

CITY of ALBUQUERQUE
TWENTY SEVENTH COUNCIL

COUNCIL BILL NO. R-26-62 ENACTMENT NO. _____

SPONSORED BY: Renée Grout and Nichole Rogers, by request

1 RESOLUTION

2 ADOPTING AN AMENDMENT TO THE ALBUQUERQUE/BERNALILLO COUNTY
3 COMPREHENSIVE PLAN TO EXTEND THE MAIN STREET CORRIDOR
4 DESIGNATION FROM WYOMING BOULEVARD TO TRAMWAY BOULEVARD.

5 **WHEREAS, the City Council, the Governing Body of the City of**
6 **Albuquerque (the City), has the authority to amend and adopt the**
7 **Comprehensive Plan as authorized by State Statute, Section 3-19-9, NMSA**
8 **1970, and by its home rule powers established by the New Mexico State**
9 **Constitution; and**

10 WHEREAS, the City's planning and zoning powers are established by the
11 City charter, in which: Article I, incorporation and Powers, allows the City to
12 adopt new regulatory structures and processes and implement the
13 Albuquerque/Bernalillo County Comprehensive Plan ("Comp Plan") guiding
14 future legislation; Article IX, Environmental Protection, empowers the City to
15 adopt regulations and procedures to protect and preserve environmental
16 features such as water, air and other natural endowments, ensure the proper
17 use and development of land, and promote and maintain an aesthetic and
18 humane urban environment; and Article XVII, Planning establishes the City
19 Council as the City's ultimate planning and zoning authority, including
20 adoption of the Comp Plan; and

21 **WHEREAS, to affect these ends the Council shall take whatever action is**
22 **necessary and shall enact regulations and procedures and shall establish**
23 **appropriate Commissions, Boards or Committees with jurisdiction, authority**
24 **and staff sufficient to effectively administer city policy in this area; and**

1 WHEREAS, the City Council last amended the Albuquerque/Bernalillo
2 County Comprehensive Plan in 2025 via R-25-75 (Enactment No. R-2025-056);
3 and

4 WHEREAS, the Comp Plan is the Rank 1 Plan for the physical development
5 and conservation of areas within the City of Albuquerque and unincorporated
6 Bernalillo County, which sets out the context, goals and policies, monitoring
7 and implementation, and supporting information to further its vision and
8 purpose; and

9 WHEREAS, the proposed update to the Comp Plan promotes goals and
10 policies to coordinate land use, transportation, economic development,
11 housing, and public investment along East Central Avenue through
12 comprehensive and long-term planning; and

13 WHEREAS, City Council Services presented the proposed Comprehensive
14 Plan amendment during public meetings with residents, business owners, and
15 neighborhood association representatives and gathered public input.

16 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
17 ALBUQUERQUE:

18 SECTION 1. ADOPT AN AMENDMENT TO THE COMP PLAN TO DESIGNATE
19 MAIN STREET CORRIDORS. The Albuquerque/Bernalillo County
20 Comprehensive Plan (the “Comp Plan”) is amended to designate a section of
21 Central Ave. east of Wyoming Blvd. to Tramway Blvd. as a Main Street
22 Corridor (“MS Corridor”) in all associated maps.

23 SECTION 2. ADOPT FINDINGS SUPPORTING THE COMP PLAN
24 AMENDMENT.

25 1. This request is for an amendment to the Albuquerque/Bernalillo
26 County Comprehensive Plan (the “Comp Plan”) to designate a section of
27 Central Ave. east of Wyoming Blvd. to Tramway Blvd. as a Main Street
28 Corridor (“MS Corridor”).

29 2. The request would help implement the long-term vision for Central in
30 multiple City plans. City Council Adopted City Rank 2 and Rank 3 Plans have
31 goals and recommendations that identify this portion of Central Ave as a key
32 corridor. The MS corridor designation will help implement the Route 66 Action
33 Plan and East Gateway Metropolitan Redevelopment Area Plan. Council-

1 accepted plans and reports such as the East Gateway Community Planning
2 Area (CPA) Report and Albuquerque Vision Zero Year-in Review/Action Plan
3 Update in 2023 detail how designating the requested portion of Central Ave.
4 meets the needs of the East Gateway CPA and the City as a whole.

5 3. A significant update to the Albuquerque/Bernalillo County
6 Comprehensive Plan was adopted in 2017 (R-16-108), establishing the current
7 policy framework for land use and transportation planning. The East Gateway
8 Community Planning Area (CPA) Assessment was accepted by City Council
9 on August 5, 2024 (EC-24-157) and recommended evaluating an extension of
10 the Main Street Corridor designation east of Wyoming Blvd. before the next
11 Comprehensive Plan update. In 2026, City Council adopted amendments to the
12 Integrated Development Ordinance (IDO) updating the Main Street Corridor
13 standards and use regulations.

14 4. The Albuquerque/Bernalillo County Comprehensive Plan, Route 66
15 Action Plan (2014) – Rank II Facility Plan, East Gateway Metropolitan
16 Redevelopment Area (MRA) Plan (2016) – Rank 3, East Gateway Community
17 Planning Area (CPA) Assessment Report (2024), Albuquerque Vision Zero
18 Year-in-Review / Action Plan Update (2023), and the City of Albuquerque
19 Integrated Development Ordinance (IDO) are incorporated herein by reference
20 and made part of the record for all purposes.

21 5. The proposed Main Street Corridor passes through the East Gateway
22 Metropolitan Redevelopment Area and the East Gateway CPA. Main Streets
23 are intended to be lively, highly walkable streets lined with local-serving
24 businesses, modeled after the American tradition of Main Street as a place for
25 living, working, and shopping. Examples of this type of street include Central
26 Avenue in Nob Hill and 4th Street in the North Valley.

27 6. The proposed Main Street Corridor will end in the Four Hills Village
28 Activity Center. The Four Hills Activity Center is generally bounded by Dorado
29 Place to the west, Interstate 40 to the north, Four Hills Road to the east, and a
30 southern boundary located approximately 410 feet south of Wenonah Avenue.
31 Activity Centers provide convenient, day-to-day services at a neighborhood
32 scale to serve the surrounding area within a 20-minute walk or a short bike
33 ride.

1 7. Properties on both sides of Central Avenue are designated as Areas
2 of Change from Wyoming Blvd. to Tramway Blvd. Moon Street is adjacent to
3 Areas of Consistency on the southwest corner of the intersection with Central.

4 8. The Long Range Roadway System (2040 LRRS) map, produced by
5 the Mid-Region Council of Governments (MRCOG), includes existing roadways
6 and future recommended roadways along with their regional role.

7 A. The LRRS designates Central Ave to Tramway as an existing
8 Community Principal Arterial.

9 B. The LRRS designates Central Ave from Tramway to Four Hills Rd. SE
10 as an Existing Major Collector.

11 C. The MRCOG's 2040 Limited Access Facilities Map does not show
12 adjacent roadways as an interstate freeway or as having limited access.

13 D. The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions
14 Map designates Central Ave as a Secondary Freight Corridor.

15 9. The Long Range Bikeway System (LRBS) map, produced by MRCOG,
16 identifies existing and proposed trails.

17 A. The LRBS shows an Existing Shoulder Bikeway (Sandia Mtn. Detour
18 – Rte. 66) on Central Avenue from Tramway to Four Hills Rd. SE.

19 B. The LRBS shows an Existing Bike Lane on Central Avenue (NM 333)
20 from Tramway to Four Hills Rd. SE.

21 10. The Department of Municipal Development is implementing
22 transportation safety improvements along East Central Avenue through the
23 Vision Zero Albuquerque Action Plan. Planned and ongoing projects,
24 including the East Central Business Access and Transit (BAT) Lanes and Mid-
25 Block Crossings Project, roadway restriping, pedestrian crossing
26 enhancements, street lighting improvements, and Complete Streets
27 improvements, support safer, more accessible, and multimodal transportation
28 consistent with the Main Street Corridor designation.

29 11. ABQ RIDE's Route 66 provides local transit service along Central
30 Avenue with eastbound and westbound bus stops throughout the corridor,
31 including stops between Central Avenue/Wyoming Blvd. and Wenonah
32 Avenue/Tramway Blvd. The ART Green Line (Route 777) provides Bus Rapid
33 Transit (BRT) service along Central Avenue, with stations located

1 approximately one-half mile apart and service to the eastern station at Central
2 Avenue and Tramway Blvd. The total distance from Central Ave east of
3 Wyoming Blvd. and west of Tramway Blvd. is approximately 3 miles.

4 12. Charter of the City of Albuquerque: The City of Albuquerque adopted
5 the City Charter in 1971. Applicable articles include:

6 A. Article I. Incorporation and Powers: Establishes the City of
7 Albuquerque that may exercise all legislative powers and perform all functions
8 not expressly denied by general law or charter, whose purpose is to provide
9 for maximum local self-government.

10 Updating the Albuquerque/Bernalillo County Comprehensive Plan is an act
11 of maximum local self-governance and is consistent with the purpose of the
12 City Charter. The Comprehensive Plan establishes the City's long-range vision
13 and provides the policy framework that guides future land use, transportation,
14 and zoning decisions. The proposed Main Street Corridor designation
15 implements that framework by guiding future development, redevelopment,
16 and public investment along east Central Ave to support a walkable, mixed-
17 use, multimodal corridor consistent with the City's adopted planning policies.

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

26 The proposed update to the Comprehensive Plan reflects best practices for
27 policy to guide the proper use and development of land coordinated with
28 transportation. The adoption of the Main Street Corridor designation will help
29 protect and enhance the quality of life for Albuquerque's residents by creating
30 a more walkable, pedestrian-oriented corridor that supports multimodal
31 transportation, neighborhood-serving businesses, mixed-use development,
32 adaptive reuse, economic reinvestment, and a safer, more vibrant public realm
33 while implementing the City's long-term vision for Historic Route 66.

1 **13. Route 66 Action Plan (Rank 2 Facility Plan) (2014):** The Route 66
2 **Action Plan is a City Council-adopted Rank II Area and Facility Plan that**
3 **establishes a long-range vision for preserving, enhancing, and revitalizing the**
4 **approximately 15-mile Route 66 (Central Avenue) corridor within Albuquerque.**
5 **The Plan establishes five guiding goals that serve as the framework for future**
6 **public investments and redevelopment. Extending the Main Street Corridor**
7 **designation east from Wyoming Blvd. to Tramway Blvd. directly advances the**
8 **long-term vision established by the Route 66 Action Plan.**

9 **The proposed amendment implements the Plan's 5 goals by supporting**
10 **preservation of Route 66's historic resources, encouraging multimodal**
11 **transportation and public infrastructure improvements, enhancing public**
12 **spaces, promoting economic reinvestment, and reinforcing East Central**
13 **Avenue's role as Albuquerque's eastern gateway and a significant historic,**
14 **commercial, and cultural corridor.**

15 **14. East Gateway Metropolitan Redevelopment Area Plan (2016):** The
16 **Plan recognizes Central Avenue as the primary commercial corridor within the**
17 **East Gateway and establishes six redevelopment strategies intended to guide**
18 **future public improvements, private investment, and redevelopment activities.**

19 **The amendment directly implements the redevelopment vision established**
20 **by the East Gateway Metropolitan Redevelopment Area Plan. Rather than**
21 **creating a new planning direction, the proposed amendment reinforces an**
22 **existing City Council-adopted strategy for revitalizing the East Gateway area**
23 **by supporting public improvements, transit-supportive redevelopment,**
24 **reinvestment in underutilized properties, corridor beautification, improved**
25 **public safety, and long-term economic development. The requested**
26 **designation provides a Comprehensive Plan framework that complements the**
27 **Metropolitan Redevelopment Agency's implementation efforts and helps**
28 **advance the Plan's long-term vision for Central Avenue.**

29 **15. East Gateway Community Planning Area (CPA) Assessment (2024):**
30 **The proposed Main Street Corridor designation from Wyoming Blvd. to**
31 **Tramway Blvd. is located entirely within the East Gateway CPA. The**
32 **Assessment identifies Central Avenue (Historic Route 66) as the community's**
33 **primary commercial corridor and organizing spine, emphasizing its role in**

1 future reinvestment, redevelopment, multimodal transportation, and
2 placemaking.

3 The proposed amendment is consistent with and helps implement the East
4 Gateway CPA Assessment. The amendment addresses the CPA's recognition
5 that the existing Main Street Corridor designation ends at Wyoming Blvd. and
6 limits the applicability of Main Street development standards and incentives
7 east of Wyoming. These policies and strategic actions demonstrate that the
8 proposed amendment is consistent with the East Gateway CPA Assessment
9 and advances the community's long-term vision for East Central Avenue as a
10 vibrant, mixed-use corridor that supports housing, local businesses,
11 multimodal transportation, and economic reinvestment.

12 16. Albuquerque Vision Zero Year-in-Review / Action Plan Update (2023):
13 The East Gateway CPA identifies Vision Zero as an important City initiative
14 that addresses transportation and pedestrian safety concerns within the
15 community and highlights projects focused on improving safety along East
16 Central Ave.

17 The Amendment is consistent with the Vision Zero program by supporting
18 a more walkable, pedestrian-oriented development pattern that complements
19 planned transportation safety improvements along East Central Ave, including
20 roadway restriping, Business Access and Transit (BAT) lanes, pedestrian
21 improvements, and other multimodal investments. The amendment supports
22 the City's long-term Vision Zero objectives by encouraging redevelopment
23 patterns that complement transportation safety improvements, improve the
24 pedestrian environment, and reinforce a safer, more connected Central Ave
25 corridor.

26 17. Pursuant to § 14-16-6-7(A)(3) of the Integrated Development
27 Ordinance, Review and Decision Criteria, " an application for Adoption or
28 Amendment of the Comprehensive Plan shall be approved if it meets all of the
29 following criteria."

30 A. 6-7(A)(3)(a) Because of changed economic, social, environmental or
31 other conditions, the adoption or amendment is necessary to protect the
32 public health, safety, or welfare.

1 Recent City planning efforts have identified East Central Ave between
2 Wyoming Blvd. and Tramway Blvd. as a priority corridor for reinvestment,
3 multimodal transportation, pedestrian safety, housing, and economic
4 development. The Route 66 Action Plan (2014), East Gateway Metropolitan
5 Redevelopment Area (MRA) Plan (2016), East Gateway Community Planning
6 Area (CPA) Assessment (2024), and Albuquerque Vision Zero Year-in-Review /
7 Action Plan Update (2023) collectively recognize changing economic
8 conditions, aging commercial development, transportation safety concerns,
9 housing needs, and opportunities for coordinated reinvestment along the
10 corridor.

11 The proposed amendment is consistent with Comprehensive Plan Policy
12 4.1.3 Placemaking by reinforcing the identity of Historic Route 66 as a
13 distinctive place for living, working, shopping, and community activity. It also
14 advances Policy 6.1.1 Matching Land Use by aligning future land use patterns
15 with planned transportation improvements and the desired pedestrian-
16 oriented development context, and supports Policy 8.1.4 Leverage Assets by
17 encouraging reinvestment along one of Albuquerque's most significant
18 commercial and cultural corridors.

19 The East Gateway CPA Assessment specifically recognizes that the
20 existing Main Street Corridor designation ends at Wyoming Blvd, limiting the
21 applicability of Main Street Corridor standards and incentives east of
22 Wyoming Blvd, and recommends evaluating an extension of the designation
23 before the next Comprehensive Plan update. The requested amendment
24 responds to these identified conditions by extending the Main Street Corridor
25 designation to support reinvestment, adaptive reuse, multimodal
26 transportation improvements, and redevelopment that promotes a safer, more
27 walkable corridor consistent with the City's adopted planning objectives.

28 B. 6-7(A)(3)(b) The adoption or amendment will protect the public
29 health, safety, or welfare better than retention of the continued application of
30 the existing Comprehensive Plan.

31 The existing Main Street Corridor designation ends at Wyoming Blvd.
32 despite subsequent City planning efforts identifying the corridor between
33 Wyoming Blvd. and Tramway Blvd. as appropriate for pedestrian-oriented

1 redevelopment, multimodal transportation, and reinvestment. The proposed
2 amendment better protects the public health, safety, and welfare by extending
3 the Main Street Corridor designation to East Central Ave and establishing the
4 Comprehensive Plan framework for the applicable Main Street Corridor
5 standards and use regulations of the 2026 Integrated Development Ordinance
6 (IDO) to guide future redevelopment.

7 The requested amendment advances Comprehensive Plan Policy 5.1.9
8 Main Streets by promoting a lively, walkable corridor that supports
9 neighborhood-serving businesses and mixed-use development. It also
10 supports Policy 6.1.5 Main Street Corridors by prioritizing pedestrian safety
11 and accessibility through development patterns that complement street
12 design and multimodal transportation improvements. In addition, the
13 amendment advances Policy 6.4.1 Active Transportation by encouraging
14 development that supports walking, bicycling, transit use, and other non-
15 motorized travel.

16 The proposed amendment also complements implementation of the
17 Albuquerque Vision Zero Year-in-Review / Action Plan Update (2023) by
18 supporting Supported Action (SA) 1, which promotes corridor improvements
19 that prioritize the safety of vulnerable roadway users, and Supported Action
20 (SA) 4, which encourages transportation improvements that consider safety,
21 land use, and development context. Extending the Main Street Corridor
22 designation aligns future land use with these transportation investments and
23 supports safer, more walkable development patterns.

24 C. 6-7(A)(3)(c) The adoption or amendment will result in general
25 benefits to a large portion of the residents or property owners in the city.

26 The proposed amendment will provide general benefits to a broad portion
27 of Albuquerque residents and property owners because East Central Avenue
28 is one of the City's principal commercial, transportation, and transit corridors.
29 Extending the Main Street Corridor designation from Wyoming Blvd. to
30 Tramway Blvd. supports redevelopment along a corridor that serves residents,
31 businesses, employees, transit riders, and visitors from throughout
32 Albuquerque rather than only adjacent property owners.

1 The amendment advances Comprehensive Plan Policy 8.1.1 Diverse Places
2 by encouraging a mix of housing, commercial uses, employment
3 opportunities, and neighborhood-serving businesses within an established
4 activity corridor. It also supports Policy 8.1.2 Resilient Economy by promoting
5 reinvestment in an existing commercial corridor, strengthening local
6 businesses, increasing economic activity, and making more efficient use of
7 existing public infrastructure.

8 If approved, the Main Street Corridor designation will establish the
9 Comprehensive Plan framework for the applicable Main Street Corridor
10 standards of the 2026 IDO to guide future redevelopment, encouraging
11 pedestrian-oriented development, mixed-use projects, adaptive reuse, and
12 reinvestment that benefit residents, businesses, and property owners
13 throughout the city.

14 The amendment is also consistent with Policy 5.1.9 Main Streets by
15 extending a walkable, pedestrian-oriented development framework along
16 Historic Route 66. When combined with the City's ongoing investments in
17 multimodal transportation, Vision Zero safety improvements, and corridor
18 revitalization, the Main Street designation encourages redevelopment that
19 improves pedestrian safety, transit accessibility, housing opportunities, and
20 the public realm for residents throughout Albuquerque.

21 The Route 66 Action Plan, East Gateway MRA Plan, East Gateway CPA
22 Assessment, and Vision Zero Action Plan all identify East Central Avenue as a
23 priority corridor for reinvestment and public investment. Extending the Main
24 Street Corridor designation helps coordinate future land use with those
25 adopted planning efforts, resulting in benefits that extend beyond the
26 immediate corridor to residents, businesses, property owners, and visitors
27 throughout the city.

28 D. 6-7(A)(3)(d) If the adoption or amendment is being proposed by a
29 small group of residents or property owners, it would not create significant
30 adverse impacts on the remaining residents or property owners in the city.

31 This amendment it is not being proposed by a small group of residents or
32 property owner.

18. Prior to submitting the application, Council Services Staff attended three in-person community meetings to present the purpose of the amendment, the rationale for extending the Main Street Corridor designation, and its relationship to the Comprehensive Plan, Integrated Development Ordinance (IDO), and Development Process Manual (DPM).

19. Council Services held three public meetings for residents, business owners, and neighborhood association representatives. Community feedback generally supported strengthening local businesses and creating a safer, more walkable pedestrian environment. The meetings were held on:

- May 6, 2026 – Central Business Speaker Series, Manzano Mesa Multigenerational Center.
- May 12, 2026 – Singing Arrow Neighborhood Association, Singing Arrow Community Center.
- May 21, 2026 – District 9 Coalition Meeting, Singing Arrow Community Center.

20. All recognized Neighborhood Associations were notified of this request as required by IDO §14-16-6-4(J)(2)(e).

21. The applicant was not required to offer a Pre-submittal tribal meeting. The City was not required to refer the case to tribal representatives for comment [IDO § 14-16-6-4(B) and IDO Table 6-1-1].

SECTION 3. CONDITIONS OF APPROVAL.

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department once City Council approves the amendment.

2. Editorial changes to the Comp Plan shall be made to update the Maps/Diagram for the following figures upon adoption by City Council:

- A. Figure 3-1: Countywide Vision Map (Page 3-6)
- B. Figure 3-2: Metro-focused Vision Map (Page 3-7)
- C. Figure 5-2: Vision Map with Center Boundaries (Page 5-9)
- D. Main Street Corridor Diagram (Page 5-16)
- E. Figure 5-4: Centers and Corridors (Page 5-18)
- F. Figure A-15: Centers and Corridors (Page A-47)

1 **SECTION 4. SEVERABILITY.** If any section, paragraph, clause, word, or
2 provision of this Resolution shall for any reason be held to be invalid or
3 unenforceable by any court of competent jurisdiction, such decision shall not
4 affect the validity of the remaining provisions of this Resolution.

5 **SECTION 5. COMPILATION.** This Resolution shall be incorporated in and
6 made part of Chapter 1, Article 2, Section 1, the Code of Resolutions of
7 Albuquerque, New Mexico, 1994.

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CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

August 7, 2026

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: ABC Comprehensive Plan Amendment (PLAN-2026-00001)

Request

This request would amend the Albuquerque/Bernalillo County Comprehensive Plan (the “Comp Plan”) to extend the Main Street Corridor (“MS Corridor”) designation east of Wyoming Blvd. to Tramway Blvd. Associated maps but no text would be amended in the Comp Plan.

Overview and EPC Recommendation

The Environmental Planning Commission (EPC) held a public hearing on June 16, 2026 [PLAN-2026-00001] to consider the proposed amendment.

The request is the result of several recent City planning efforts. Rank II and Rank III plans, including the Route 66 Action Plan and the East Gateway Metropolitan Redevelopment Area Plan, identify this segment of Central Avenue as a key corridor for reinvestment and recommend extending the Main Street Corridor designation. City Council-accepted planning documents including the East Gateway Community Planning Area (CPA) Assessment and the Albuquerque Vision Zero Year-in-Review / Action Plan Update (2023) recognize the need for a more walkable, multimodal, and economically vibrant corridor that serves both the East Gateway area and the city as a whole.

The EPC found that the proposed amendments satisfy the Review and Decision Criteria for an amendment of the Comp Plan in IDO § 14-16-6-7(a)(3) and voted 6-0 to forward a Recommendation of Approval to City Council, subject to Findings and Recommended Conditions in the Notice of Decision. The proposed update to the Comprehensive Plan promotes goals and policies to coordinate land use, transportation, economic development, housing, and public investment along East Central Avenue through comprehensive and long-term planning.

EPC found that the designation will help protect and enhance quality of life for Albuquerque's residents by encouraging pedestrian-oriented development, mixed-use projects, adaptive reuse, multimodal transportation, economic reinvestment, and a more walkable, vibrant corridor.

Neighborhood & Public Input

Council Services held public meetings on May 6, 2026, with the Central Business Speaker Series; May 12, 2026, with the Singing Arrow Neighborhood Association; and May 21, 2026, with the District 9 Coalition of Neighborhood Associations. Council staff presented the proposed Comprehensive Plan amendment and gathered public input. Community feedback generally supported strengthening local businesses and creating a safer, more walkable pedestrian environment.

Council Services notified all City recognized neighborhood associations/coalitions of this request as required by IDO §14-16-6-4(f)(2)(e). Council Services received two emails requesting clarification, one from the Victory Hills Neighborhood Association and one from the Four Hills Village Association.

The EPC received some letters of opposition but more letters of support, as well as a few letters requesting a deferral to allow for more public meetings. One grassroots organization supported the request because the amendment is in step with the Comp Plan and investments they are making in mobility, housing, and neighborhood vitality.

Conclusion

The EPC recommends approval of the amendment of the Comp Plan. The EPC found that the request satisfies the Review and Decision Criteria for an amendment of the Comp Plan in IDO §14-16-6-7(a)(3). The draft resolution is being transmitted to City Council for consideration and final action.

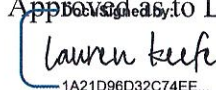
Title/Subject of Legislation: Amending the Comprehensive Plan to extend the Main Street Corridor designation from Wyoming Blvd. to Tramway Blvd.

Approved:

 8/20/26

Samantha Sengel
Chief Administrative Officer

Approved as to Legal Form:

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8/11/2026 | 3:27 PM MDT

Lauren Keefe
City Attorney

Recommended:

Signed by:
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8/10/2026 | 12:42 PM MDT

Alan Varela
Planning Department Director

Cover Analysis

Comprehensive Plan Amendment

1. What is it?

This request is for an amendment to the Albuquerque/Bernalillo County Comprehensive Plan (the “Comp Plan”) to extend the Main Street Corridor designation from Wyoming Blvd to Tramway Blvd. Associated maps but no other changes would be amended in the Comp Plan.

2. What will this piece of legislation do?

This legislation will designate a section of Central Ave. east of Wyoming Blvd to Tramway Blvd. as a Main Street Corridor.

3. Why is this project needed?

Designating East Central as a Main Street in the Comp Plan identifies the corridor for more walkable, mixed-use, pedestrian-oriented development and public investment in the future. Extending the Main Street Corridor designation in East Central applies the zoning incentives for development as well as prohibits land uses not allowed on Main Street Corridors. The proposed amendment also helps implement multiple City plans that prioritize this segment of Central Avenue for reinvestment, multimodal transportation, pedestrian safety, housing opportunities, and economic development. The Route 66 Action Plan (2014), East Gateway Metropolitan Redevelopment Area (MRA) Plan (2016), East Gateway Community Planning Area (CPA) Assessment (2024), and Albuquerque Vision Zero Year-in-Review / Action Plan Update (2023) all support coordinated reinvestment and improvements along the corridor.

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

This proposal is a legislative change and will not create any costs for the City.

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

No.

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

If the project is not approved, the proposed segment of East Central Avenue will not receive the Main Street Corridor designation in the Comprehensive Plan. As a result, the Main Street Corridor zoning standards of the 2026 IDO would not apply to future development along the corridor. This would limit opportunities to encourage pedestrian-oriented development, mixed-use projects, adaptive reuse, and coordinated reinvestment envisioned by the Comprehensive Plan and supporting planning documents.

7. Is this service already provided by another entity?

No.

FISCAL IMPACT ANALYSIS

TITLE: Amending the Albuquerque/Bernalillo County Comprehensive Plan to designate Central Ave. east of R: O:
FUND:110
DEPT:4926000

- ☒ No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2027	Fiscal Years 2028	2029	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[X] Estimated revenues not affected				
[] Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.
* Range if not easily quantifiable.

Number of Positions created

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

Extending the Main Street Corridor designation on Central Ave. from Wyoming to Tramway prioritizes this segment of Central Avenue for reinvestment, multimodal transportation, pedestrian safety, housing opportunities, and economic development. This amendment helps implement mutple City plans to make Central a more walkable, vibrant, mixed-use corridor.

PREPARED BY:

Debbie Donbransky 8/10/2026 | 12:36 PM MDT
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FISCAL ANALYST

APPROVED:

Alan Smith 8/10/2026 | 12:42 PM MDT
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DIRECTOR

REVIEWED BY:

Diane Shaver 8/11/2026 | 1:28 PM MDT
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EXECUTIVE BUDGET ANALYST

Signed by:

Quinn Snyder 8/11/2026 | 1:33 PM MDT
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BUDGET OFFICER

Signed by:

Elanor Blevins 8/11/2026 | 2:40 PM MDT
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CITY ECONOMIST