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Date: January 15, 2024

To: David Shaffer  
Chair, EPC

From: Jane Baechle  
Resident of ABQ

Re: Gold Avenue ZMA

Please accept the following comments opposing the requested zoning map amendment for 1701 Gold Avenue SE, item 3 on your agenda for the EPC meeting of 1/18/2024. As I indicated, I am writing as an individual. That does not, however, mean that your analysis of this request and decision are without consequence and implications for other neighborhoods.

If granted, this zone change would allow the development of a structure 65' in height, far out of scale and character with a walkable, welcoming neighborhood, homes and businesses. It would loom over more modest multi-family and single family homes adjacent to this property or mere blocks away. The existence of taller structures in the larger area, around Presbyterian Hospital or on the UNM campus, which also has abundant open areas and green space that encourages walking, meeting and spending time with the campus community, does not mitigate the harm that a much taller structure would have on the nearby homes and residents.

This is not knee jerk opposition to higher density housing. Higher density housing, however, should not intrude on the surrounding area and impose on an established and modest neighborhood for the sake of simply adding density.

IDO purpose statement 1-3(E) is clear, "Protect the quality and character of residential neighborhoods." Creating a spot zone of high density housing in the midst of lower density housing and modest homes is entirely inconsistent with that purpose statement.

I respectfully request you deny this zoning map amendment.

Sincerely,  
Jane Baechle