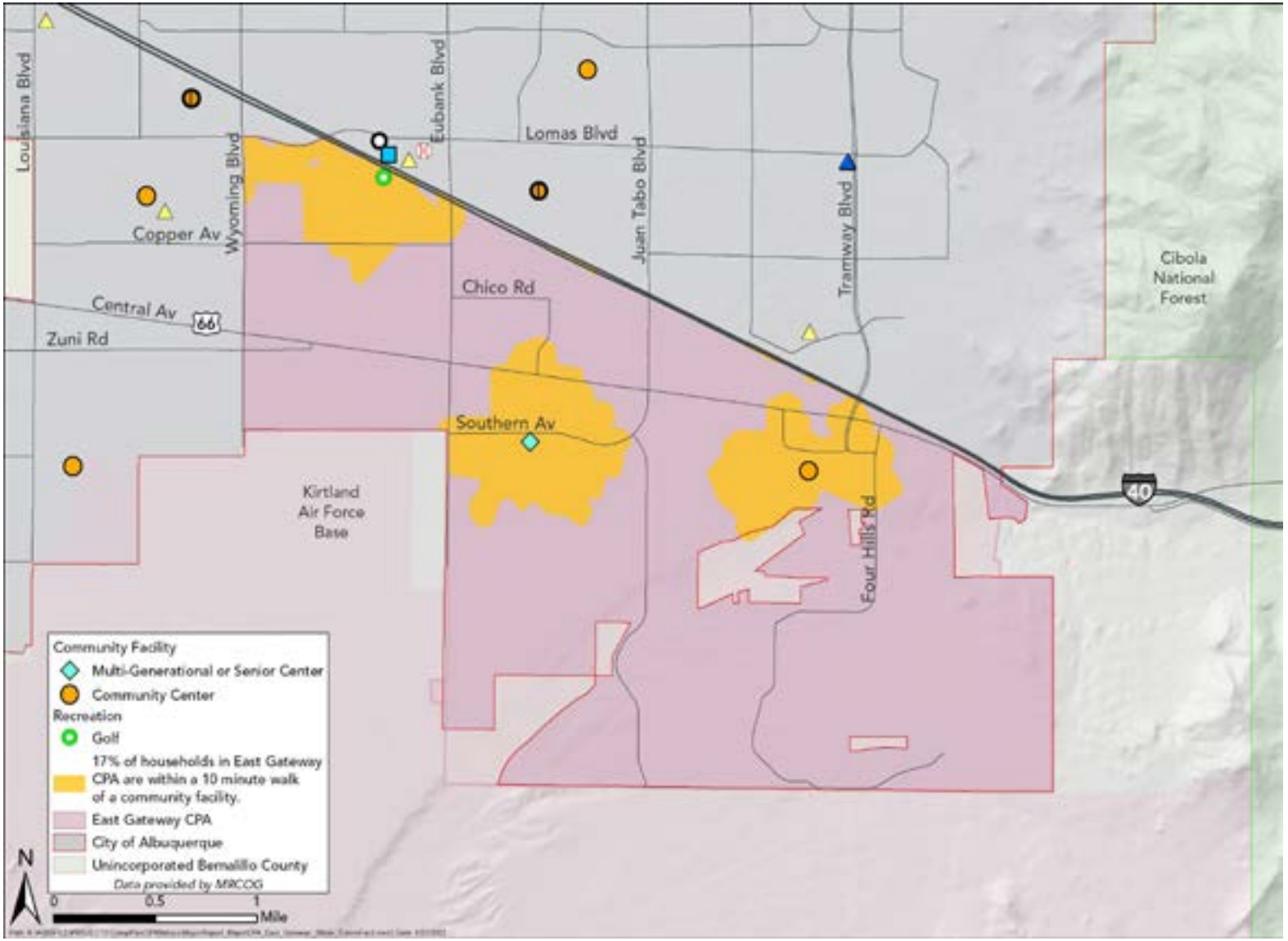


Albuquerque has a rich history - landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA. There are 3 registered historic buildings in the East Gateway: the Luna Lodge, Enchanted Mesa Trading Post and the La Puerta Lodge.



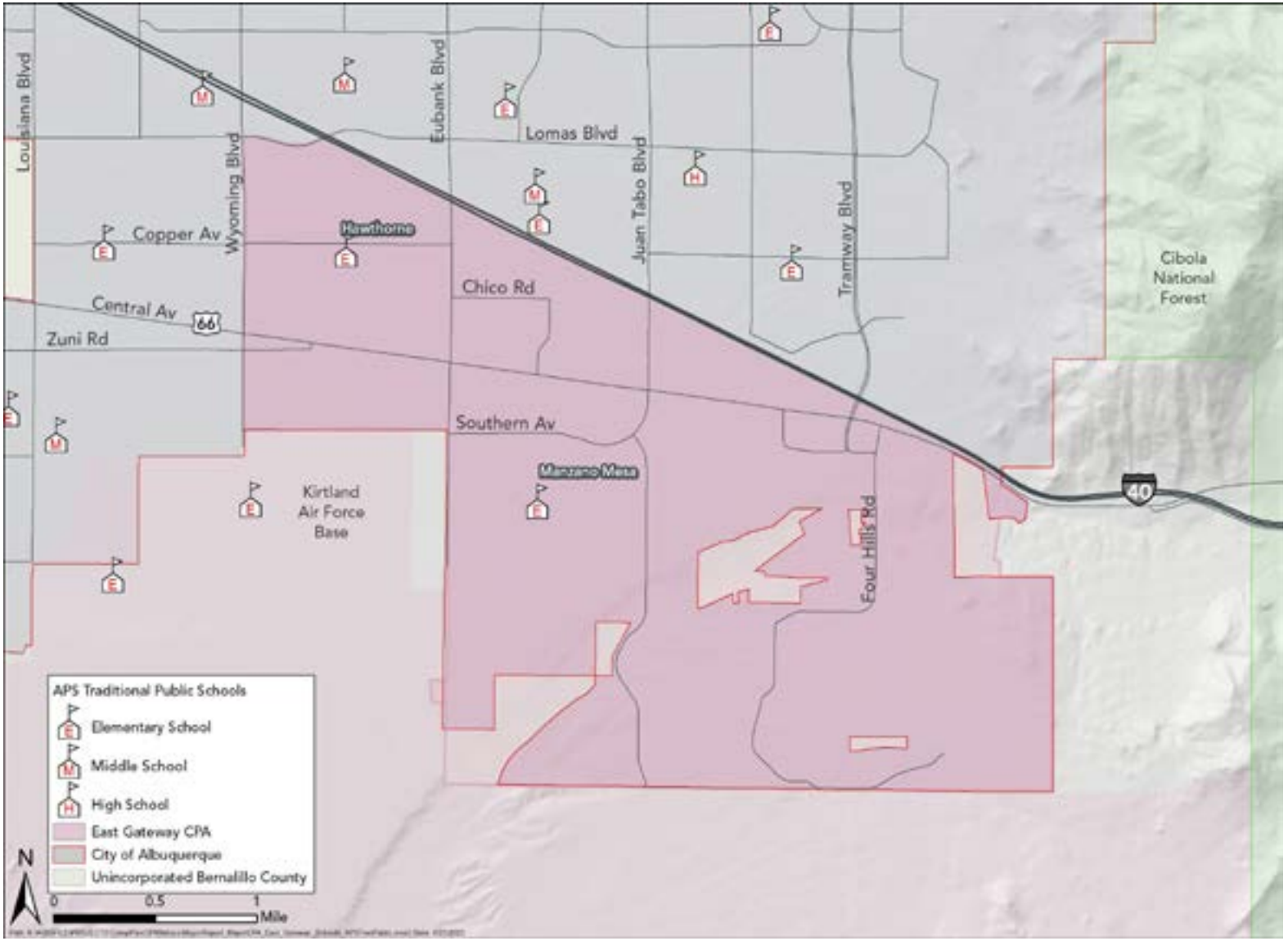
7.9 Infrastructure, Community Facilities & Services Metrics

FIGURE 27. HOUSEHOLDS WITHIN 10 MINUTE WALK OF COMMUNITY FACILITIES



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

FIGURE 28. APS TRADITIONAL PUBLIC SCHOOLS

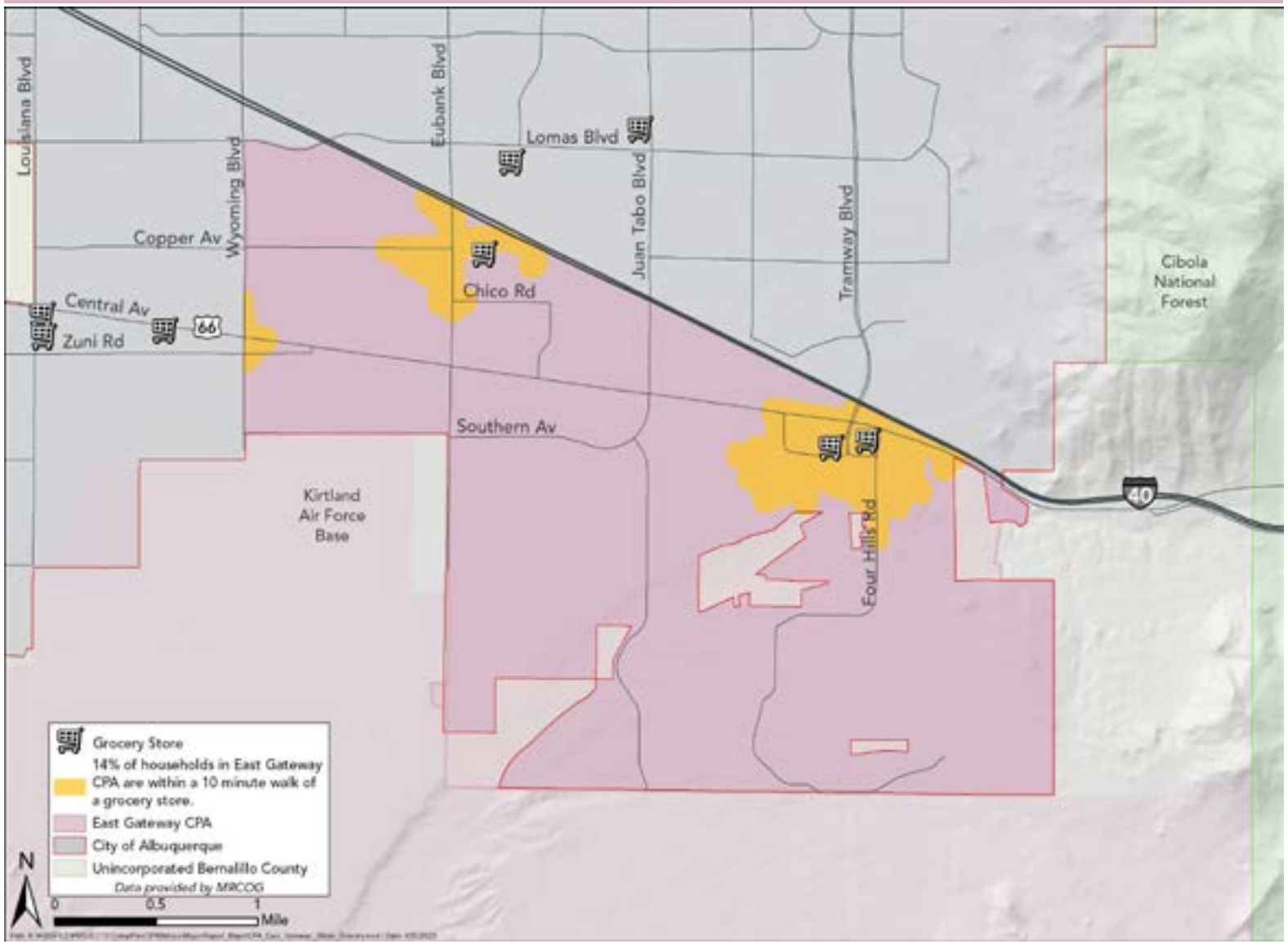


There are a total of 2 elementary schools within, and 7 Elementary Schools, 3 middle schools, and 1 high schools directly adjacent to the CPA.



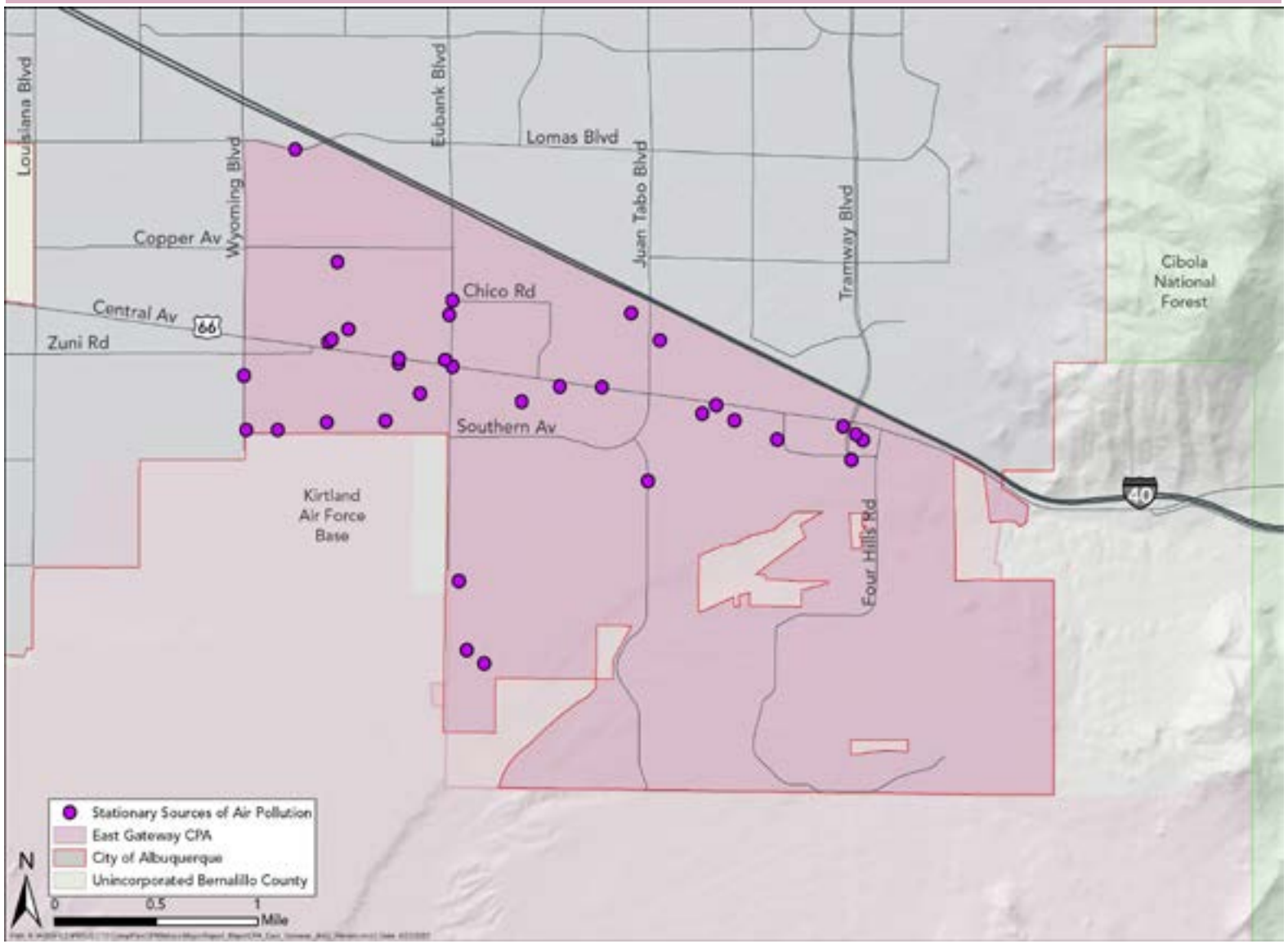
7.10 Resilience & Sustainability Metrics

FIGURE 29. HOUSEHOLDS WITHIN 10 MINUTE WALK OF GROCERY STORE



Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. Eight percent (14%) 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 30. SOURCES OF AIR POLLUTION



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

8. PUBLIC ENGAGEMENT APPENDICES

8.1 Public Engagement

The East Gateway CPA (Community Planning Area) Assessment began in May of 2023. This process lasted a year, during which the Long Range Team gathers community input from the public about a variety of topics. Throughout the process, there are several phases of engagement, were each of which builds upon the previous phase. Planning staff did outreach both online and in person at events and locations around East.

In addition to the website and activity-specific advertising, the Planning Department mailing list promoted different engagement and review opportunities. Over 9,000 people received announcements at the beginning and final phase of the assessment, and more than 550 people who signed up for area-specific updates, which were sent throughout the process. Additionally, between 3,500 and 6,300 households received announcements about the Kick Off event, Priorities Survey, Phase II events, and Open House through PeachJar. This service connects community announcement to parents and guardians with students in APS schools. People can join our email list and view previous newsletters here.

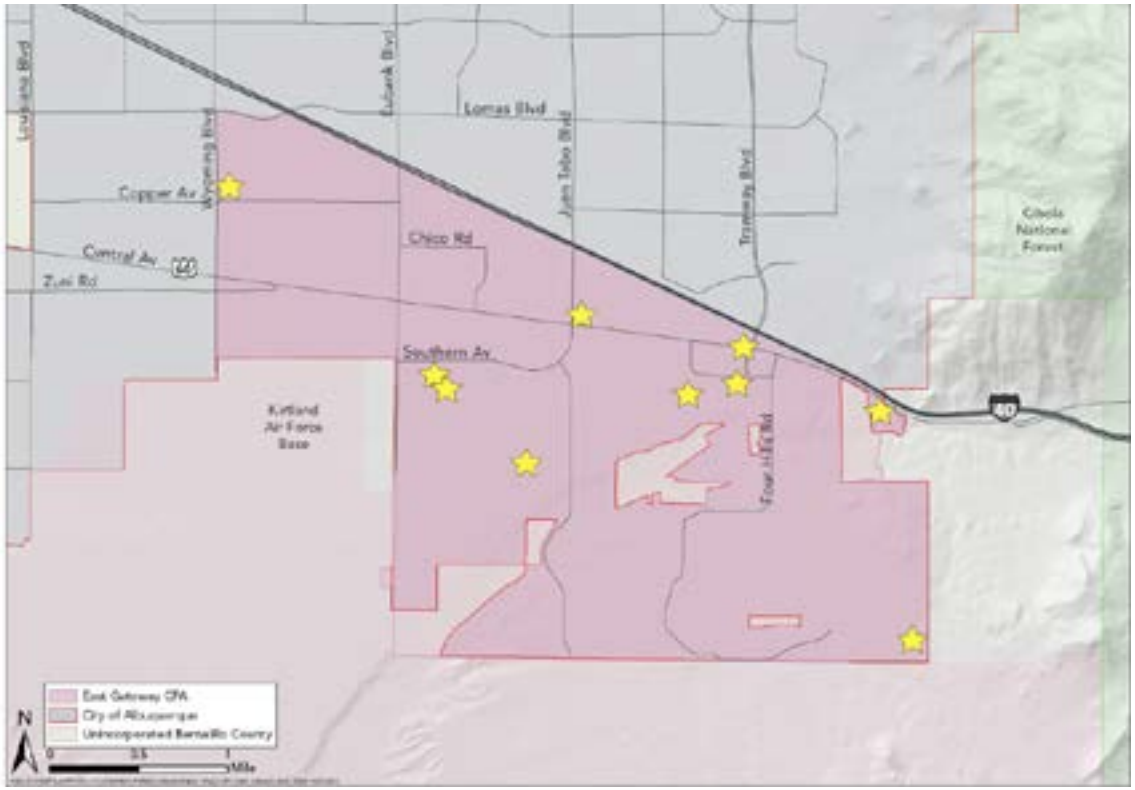
8.1.1 ONGOING

Anyone can give input into the CPA assessment process at any time through on-going, city-wide surveys and self-guided activities found on the project website. The East Gateway responses to these activities are posted on this Miro Board and the website. Staff did not receive the results of any independently led self-guided activities.

Between January 2021 and August 2023, the Pre-Assessment Survey received 219 responses from the East Gateway. Those results are located in this report.

All submissions to the Places I Love, Places that Need Love activity are viewable on an online map on the on-going engagement page. Community members submitted 28

FIGURE 31. ASSET & OPPORTUNITY FEEDBACK COLLECTION LOCATIONS



responses in or adjacent to the East Gateway Area before and during the Assessment process. Most of these responses stated the need for more investment, services and amenities, especially along Central Ave., and several highlighted parks in the area.

Each of these on-going opportunities were available and regularly reviewed by staff throughout the first phase of the CPA Assessment. In summer of 2023, the process moved to more specific topics.

8.1.2 PHASE I: ASSETS AND OPPORTUNITIES

The East Gateway CPA Assessment kicked off in May of 2023. The kick off meetings introduced the process to the public, the presentation is available on the project website, and garnered input on Assets & Opportunities in the CPA, which gives community members the opportunity to engage with the CPA assessment team on a broad range of topics

The Long Range Planning Team also attended other events and tabled in popular places, reaching a broader audience in the area. All assets and opportunities posted by community members are viewable here. At tabling events, it was not always possible to collect demographic information. Anecdotally, we can share that:

- *Manzano Mesa Multi-Generational Center, we spoke mostly to older adults who visited the center for senior programming and to families with young children;*
- *Wash Tub Laundromat, we spoke mostly to young adults and renters;*
- *At more general events, we spoke to a full array of community members.*

Here are the locations where the planning staff performed outreach:

- *Singing Arrow Community Center*
- *Manzano Mesa Multigenerational Center*
- *Pickleball Courts – Manzano Mesa Multigenerational Center*
- *Hawthorne Elementary School*
- *Four Hills Village Wash Tub*
- *Franklin Plaza Shopping Center*
- *Singing Arrow Neighborhood Association Talk Session*
- *Tijeras Biozone Education Center*
- *Daniel Webster Park*
- *Ted Hobbs Parks*
- *Four Hills Neighborhood Trailhead*
- *Manzano/Four Hills Open Space*

8.1.3 PHASE II: SPECIAL TOPICS

After analyzing hundreds of comments entered in the first phase of engagement, the Planning Team identified several topics that required more input. The follow up engagement activities described below informed sections 4 and 5 of the report, and the input gathered through each effort is documented in focus group Miro boards, where applicable.

Planning teams conducted follow up outreach, reinforcing and building off of themes that emerged during phase in the following locations :

- *Town Hall in East Gateway*
- *Biozone Tijeras Education Center*
- *Manzano Mesa Multigenerational Center*
- *Singing Arrow Community Center*
- *Hawthorne Elementary School*
- *Eastside Animal Shelter*
- *Four Hill Village Wash Tub*
- *Juan Tabo Hills Park*
- *Daniel Webster Park*
- *Sandia Vista Park*

8.1.3.1 Community Identity Outreach

The Long Range team wanted to understand how people of all ages felt connected to their neighborhood and the broader area. To that end, the team promoted a survey and coloring sheets asking "What makes your neighborhood unique?" and "What makes this neighborhood feel like home?". Responses are posted on this Miro board, and directly contributed to the policies found in Section 5 of this report.

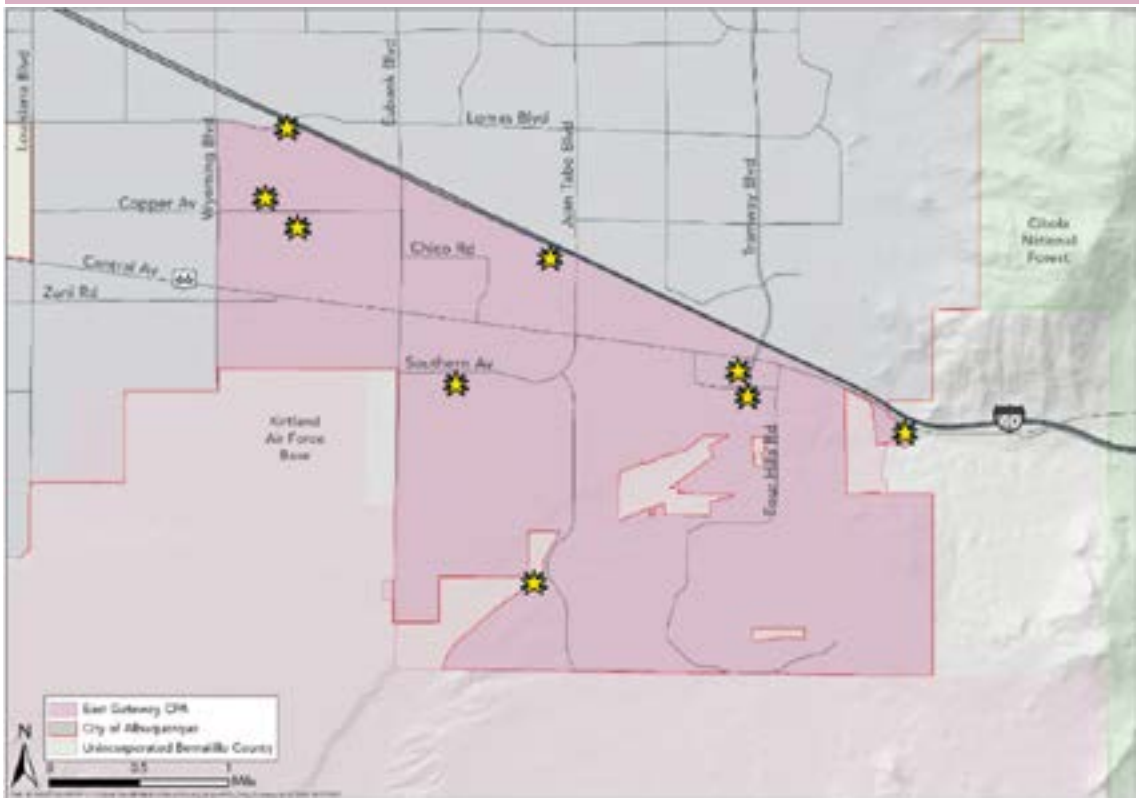
8.1.3.2 East Gateway Metropolitan Development Outreach (8.4)

Phase 1 demonstrated clear community support for development along Central Ave., the entire length of which is covered by Metropolitan Redevelopment Areas. The Long Range team partnered with the Metropolitan Redevelopment Agency to develop a survey related to priorities to the East Gateway MRA Plan. The Planning and Economic Development Departments partnered to host a Small Business Resource Fair at Manzano Mesa Multigenerational Center on November 15th where the survey was also promoted. Thirty-five people total responded, and results are posted on this Miro board. See section 5.4 for more information and results.

8.1.3.3 Tijeras Arroyo Outreach

On October 28th the Albuquerque Planning Department hosted an Environmental Walk on Tijeras Arroyo at West Juan Tabo Hills. In addition to Planning, members of the Environmental Health Department discussed the history, monitoring, and development prospects of the old Eubank landfill, and local non-profit Plastic-Free Mission, which also represents the New Mexico Tourism Department Clean & Beautiful Advisory Committee, discussed origins, destinations, and remediation of litter in the Arroyo, and hosted a litter cleanup in concert with the Walk. 15-20 volunteers collected nearly 400 gallons of litter from the Arroyo, and the cleanup was added to PFM's citywide litter map.

FIGURE 32. PHASE 2 OUTREACH LOCATIONS



On November 4th, City of Albuquerque Open Space staff joined the Long Range Team and community members for the Tijeras Arroyo Open Space Walk. Open Space presented plans for the new public land, and the group explored some of the new trails which are under development.

Additionally in response to the community's interest in access to the Tijeras Arroyo, the Long Range team developed and promoted a survey related to a multiuse path through the arroyo. The results are on this Miro Board and described in section 4.4.3 of this report.

8.1.3.4 Housing Resource Fair Outreach

On Saturday, November 4, 2023 in response to Phase 1 community input requesting housing support, the East Gateway Community Planning Area team in collaboration with Singing Arrow Community Center, hosted its first Housing Resource Fair. The bilingual 3-hour event sponsored City and community partners committed to housing resources and support programs. Family-friendly activities, live marimba music, and free lunch increased participation accessibility. The event was marketing to local schools and businesses, area community and multi-gen centers, YDI families, neighborhood associations, door-to-door flyers, and every person receiving food box support from Health, Housing, and Homelessness' East Central Health & Social Services Center. The event served over 100 community members.

The Long Range team asked interested participants several questions related to their housing, a survey was also available online. In total, 17 people responded to these questions. About half of respondents said they felt their housing was affordable, while half did not. Most people heard about resources by word of mouth, mainly through family and friends. Participants also identified programs to increase affordability and code enforcement as the most needed resources.

These partners signed up to participate:

- *Oak Street Health*
- *Civic Engagement*
- *Central New Mexico Community College*
- *Office of Consumer Protection (CABQ)*
- *Senior Citizens' Law Office*
- *Los Puentes Charter School*
- *City of Albuquerque Community Development*
- *United South Broadway Corporation*
- *NAMI Albuquerque*
- *Bernice Strait*
- *Foothills Community Policing Council*

8.1.3.5 Walk in South Los Altos

Three community members joined Planning Staff to explore connections between Daniel Webster Park, Hawthorne Elementary, the Los Altos Golf Course, and Los Altos Park. Discussion centered on the APS and CABQ Parks joint use agreement and comfort levels on the walk between Hawthorn Elementary and Los Altos Park. Generally, community members felt the route was insufficient to connect Los Altos Park to Hawthorn Elementary. Unfortunately, Parks & Recreation (P&R) staff were unable to join the walk, however, P&R staff continue to answer questions and update the community about changes and projects impacting bike commuters and recreational users of the freeway overpass and surrounding bike routes.

8.1.4 PHASE III: FOCUS GROUPS

Gathering community feedback and input from phases 1 and 2, later summarizing the input and sharing with respective city departments and partners. The planning department hosted 3 focus groups to further understand the concerns. Staff from City Departments, agencies, partners, and other institutions were present to answer questions about services and resources the community may have been concerned about during the process. Also, during these sessions, all respective parties discussed ideas for policies, regulations, and projects for the East Gateway CPA.

Agencies and Partners

CABQ Department of Council Services
CABQ Department of Community Safety
CABQ Department of Parks and Recreation
CABQ Department of Cultural Services
CABQ Department of Family Community Services
CABQ Department of Senior Affairs
CABQ Department of Planning
CABQ Department of Transit
CABQ Police Department
CABQ Department of Metro Redevelopment Agency
CABQ Department of Municipal Department
Friends of the Orphan Signs
Albuquerque Public Schools
Sandia Science and Technology Park

Community Identity, Public Art, & Community Programming

Purpose: Many residents have strong ties to the East Gateway area, and they saw the established neighborhoods, proximity to the Airforce base, and heritage of historic Route 66 as important aspects of East Gateway's sense of place. Discussion during this focus group revolved around ways to enhance this identity.

Safety in East Gateway

Purpose: Safety was a top priority throughout the engagement process. Community members articulated their concerns and hopes for a safer East Gateway in many ways. This focus group brought together partners from across City departments to discuss existing programs and potential solutions.

East Central: Road Design and Future Projects and Development

Purpose: Community members identified Central Ave. as the location for many of the area's amenities, but also in dire need of investment and beautification. Partners and community members explored existing programs and how they could be applied to enhance the corridor.

8.1.5 PHASE IV: ACTION AND POLICY SURVEYS

Following the focus groups, the Planning Department developed surveys to gauge the community's support for proposed policies and actions. The East Gateway CPA Assessment Report includes recommended Policies that will guide decision-making around land use and will be incorporated over time into the Comprehensive Plan. The Report also includes Actions which are tangible measures that build upon community assets. Actions are achieved through coordination with community members, organizations, and governmental partners. From January 30th to March 4th, two surveys were available online and at the East Gateway Open House, held on February 27th at Singing Arrow Community Center.

Survey responses on Actions related to parks, open space, and trails showed strong community support for heritage conservation and park and facility upgrades and improvements. There was mixed support on the Action related to a multi-use trail in the Tijeras Arroyo. Survey responses also showed full support for Actions related to Route 66/Central Ave improvements. There was also general support for Actions related to housing and rental code enforcement. There Actions related to a gun buyback program and IDO changes received neutral to mixed support. Each policy scored though the survey received between 3.4 and 4.4. stars out of 5.

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CITY OF ALBUQUERQUE

COMMUNITY PLANNING AREA ASSESSMENT

EAST GATEWAY