



Santa Fe Village Neighborhood Association

5601 Bogart Ave. NW Albuquerque, NM 87120
SFVNA2014@gmail.com

Date: December 5, 2022

To: Timothy MacEachen
Chair, EPC

From: Jane Baechle
SFVNA

Re: 2022 IDO Annual Review

The Santa Fe Village Association has already submitted initial comments regarding selected proposals for amendments to the Integrated Development Ordinance (IDO). These are included in the staff report and reflected in the agenda for the upcoming Environmental Planning Committee (EPC) meeting on 12/8/2022. This document affirms our positions outlined in our initial comments and reflects our consideration of the planning staff analysis and comments and points made during the EPC study session held on 12/1/2022. It has the support of the SFVNA Board.

PR-2018-001843-RZ-2022-00056_VPO-2 Small Area Amend

The SFVNA Board and several SFV residents who have communicated with the Board remain strongly *opposed* to the changes in the NW Mesa Escarpment View Protection Overlay and consider their impact, if adopted, profoundly deleterious to the Petroglyph National Monument, the escarpment and the sacred landscape of the entire area. We are grateful for the recommendation of ABQ Planning Department staff for *denial* of this proposed amendment and its analysis which affirms our view of the negative impact and conflict with the protection of ABQ cultural heritage sites of this proposal. The staff report outlines further conflicts with additional goals and policies of the ABC Comp Plan and supports the consistent application of the citywide rule re: the delineation of areas included in protection overlays in designated small areas across the city. We respectfully ask the EPC commissioners to accept the views of the NPS, SFVNA and other ABQ residents and the recommendation of Planning Staff on this matter.

PR-2018-001843-RZ-2022-00059_Housing_Citywide

The SFVNA continues to *oppose* the majority of the proposals outlined in O-22-54. The substance of our opposition is outlined in our initial comments and the staff report largely fails to address the potential deleterious effects of these proposed zoning changes on SFV. Santa Fe Village is an extremely compact neighborhood with more than 1000 homes. The potential increase in density in an already small geographic area if even a relatively small percentage of homeowners redevelop single family dwellings into two family homes or add an ADU would be profoundly deleterious to the scale and sense of place of SFV.

This entire proposal rests on assumptions about the expected contribution of these changes to increasing affordable housing stock and assertions that effects will be neither harmful or can be easily mitigated.

Among those assumptions for which no evidence is provided are:

- Any increase in housing stock, of any type or location, will effectively be considered desirable, accessible and affordable to those seeking housing.
- Existing development standards, required setbacks and parking requirements, will prevent any change to neighborhood scale or character.
- Redevelopment to create a two family home will minimally increase the lateral footprint of the structure and not alter the vertical height of the building (although in our Pre-EPC Open House session it was made clear that a conversion to a two family residence could be accomplished by adding an additional story).
- That all developments will be permitted, designed consistent with IDO requirements and those will be enforced by ABQ Code Enforcement.
- That these changes will lead to affordable housing construction while previous incentives have failed to do so. Perceived barriers to the construction of additional housing cited at the EPC Study Session, ie lack of work force, construction costs and a hot housing market with high demand, are really not addressed in these proposals.
- That any increased housing stock will lead to decreased housing costs.
- That the City will enact measures to protect residential neighborhoods near mixed use zones from becoming the on-street default for parking when multi-family residents have no off street parking available.
- That there are areas of the city outside of Centers and Corridors or UC-MS-PT areas where public transit is sufficient to permit one to get to work, school or activities of daily living without a personal vehicle.
- That it is prudent for the City to relinquish its authority to establish and enforce any parking requirements. Once a standard is lifted or eased, it is unlikely to be re-established.
- That developers will assure equity in the provision of parking for multi-family residents who use housing subsidies vis-a-vis those paying market rates.
- That removing height restrictions in mixed-use zones will have limited impact because buildings over 3 stories tall are more expensive to construct.
- That using the IDO Annual Review process to enact highly impactful and durable changes to zoning law is consistent with ABC Comp Plan goals and policies to assure public engagement. Few ABQ residents have any awareness or understanding of the IDO or the Annual Review

Process. Fewer still have the time and resources to engage in the process, attend Planning Dept., EPC or Council meetings, review complex zoning language and respond to proposals and changes, some introduced within days of a meeting where an issue will come to a vote.

We respectfully ask the EPC to accept the recommendation of Planning Staff to *defer* this item for consideration to the January 2023 EPC meeting. At a minimum, proposals of this scope and potential impact deserve adequate time to be fully vetted including public comments and Planning staff recommendations.

PR-2018-001843-RZ-2022-00054 Citywide General Amend

Walls and Fences-IDO Subsection 14-16-5-7(D)(3)(a) and (b), Table 5-7-2, p. 320, 321 and 322

The SFVNA Board continues to *oppose* provisions which would make wall heights of 5' with the upper 2' view fencing and a 2' setback permissive. Again, SFV is a very compact neighborhood, most streets are curving to follow the contour of the land. With the exception of Unser Blvd and open space along the east of the neighborhood, it is surrounded by the escarpment. The addition of taller walls even with view fencing, and particularly the potential of adding view fencing to an existing 3' wall on the lot line, "would not constitute context-sensitive streetscape design and would not reinforce an established sense of place." Our SFVNA Board has never received a concern or request from a SFV resident expressing a desire or perceived need for a taller front yard wall. A number of homeowners have courtyard walls in the front of their homes; they are well setback from the street and sidewalk and pose no negative effects on the streetscape, on clear lines of sight or on the ability of pedestrians to comfortably walk along the sidewalk. The existing IDO allows for taller walls and for courtyard walls for those who wish for front yard privacy or a barrier for children and pets. We respectfully ask the EPC to also *oppose* this change for low-density residential neighborhoods.

Thank you for your consideration.

From: [Elaine Candelaria](#)
To: [Lehner, Catalina L.](#)
Subject: Denial of Northwest mesa Escarpment VPO-2 amendment
Date: Monday, December 5, 2022 11:33:02 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Morning,

My name is Elaine Candelaria. I am a resident in La Cuentista II subdivision.

I live at 6308 Basil Pl NW, Albuquerque, NM 87120.

I would like to state for the record that I and my fellow neighbors are not in support of the proposed changes that are being made to the surrounding area. Reading comments from Megan Jones that we have no concerns with the changes is very troublesome. We do have concerns. We do not like the changes being made. We do not like that what we were told and sold as homeowners is thrown out the window, and doesn't stand for anything.

We purchased our homes on this mesa for the purpose of the open space and the city view.

We appreciate the beauty of the volcanos, bluffs, and mountains. We don't want three and four story structures being built around us. We were sold on the idea that there were policies in place to keep this sort of thing from happening. Now, after speaking with Rene, and some other individuals, we understand how every year there are developers and city members who continually try to fight and change these rules.

I now as a resident of this community will be a part of this yearly fight.

I am against this proposal.

Thank you for your time.

From: [Hendricks, Nancy E](#)
To: [Lehner, Catalina L.](#); [Jones, Megan D.](#)
Cc: [Walter, Chantel G.](#); [Thacker, Charles M.](#); [Keffer, Tricia M.](#)
Subject: IDO Annual Update: Comments from Petroglyph National Monument
Date: Monday, December 5, 2022 11:15:34 AM

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Dear Catalina and Megan,

Please accept these comments from the National Park Service, Petroglyph National Monument, concerning the Small Area Northwest Mesa Escarpment VPO-2 amendment proposal

Dear EPC Chairman Maceachen,

Re: Small Area Northwest Mesa Escarpment VPO-2 amendment proposal

Dear Chairman,

I am writing on behalf of the National Park Service (NPS) concerning the proposed Small Area Northwest Mesa Escarpment View Protection Overlay (VPO)-2 amendment. The NPS is opposed to this amendment.

On June 27, 1990, Congress passed the Petroglyph National Monument Establishment Act of 1990 creating the Monument as a unit of the NPS, co-managed by the City of Albuquerque, “in light of the national significance of the West Mesa Escarpment and the petroglyphs and the urgent need to protect the cultural and natural resources of the area from urbanization and vandalism ...” Pub. Law 101-313, § 101 (1990). Petroglyph National Monument (Monument) is a cultural landscape, and in particular, the escarpment area, from the northern extent of Piedras Marcadas Canyon south to Mesa Prieta, is listed on the National Register of Historic Places (NRHP) as the Las Imágenes Archeological District. The area contains significant and numerous cultural resources, including a large concentration of petroglyphs and numerous archaeological sites.

Petroglyph National Monument is one of the most outstanding features of the West Mesa and is sacred to 29 Pueblos and Tribes, important to the residents of the West Mesa, and also to visitors from the United States and around the world. The NPS manages the Monument in cooperation with the City of Albuquerque and the State of New Mexico. The change to the Small Area Northwest Mesa Escarpment VPO-2 would profoundly and forever affect the values of the Monument, including the cultural landscape and viewshed that are extremely important to the 29 associated Tribes and Pueblos, and weaken the view protection of the

listed Escarpment and West Mesa. Keep the Small Area Northwest Mesa Escarpment View Protection Overlay (VPO)-2 as currently written.

In addition, we are concerned that the existing zoning near the Piedras Marcadas Canyon area of the Monument, which allows for significantly higher structures, will dramatically change the views of the monument and forever detract from the cultural significance of the area. Aside from the IDO process, we recommend the City Council revisit the zoning in the West Mesa area, particularly the area north of Paseo del Norte adjacent to Petroglyph National Monument to allow for the long-term protection of Monument resources and values.

Thank you,

Nancy Hendricks, Superintendent
Petroglyph National Monument
6001 Unser Blvd, NW
Albuquerque, NM 87120

Check out [The NPS App - Digital \(U.S. National Park Service\)](#)

From: [Theron Snell](#)
To: [City of Albuquerque Planning Department](#)
Subject: 2022 IDO Annual Update
Date: Friday, December 2, 2022 7:05:22 PM

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RE:

Northwest Mesa View Protection Overlay Zone ("VPO-2") - sponsored by Councilor Lewis

AS I have noted in a comments section, I urge rejection of the proposed changes to the above statute.

Obviously, the changes dilute the statute. I have to ask why the need and who might stand to benefit from the changes. Certainly not residents.

As I drive the area (I live in NW ABQ), I see just how crucial the statute is, both to keep the view and to preserve at least part of the existential nature of this entire west-side of ABQ. Certainly, the widening of Unser is bad enough; with the proposed changes to the statute and the widening combined, the area most likely will be transformed and both the view and its character lost. Space matters.

Theron P. Snell, Ph.D (retired)
10447 Napoli Place NW
Albuquerque, NM 87114
tpsnell@gmail.com

From: [Renz-Whitmore, Mikaela J.](#)
To: [Jones, Megan D.](#)
Subject: VPO-2 comment
Date: Monday, December 5, 2022 7:35:46 AM
Attachments: [image001.jpg](#)

Please include in the record.

Thanks,

cid:image001.jpg@01D42298.B0A7FE40



MIKAELA RENZ-WHITMORE

(she/hers)

o 505.924.3932

e mrenz@cabq.gov

From: noreply@engagingplans.org <noreply@engagingplans.org>

Sent: Friday, December 2, 2022 6:58 PM

To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>

Subject: Form submission from: Contact Us

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Submitted on Friday, December 2, 2022 - 6:57pm

Submitted by anonymous user: 174.56.57.17

Submitted values are:

First Name: Theron

Last Name: Snell

Your Email Address: tpsnell@gmail.com

Your Phone Number: 2626761527

Your Message:

RE: Northwest Mesa View Protection Overlay Zone ("VPO-2") - sponsored by Councilor Lewis

Clearly, the proposed changes dilute the statute. I must ask why such a need exists? When I drive that area (I live in NM ABQ), i find the view crucial to both the existential nature of the area...and to what there remains of the natural beauty of the area. So, I would urge that this change be rejected. The upcoming widening of Unser is bad enough.

The results of this submission may be viewed at:

<https://abc-zone.com/node/5/submission/4799>

