

Nob Hill Neighborhood Association, Inc.

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TheBoard@NobHill-NM.com

12 December 2022

EPC Chair Timothy MacEachen
By email to NearHeights-CPA@cabq.gov

Re: Near Heights CPA Report

Dear Mr. MacEachen,

The NHNA has participated in the Planning Department's CPA public outreach on the Near Heights CPA Report since its kickoff. We offer comments on specific points in the report, followed by comments on the City's CPA objectives and process.

Specific comments:

- The NHNA appreciates the discussion of speeding and safety on Lead and Coal (p. 52) and references to the road safety audit conducted in May 2022. While a separate process is prioritizing specific recommendations for possible implementation, we are disappointed that the general tone in the CPA report does not convey the urgency and severity of the speeding and safety issues on the Lead-Coal corridor.
- The Nob Hill Pedestrian Study was completed in the spring of 2022, with a public presentation of results in June and a final report in August. It included many recommendations which we would have liked to see in the CPA report, perhaps in the Bike and Pedestrian Safety section (p. 54).
- Figure 9, p. 40. The Aztec Auto Court/Motor Lodge was demolished in 2015.
- Historic Districts. In July 2022, the Broadmoor Addition and the Granada Heights addition were listed in the National Register of Historic Places. Section 5.5.2 should be updated to reflect this status. Also, Figure 9 on page 40 should be updated. In Section 5.5.3 (p. 95), please note the NHNA's support for additional signage or street sign toppers.
- The NHNA appreciates section 5.8 on Walls and Fences. A further argument for limiting wall heights to 3ft or less is to promote Integrity of Association, the architectural principles used to design neighborhoods in the Near Heights from the early 20th century to the present day. We emphasize the statement, "Planning department efforts to increase education around walls and fences was supported in online and in-person comments, and a member of the public recommended that the Planning Department reach out to fence companies, in addition to property owners." We are hesitant to support the statement, "The Planning Department will facilitate conversation around walls and fences, which may result in proposed changes to the

IDO,” as we are opposed to less restrictive conditions on the heights of walls and fences.

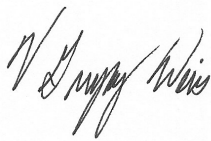
- Monte Vista Median Study (p. 59). The paragraph accurately captures the high level of community support for this initiative. The Parks & Open Space map (p. 136) demonstrate the boundaries of the NHNA (Lomas, Washington, Garfield, Girard) enclose a “park desert.” The only land available for park development is the center of a Monte Vista median and the Arlote triangle.

We commend the Planning Department for their engagement of the various stakeholders and communities in the Near Heights CPA, and for their hard work in preparing the report. We hope the document will be a useful guide towards future City investments in infrastructure, public safety, transportation, and human capital.

With that said, we feel the Near Heights CPA Report makes very few recommendations compared to the amount of information collected, and many of the recommendations lack specificity. There is a lot of information on the state of the Near Heights CPA, but most of the recommendations are restatements of broad general policies already in place (p. 82, Table 2). The Near Heights CPA, then, comes across as a way to support and reinforce existing policies rather than a fresh look to address the CPA's specific issues and challenges.

A second point is that community members, such as the NHNA and many other neighborhood associations, have spent a lot of time and effort to provide input to the CPA report over the last 3-4 years. This is in addition to the time presenting many of the same community views in other venues, such as the IDO Annual Update. If the CPA process is to be worthwhile, its recommendations and conclusions must lead to tangible results in the Near Heights.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Greg Weirs". The signature is written in a cursive, flowing style.

Greg Weirs
Chair, Urban Planning Committee
Nob Hill Neighborhood Association