48-HOUR MATERIALS

Public Comments
Cheryl,

If there is still time, before 8:30AM this morning, please provide this email and the attached photos to the EPC as public comment for their information and for the public hearing record.

Attached are 2 photos which demonstrate an example of site design guidelines for the Andalucia subdivision (EPC#03EPC-01105, Proj #1000965, DRB 03DRB-01715)

Please acknowledge your timely receipt.

Thank you very much,

Susan

--

Susan Chaudoir, PhD
MSc, MA, PGCD
Research in Education
edu.chaudoir@gmail.com
LinkedIn: Susan Chaudoir
985-302-2878 (mobile)

This message has been analyzed by Deep Discovery Email Inspector.
GENERAL NOTES:
1. This Site Plan for Subdivision replaces the Site Plan for Subdivision approved by the Environmental Planning Commission (EPC) on January 16, 2003 (Project # 000965/02EPC-01771).
2. The area of Tract 6B adjacent to Learning Road and the northern boundary of the Bosque School (a minimum of 300 feet) shall be restricted to office and residential uses (PRD & O-1).
3. School Recreational Field shall be limited to the Sports Field & Access Easement at the northeasterly portion of Tract 3. No parking or field lighting is permitted in the vicinity of the Recreational Field.
4. Use of Tract 3 is limited to residents of La Luz only. Residents of Andalucia are not allowed access to Tract 3.
5. Tract 1 is divided into 4 major tracts: 1A, 1B, 1C, and 1D. Tract 1A is 161 Single Family Residential Lots; Tracts 1B, 1C, and 1D are bulk Tracts for future development.
6. Due to the existing Montano Pueblo Archeological Site, any future approvals for Site Development Plans for Building Permit on Tracts 6B and 6C shall require clearance and guidance, from the Historic Preservation Office. (Letter sent to Office of Cultural Affairs, State Historic Preservation Office, on January 11, 2002 requesting Pre-Consultation, Clearance, and Guidance).

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

1. The site consists of approximately 200 acres.
2. Proposed use: The purpose to retain the same relative to land use, residential, commercial, office, etc.
3. Pedestrian and vehicular ingress and egress:
   a. Learning Access: Stairs at varying widths provided.
   b. Learning Access: Sidewalks, footpaths, and pedestrian crossings are provided.
   c. Learning Access: Access from learning access points onto Coors Boulevard.
4. Bicycle and trail access: Bicycle access provided by 6 foot on-street bike lanes in Learning Access.
5. Transit access: Coordination with the City Transit Department shall be initiated at the time to provide access and service to this property, Coors Boulevard is a major transit.
6. Internal circulation requirements: Conceptual access points (30 feet in width) have been identified on the Site Plan to be determined with future Site Plans for Building Permit.
7. Building heights and setbacks:
   a. Maximum FAR: A maximum floor area ratio (FAR) shall be .35 for the SU-1 C-2 and SU-2 Tract A.
8. Landscape plan: The Design Standards (see Sheet 2 of 3) provides for preservation of significant and naturalized plant species, landscape criteria, and landscape to be consistent with City standards and policies regarding water conservation.
This is one of the most beautiful properties in Albuquerque. Setbacks and buffers should be at least 150-300 feet from the wetland, river, and bosque.
This property was stewarded by the original owners immaculately for 60 years. It has cultural and historic value as a public amenity.
The 1957 home has historic and cultural value. In spite of subsequent additions, the original portions is worth preserving and restoring as a public amenity.
December 10, 2018

Public Comment Submittal for: PR-2018-001402  
EPC Hearing on December 13, 2018

Susan Chaudoir  
4040 St. Joseph’s Place

Submitted to csomerfeldt@cabq.gov for the Planning Department/EPC record December 10, 2018

Chair Bohannon and Members Environmental Planning Commission City of Albuquerque

Re: Project #: 2018-001402 SI #: 2018-00171; Hearing Date: December 13, 2018

Dear Chair Bohannon and EPC members:

Please review the following two staff reports, noting the difference in staff comment between August 8th and December 5th. It is unclear from DRB Planner Maggie Gould undated report why such differences in comments exist. Nor did the planner or staff fully explicate the rationale for the changes when asked I asked the question.

I’d like to request that the members of the EPC take note that the August 8th comments are relevant to both the DRB Variance and EPC Variance requests. From the most recent and updated site plan, it appears the applicant has not considered the staff comments.

I’d also like to note that the ABCWUA provided 2 different submittal forms on December 5th, one of which appears to be for a variance other than other than the one on the Dec 5 agenda.

I respectfully ask you to defer any approval of the site plan until the applicant has provided a site plan that satisfies the August 8th comments by the Transportation Department and ABCWUA, and until the ABCWUA can clearly explicate the two different comments on Dec 5th submittals.

A comparative summary is in Table 1 and copies from each date are enclosed.

Respectfully yours,

Susan Chaudoir, PhD
<table>
<thead>
<tr>
<th>Item</th>
<th>Comment on August 8</th>
<th>Comment on December 5</th>
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<tbody>
<tr>
<td>Transportation Development</td>
<td>Subdivisions with more than 50 lots should be served by two entrances.</td>
<td>No Objection to the request.</td>
</tr>
<tr>
<td>Racquel M. Michel, P.E.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ABCWUA</td>
<td>Please provide a written description of the: 1) water and sanitary sewer availability; Statement needs to be requested and completed; 2) water, sanitary sewer, and fire protection improvements per the availability; statement needs to be included on an approved infrastructure list; and 3) there is an existing 18” sanitary sewer line running generally north-south through the subject property that will likely need to be relocated. This line will require an exclusive easement preferably aligned with subdivision roadway corridors.</td>
<td>Defer to Transportation. Variance is in regards to stub streets and cul-de-sacs. And No objection. Defer to Transportation.</td>
</tr>
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</table>
Gamma Development –
Coors & Namaste

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide a sidewalk exhibit showing the location, width, and defining the distance from back of curb to the property line. Right of way dedication may be required.
2. Follow DPM table 23.2.2 for private access road requirements.
3. For final plat, any access easements need to be shown with all beneficiaries and maintenance responsibilities listed.
4. Provide an exhibit showing the cross section of the proposed roads.
5. Pedestrian access should be added to the north through Tract B.
6. **Subdivisions with more than 50 lots should be served by two entrances.**
7. Cul-de-sacs are restricted by the IDO. Provide justification for the cul-de-sac proposed.
8. If private road is over 150' long, the turnaround shall be per fire code dimensions.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.  
Transportation Development  
505-924-3991 or rmichel@cabq.gov

DATE: August 8, 2018

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: __________ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)
Gamma Development – Oxbow Pointe

SUBJECT: Variance

ENGINEERING COMMENTS:

1. No objection to the request.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: December 5, 2018

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: ____________ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)
Development Review Board (DRB)

Review Comments
Utility Development Section
Reviewer: Jon Ertsgaard, P.E.
Phone: 505.289.3028

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<td>08/08/2018</td>
<td>#16</td>
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Zone Atlas Page:
F-11 and F-12

Legal Description: Lot(s)
LOT 4-A & TRACT C-1 PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE Subdivision: POOLE--SUZANNE H and LOTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TR A1 LANDS OF SUZANNE H POOLE

Location:
Located east of NAMASTE RD NW and south of LA BIENVENIDA PL NW

Request For:
PS-2018-00011 - SKETCH PLAT

ABCWUA Comment:
Please provide written description of how the following comments were addressed with the next submittal.

1. As noted in the application cover letter, a water and sanitary sewer availability statement needs to be requested and completed prior to plat approval. Request can be made online at the following link: [http://www.abcwua.org/Availability_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx).
2. Water, sanitary sewer, and fire protection improvements per the availability statement will need to be included on an approved infrastructure list prior to plat approval.
3. There is an existing 18” sanitary sewer line running generally north-south through the subject property that will likely need to be relocated. This line will require an exclusive easement preferably aligned with subdivision roadway corridors.
Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Jon Ertsgaard, P.E.
Phone: 505.289.3028

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<td>12/05/18</td>
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Request For: VA-2018-000173 – VARIANCE

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No objection. Defer to Transportation.
**Development Review Board (DRB)**

**Review Comments**

**Utility Development Section**

**Reviewer:** Jon Ertsgaard, P.E.

**Phone:** 505.289.3028

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<td>Located east of NAMASTE RD NW and south of LA BIENVENIDA PL NW</td>
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**Request For:**

VA-2018-000173 – VARIANCE

**ABCWUA Comment:**

Please provide written description of how the following comments were addressed with the next submittal.

1. Defer to Transportation. Variance is in regards to stub streets and cul-de-sacs.
Preserve Poole Estate: Oxbow Wetland
The Crown Jewel of Albuquerque’s West Mesa

OVERVIEW
The Suzanne Hanson Poole estate is an exceptionally ecologically and culturally significant property with citizen-based support to preserve and protect 24 acres of natural and cultural resources. It offers unparalleled opportunities to provide first-class education and special event facilities to the community, and to benefit and enrich the lives of residents and visitors in the great state of New Mexico.

TIME-SENSITIVE ISSUES AND REQUESTS
1. This property is under development negotiation right now.
2. Go on written record immediately in favor of preserving the property. Suggestions: proposed site plan not unique (can build anywhere) • this property unique, incapable of being replicated elsewhere • unparalleled amenities for public benefit • corridor for endangered species • extends biodiversity of river habitat • protects current development on all sides from flood/erosion • essential riverside ecosystem for humans & wildlife south of Shady Lakes & north of Valle de Oro

ACTION NEEDED
Immediate intervention to acquire the property for its preservation and protection.

PROPERTY ASSETS
The property has key natural resources and cultural assets with social and economic benefits.

**Cultural Value**
- Previous owners, Rufus Poole and Suzanne Hanson Poole, are significant New Mexico philanthropists and pueblo rights advocates. Rufus Poole was a US President-appointed lawyer, securing pueblo land/water use rights and Suzanne Hanson Poole was a gifted performer, singer, and generous New Mexico supporter of the arts, education, and environment.
- Historic influence: National advisor to US Secretary of Interior, US Public Lands, Taos Pueblo Blue Lake, Co-founders of Santa Fe Opera and Popejoy Hall, contributors to National Hispanic Cultural Center, Bosque School, Albuquerque Academy, Open Space, iconic conservationists conservation groups, and relationships with past US presidents, famous entertainers, star performers, wealthy industry magnates, business leaders and philanthropists.
- Unique home design is original, well-maintained adobe construction (c.1958) with artisan craftsmanship. The homestead is a remnant of Taylor Ranch.

**Ecological Value**
- Corridor for uncommon species, breeding habitat for wildlife, and roosting for Sandhill Cranes.
- Directly above, and connects to, the San Antonio Oxbow, a 40+acre wetland of the Rio Grande River. Naturally buffers adverse human impacts and enhances health of Rio Grande ecosystem.
- Directly along the banks of the Rio Grande Nature Center State Park, a facility in Bernalillo County whose primary focus is protection and education of river ecosystems and fostering positive human interactions with river, bosque, and west bluff systems.
- Irreplaceable riparian ecosystem with vital components to fulfill avian and freshwater treaty acts. Adjacent to major public open space. Crosses US Waters.

**Public Amenities**
- Majestic panoramic vistas of surrounding landscape, not found elsewhere in New Mexico.
- Recreational activities: hiking, biking, picnicking, birdwatching, bosque trails, canoeing/kayaking, and public viewing of July 4th fireworks, New Year fireworks, and International Balloon Fiesta.
- Facilities can accommodate family, adult, senior, and business activities of all kinds: public/school programs, public/private events, community outreach, public/private executive meeting space, retreats, performing arts, and science education.

**PROPERTY ADDRESS(S)**
5001 Namaste Rd NW, Albuquerque 87120 and 4820 La Bienvenida Pl NW, Albuquerque 87120

**INTERESTED PARTIES**
Senator Jacob Candelaria, Mayor Tim Keller, New Mexico Land Conservancy, Rio Grande Agricultural Land Trust, Friends of Valle de Oro, Trust for Public Lands, Unique Places to Save, Friends of Whitfield, New Mexico Museum of Natural History Foundation, Central New Mexico Audubon Society, Open Space (City and County), La Luz Landowners Association, WSCONA, TRNA, Andalucia Homeowners, El Bosque homeowners, Oxbow Enclave residents, Latino Outdoors, and small business owners

**CONTACTS**
Dr. Susan Chaudoir, environmental educator, edu.chaudoir@gmail.com, 985-302-2878
René Horvath, land use director, Taylor Ranch, aboard10@juno.com, 505-985-2391

**Appendix 1:** sample photos; **Appendix 2:** property reports; **Appendix 3:** site plan; **Appendix 4:** maps
Sample photos, Estate of Suzanne Hanson Poole (pages 3-10)

View Looking East at Sandia Mountain

View looking into oxbow wetland (from back yard)

East end of property; View of Bosque and 6-acres preserved Open Space along river
View from west side of property (About 16 acres open space buffer between housing developments)
Trails from Suzanne Hanson Poole Property Go Directly to Rio Grande River
Sample of Wildlife on the Suzanne Hanson Poole Property & Oxbow Wetland

**Common wildlife:**
- Amphibians
- Birds
- Butterflies
- Dragon & Damselflies
- Mammals
- Reptiles

**Recently spotted:**
- Large turtles
- Wood ducks
- Great blue heron
- Green heron
- Black-crowned heron
- Cattle egrets
- Harriers
- Coopers hawks
- Black phoebes & Says phoebes
- Swallows
- Sparrows
- Tanagers
- Chats
- Vireos
- Bluebirds
- Indigo buntings
- Hummingbirds (3 species)
- Woodpeckers & flickers
- Scrub jays & Stellars jays
- Marsh wrens
- Kinglets
- Kingbirds
- Red winged blackbirds
- American & Lesser goldfinches
- Dragonflies
- Bees (of all kinds)
- Butterflies & Moths
- Bats
- Collared lizards
- Porcupines
- Beavers
Hot Air Balloons at the Suzanne Hanson Poole Property & Oxbow Wetland
Suzanne Hanson Poole House, exterior
Suzanne Hanson Poole House, exterior detail of original adobe architecture

Suzanne Hanson Poole House, sample interior room
Suzanne Hanson Poole House, sample interior room (continued)
Suzanne Hanson Poole House, sample of artisan quality decor
Suzanne Hanson Poole House, sample of detailed craftsmanship
Appendix 2:
Property reports for 5001 Namaste Rd. NW 87120 and 4820 La Bienvenida Pl NW 87120

8/19/2018

City Address: 5001 NAMASTE RD NW
County Address: 5001 NAMASITE RD NW

(Suzy H. Poole Homestead)

City of Albuquerque Property Report

Ownership Data from Bernalillo County Assessor
(County Assessor's data for tax year 2017)
Owner Name: DANIELS FAMILY PROPERTIES LLC
Owner Address: 3550 SEQUOIA CT NW, ALBUQUERQUE NM 87120
UPC: 101106148715940232
Tax Year: 2017 Tax District: A1A
Legal Description: TRACT C-1 PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF SUZANNE HPOOLE BEING A REPLAT OF TR C LANDS OF SUZANNE H POOLE TR CANNEXATION PLAT LAND IN SEC 25 & 36 T11N R2E LT 4 BLK 1 WEST
Property Class: R Document Number: 2013091477 081513 SW-E
Acres: 5

City Zoning and Services
IDO Zone District: R-A
IDO District Definition: Rural and Agricultural
Old Zoning Designation: RA-1
Old Zoning Description:
Land Use: MULTI FAMILY
Lot: C1 Block: 0000 Subdivision: POOLE--SUZANNE H
Police Beat: 629 Area Command: NORTHWEST
Jurisdiction: ALBUQUERQUE
Zone Atlas Page: F11 (opens in new window)
City Neighborhood Association: La Luz Landowners Association
Residential Trash Pickup: Friday

Political Districts
City Council District: 1 - Ken Sanchez
County Commission District: 1 - Debbie O'Malley
NM House of Representatives: Antonio 'Moe' Maestas
NM Senate: Bill B. O'Neill

School Districts
Elementary: SUSIE RAYOS MARMON
Middle: JOHN ADAMS
High School: WEST MESA

FEMA Flood Zone: X
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3906 or email jcherna@cabq.gov

Run another Search here
This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

http://www.cabq.gov/gis/address-report
City Address: 4820 La Bienvenida Pl NW, Albuquerque, NM 87120

County Address: 8/19/2018
www.cabq.gov/gis
City of Albuquerque Property Report

Ownership Data from Bernalillo County Assessor
(County Assessor's data for tax year 2017)

Owner Name: DANIELS FAMILY PROPERTIES LLC
Owner Address: 3550 SEQUOIA CT NW, ALBUQUERQUE NM 87120
UPC: 101106148219040203
Tax Year: 2017 Tax District: A1A
Legal Description: LTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES
TOGETHERWITH TR A1 LANDS OF SUZANNE H POOLE CONT 14.1326 AC
Property Class: R Document Number: 2013091305 081513 SW-ENTR
Acres: 14.13

City Zoning and Services
IDO Zone District: R-A
IDO District Definition: Rural and Agricultural
Old Zoning Designation: RA-1
Old Zoning Description:
Land Use:
Lot: Block: Subdivision:
Police Beat: 629 Area Command: NORTHWEST
Jurisdiction:
Zone Atlas Page: (opens in new window)
City Neighborhood Association: N/A
Residential Trash Pickup: Friday

Political Districts
City Council District: -
County Commission District: -
NM House of Representatives: -
NM Senate: -

School Districts
Elementary: -
Middle: -
High School: -

FEMA Flood Zone: -
For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search here
This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.
Please wait while the map loads below...

http://www.cabq.gov/gis/address-report
Appendix 3:  
Photos of Conceptual Site Plans

Plan A revealed August 20, 2018  
Facilitated Meeting for neighborhood associations held on August 20, 2018

Plan B revealed September 27, 2018 via email to neighborhood associations
Appendix 4:  
Maps showing property location

Map 1 Shows Location Along Rio Grande Valley State Park
Map 2 Shows Oxbow Proximity & Development Growth on West Bluff Since 2009
(Source: Army Corps of Engineers, 2009)

Map 3 Shows Proximity to Rio Grande Nature Center State Park (directly east of river)
In 2018, Candelaria Farm TAG approved rehabilitation to return managed lands to wild lands
Map 4 Shows Open Space: Limited West Side Public Access in Bernalillo County