



Date: September 14, 2026

To: Renn Halstead, Chair
Environmental Planning Commission

From: Jane Baechle
WSCONA President

Re: VA-2026-00109
ZMA-2026-00013

On behalf of the West Side Coalition of Neighborhood Associations (WSCONA) Executive Committee, I write to express our support of VA-2026-00109, a variance of 3 feet and 11 inches to the maximum building height of 15 feet within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone to allow a building height of 18 feet 11 inches and of ZMA-2026-00013, the request to withdraw this application with the intent of submitting an application to rezone the entire parcel as MX-L rather than MX-M.

WSCONA received notice from Modulus Architects and Land Use Planning, agent for the Oak Grove Classical Academy, regarding these applications. At the request of WSCONA, principals from Modulus met with members of WSCONA and nearby neighborhoods in a facilitated meeting on Monday, August 24, 2026.

We saw a thoughtful and sensitive design, congruent with its surroundings and protecting the view shed which defines this heritage landscape. Importantly, the additional height did *not* intrude on the views to and from the escarpment, views which carry profound spiritual and cultural significance to Tribal Nations and which Petroglyph National Monument is charged with protecting.

The facilitated meeting concluded with WSCONA representatives agreeing to seek support for the height variance and Modulus agreeing to pursue a ZMA to MX-L rather than MX-M. In the meeting, we heard the support of the project from our members who will be its nearby neighbors. We previously had confirmation from the Pueblo of Laguna of their support for the height variance.

WSCONA has been and remains a staunch advocate for protections of Petroglyph National Monument and the entirety of the heritage landscapes of the northwest mesa. When we see development which respects those protections, we are prepared to support it.

WSCONA encourages your approval of these requests.

Sincerely,

Jane Baechle WSCONA President

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