

Parkland Hills Neighborhood Association

To: EPC Chair Timothy MacEachen
Email: NearHeights-CPA@cabq.gov
Re: Near Heights CPA Comments

Urban Design & Economic Development Section:

- PHNA supports specific policy for the San Mateo Commercial corridor as outlined by Councilman Davis in his submitted statement (page 76) with the following comments:
follows:
 - On the page containing Section 4.16.2 Kathryn & San Mateo add a policy block stating:
 - Support development along the corridor that honors the historic small-businesses, revitalizes vacant parcels, attracts tourists and surrounding community members, while also supporting families in the area.
 - On Page 70, of the Near Heights Community Planning Area Assessment - EPC Hearing 11/10/2022, "Figure 10. SOCIAL VULNERABILITY INDEX MAP WITH THE NEAR HEIGHTS OUTLINED" shows that the location of the ACS is within the category of the highest area of Social Vulnerability.
 - With the site's proximity to multiple transit lines and in a walkable area of Albuquerque, we agree that the site could be a prime location. We would like to request that housing not be placed upon this site, but instead, businesses that create economic and employment opportunities.
 - District 6 includes the highest national percentile (95-100 percentile) of low income population, of residential areas in Albuquerque. The Albuquerque Community Safety (ACS) Department site is within this District. Parkland Hills Neighborhood Association area is next and South San Pedro contains this available City property at Kathryn & San Mateo that will include the ACS and other opportunities.
 - South San Pedro Neighborhood association only consists of the highest national percentile (95-100 percentile) and the next highest percentile, 90-95 percentile of low income population and District 6 appears to include the largest percentile of residential area in Albuquerque (that is not commercial, institutional, manufacturing or industrial) with the lowest income per epa.gov mapping.
 - For this reason, placing additional affordable housing in this area would further contribute to perpetuating the lowest income population of the city being segregated and therefore, with the site's proximity to multiple transit lines and in a walkable area of Albuquerque, the site could be a prime location for economic development with the opportunity for needed employment opportunities.

- This would be instead of a greater saturation of affordable housing just in District 6, and per the comp. plan, would provide more affordable housing choice throughout other areas of the city, rather than concentration in District 6.

Zoning:

- PHNA supports limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit. We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature. We oppose any high-density cannabis zone within PHNA.

Public Safety:

- To assist people experiencing homelessness while minimizing negative impacts on communities build multiple small gateway type centers located throughout the city that are accessible to transport services similar in format as at ABQ Opportunity Center that are referral based (no walk-ins) and fully fund ACS/other necessary support services.
- Help residents and neighborhoods expand Neighborhood Watch participation
- We need serious improvement in enforcing speeding and running traffic signals with automated camera ticketing.

Parks/Green Spaces/Trees:

- Help neighborhoods restore senescent tree canopies in existing green spaces.
- . Develop deliberate greenery with inclusion of public art on Gibson, San Mateo and Zuni to replace lost trees and green median strips.

Respectfully Submitted,
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