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Date: January 15, 2024

To: David Shaffer
Chair, EPC

From: Jane Baechle
Resident ABQ and SFV

Re: Comp Plan Update
PR-2023-009664_RZ-2023-00052

The following comments are submitted following review of the 705 pages of the red-line draft of the ABC Comprehensive Plan with proposed updates. I comment as an individual. As generous as the SFVNA board members are with their time, it has been impossible to find sufficient time to consider the multiple land use matters affecting Santa Fe Village as an association at this point. I am confident we will and look forward to participating in the Community Planning Area Assessment process for the West Mesa CPA.

I support multiple updates outlined in the red-line draft.

- ❖ The Vision Zero Action Plan and the inclusion of the High Fatal Injury Network (HFIN) in highway design are welcome additions. Every policy or action with the potential to increase vehicle, pedestrian and public transit safety is welcome and needed. I applaud the policies and actions proposed to provide a more interconnected transportation network. If ABQ planners and leadership want transit oriented design, there must be genuine and multiple transportation options.
- ❖ I am grateful to be in the age cohort labeled “older adults.” As such, I support strategies to increase awareness of housing opportunities, 9.2.1.1, and knowledge of universal design, 9.2.2.1. I am unclear about the scope of 9.1.1.6, “Explore strategies to address older adults downsizing to smaller homes” unless it is to provide those who choose to relocate with knowledge and resources.
- ❖ The inclusion of the Policies and Actions specific to the areas who have completed their Community Planning Area Assessments is a welcome addition. The language of these policies and the recommended actions clearly reflect those individual areas.
- ❖ I support proposals to improve climate resilience and support water conservation.

I am opposed to several updates.

- ❖ Santa Fe Village lies in the West Mesa CPA. There is no description of “the natural and cultural characteristics and features that contribute to distinct identity” and no basis to “prioritize projects and programs to meet the needs of communities, neighborhoods and sub-area.” Yet, the city plans to extend the CPA cycle from 5 years to 10 years while making consequential changes to the IDO which cannot be informed by a Community Planning Area assessment of the West Mesa. No doubt, these assessments are complex and time-consuming. That is not a justification for continuing to implement zoning changes which fail to consider the characteristics of all CPAs and extending the cycle of assessments.
- ❖ The intent of the CPA process should remain to “prioritize” community views and values regarding projects rather than solely “understanding” them. (Pg. 75).
- ❖ I am opposed to the language and apparent intent of 5.1.1.16, “Promote updates to the Integrated Development Ordinance (IDO) that incentivize affordable housing developments. The Comp Plan already addresses goals and policies to support a range of housing, including affordable housing. This change appears to use the IDO, not for the purpose of implementing the ABC Comp Plan and its provisions, but as a mechanism for changing it. No matter the desirability or determination of need of a specific housing type, the IDO should not be changed as a strategy to work around the totality of the Goals and Policies of the Comp Plan.

Finally, I am troubled by the change of terminology from “Citizen Academy” to “City Leaders.” The benefit of this change is unclear but its likely effect is not. The plain meaning of “City Leaders” to a majority of people will be elected representatives and City staff. The prospect that an everyday resident or even neighborhood association leader will read the Definition section of the Comp Plan to see who is included under the category of “City Leaders” is unlikely. This language will have the effect of discouraging public engagement, particularly of those who have the least sense of agency. If that is not the intent, I request that the Comp Plan reflect an intent to engage with residents and neighborhood representatives “...through the lens of promoting stronger and more informed participation...”. (NARO)

Thank you for your time and thoughtful consideration.

Sincerely,

Jane Baechle