

Date: August 18, 2025

To: Daniel Aragon, Chair Environmental Planning Commission

From: Rene' Horvath, Resident,

West Mesa CPA Re: West Mesa CPA Assessment Report Plan-2025-00002

Dear EPC Chair Daniel Aragon and fellow Commissioners,

The west side has unique natural and cultural features that Albuquerque values such as the Bosque, the Mesa top, the volcanoes, and the escarpment, with over 20,000 petroglyphs. Albuquerque is lucky to have such unique features such as these. These features make Albuquerque a very interesting City to live in. Therefore, it is important to maintain and provide more protections for these areas.

The west side has a limited amount of river crossings, with two main arterials, Coors and Unser, to travel north and south on, and no grid system of roadways to disperse traffic onto multiple roadways. Transit services are very limited since COVID and were reduced further due to a bus driver shortage. The transit department is also facing behavioral issues on the buses.

While reading the staff report and West Mesa CPA report, we appreciate staff incorporating the public comments they recently received, and making corrections in their report to make them more accurate and more clear, and to capture the things that we value and need to preserve and protect.

We are concerned that there is an emphasis in the Staff Report to increase the housing density by changing R-1 single family zoning to multi-family. The IDO already has plenty of zoning categories for Mixed use zones, with increased density, reduced usable open space, and a reduction in parking. We don't need to do any more of these types of changes to up-zone property. These types of changes will not be beneficial to the community, nor be sustainable. We want to maintain the quality of life for our neighborhoods. We support maintaining single family zoning.

Therefore, we would like the CPA report and the staff report to reflect that there is no need to up-zone R-1 areas as the IDO has already done so. Increasing the density will not lead to creating affordable housing. Up-zoning will only make land costs more expensive, making things even less affordable. We have an inflation issue, not a zoning issue. Therefore, corrections are needed in the CPA report and staff report to eliminate any language that suggests or recommends increasing the zoning to solve the affordability issue. Since its inception, the IDO increased density in Albuquerque, which is why we are seeing numerous apartments being built on the west side. Zone changes in the IDO have not made things more affordable, and will not solve the affordability issue. We need more protections on the West Side, not less, if we want to maintain the quality of life for our residents and protect our unique resources.

There are two items in the CPA Reports, I want to comment on:

The first one is **Action Matrix #13** which is on page 96 of the West Mesa CPA Report, and Action Matrix #1 on pg. 90 in the NW Mesa CPA Report:

**Action #13 West Mesa and #1 Northwest Mesa: Create an Economic Development Report that incorporates indicators such as demographics, population growth, existing businesses, employer data, drive time data, land, zoning, and existing barriers to growth and development.**

We might want to revise Action #13 to read: *Create an Economic Development Report that incorporates indicators such as demographics, population growth, existing businesses, employer data, drive time data, land, zoning, adequacy of transportation routes, and water supply availability, when examining growth and development to ensure a well planned attractive and sustainable development while also protecting our natural resources and open spaces.*

The second is **Action Matrix #14** which is on Pg. 96 of the West Mesa CPA Report.

**Action Matrix #14 West Mesa: Provide Opportunities for converting single family zoning to higher density and mixed use zone districts to allow duplexes, multifamily, and mixed-use development to increase housing supply and affordability.**

Action Matrix #14 should be eliminated from the report. The City already up-zoned the zone code in 2018 and in the last several years, amendments to the IDO have removed a multitude of zoning protections which have created a lot of unnecessary conflicts within our Community. Because of the IDO changes, a lot of high density apartments are being built, especially on the West Side. We don't need any more up-zoning or removal of zoning protections on the West Side that will impact the Community even further due to our limited infrastructure and our sensitive open space areas. We want sustainable quality developments. Please take into account that Albuquerque has a limited water supply and the West Side has limited transportation routes to access jobs on the east side of town, and we cannot afford to continue to keep changing zoning to open the door and flood the market to allow uncontrolled growth and development. We need to promote sustainable development.

Thank you, for your time and consideration.

Rene' Horvath