

48-HOUR MATERIALS

Public Comments

Somerfeldt, Cheryl

From: Dr. Susan Chaudoir <edu.chaudoir@gmail.com>
Sent: Tuesday, December 11, 2018 8:14 AM
To: Somerfeldt, Cheryl
Cc: Jolene Wolfley; Norm Gaume
Subject: Kindly enter Public Comment for the EPC record: PR-2018-001402
Attachments: IMG-7336.JPG; IMG-7335.JPG

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

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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.

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.





NOV 1961



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 Chadoir
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 Chadoir, PhD

Table 1

Item	Comment on August 8	Comment on December 5
<p>Transportation Development Racquel M. Michel, P.E.</p>	<p>Subdivisions with more than 50 lots should be served by two entrances.</p>	<p>No Objection to the request.</p>
<p>ABCWUA Jon Ertsgaard, P.E.</p>	<p>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.</p>	<p>Defer to Transportation. Variance is in regards to stub streets and cul-de-sacs.</p> <p>And</p> <p>No objection. Defer to Transportation.</p>

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

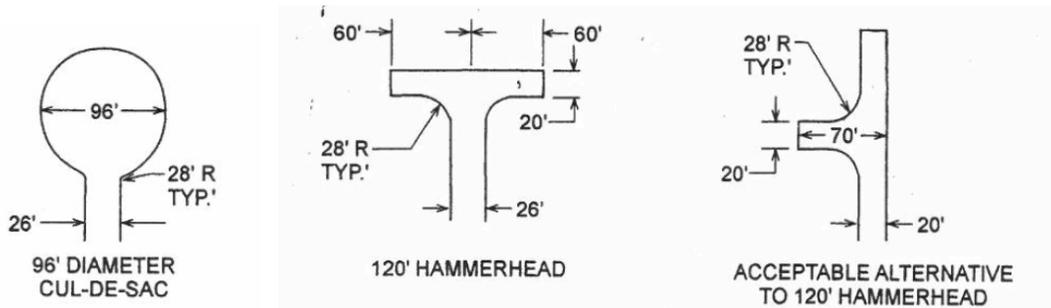
DRB Project Number: 2018-001402 (1001047)
**Gamma Development –
Coors & Namaste**

AGENDA ITEM NO: 17

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)

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001402 (1001047)
Gamma Development –
Oxbow Pointe

AGENDA ITEM NO: 01

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**

DRB Project No: PR-2018-001402	Date: 08/08/2018	Item No: #16
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.
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**

DRB Project No: PR-2018-001402	Date: 12/05/18	Item No: #1
Zone Atlas Page: F-11 & 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 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: 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**

DRB Project No: PR-2018-001402	Date: 12/05/18	Item No: #1
Zone Atlas Page: F-11 & 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 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: 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.

Dr. Susan Chaudoir, edu.chaudoir@gmail.com, 985-302-2878
René Horvath, aboard10@juno.com, 505-985-2391

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

Appendix 1:

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 PI NW 87120

8/19/2018

Address Report — City of Albuquerque



City Address: 5001 NAMASTE RD NW
County Address: 5001 NAMASITE RD NW
 8/19/2018
www.cabq.gov/gis
 City of Albuquerque Property Report

(Suzy H. Poole Homestead)

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 H POOLE 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 924-3986 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.

<http://www.cabq.gov/gis/address-report>

8/19/2018

Address Report — City of Alt

**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>

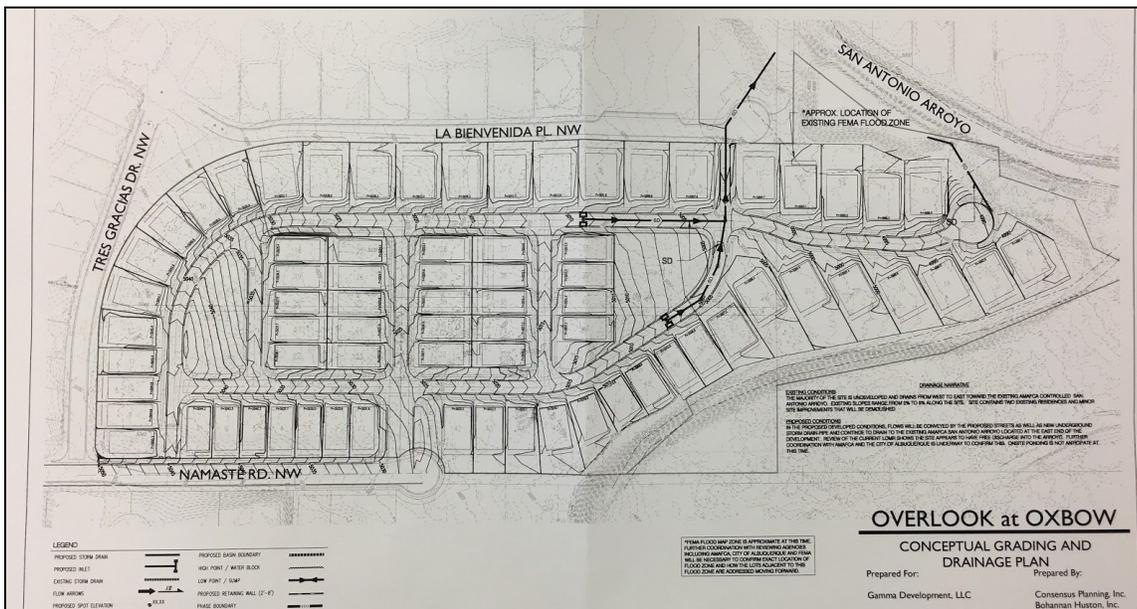
**Appendix 3:
Photos of Conceptual Site Plans**

Plan A revealed August 20, 2018

Facilitated Meeting for neighborhood associations held on August 20, 2018

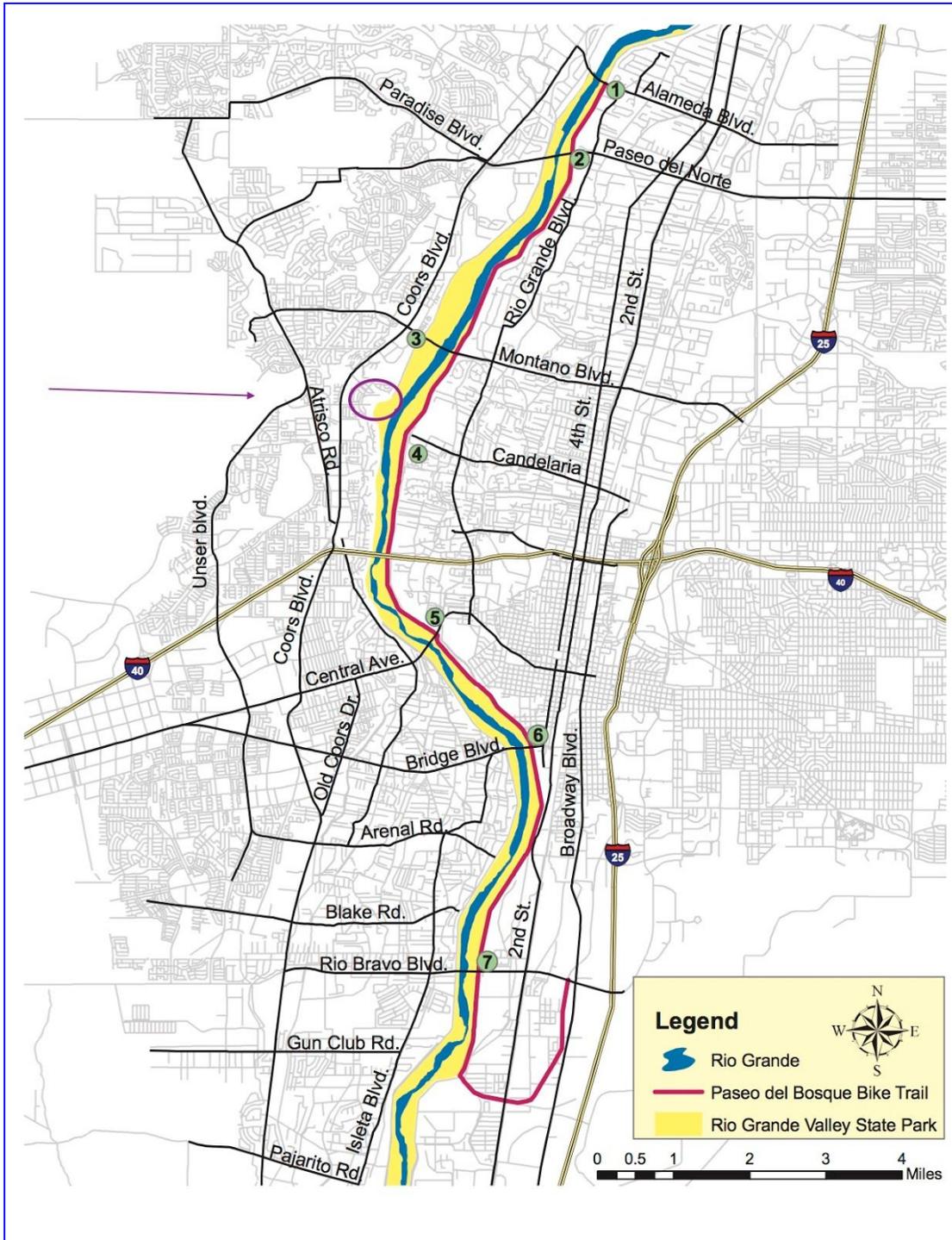


Plan B revealed September 27, 2018 via email to neighborhood associations

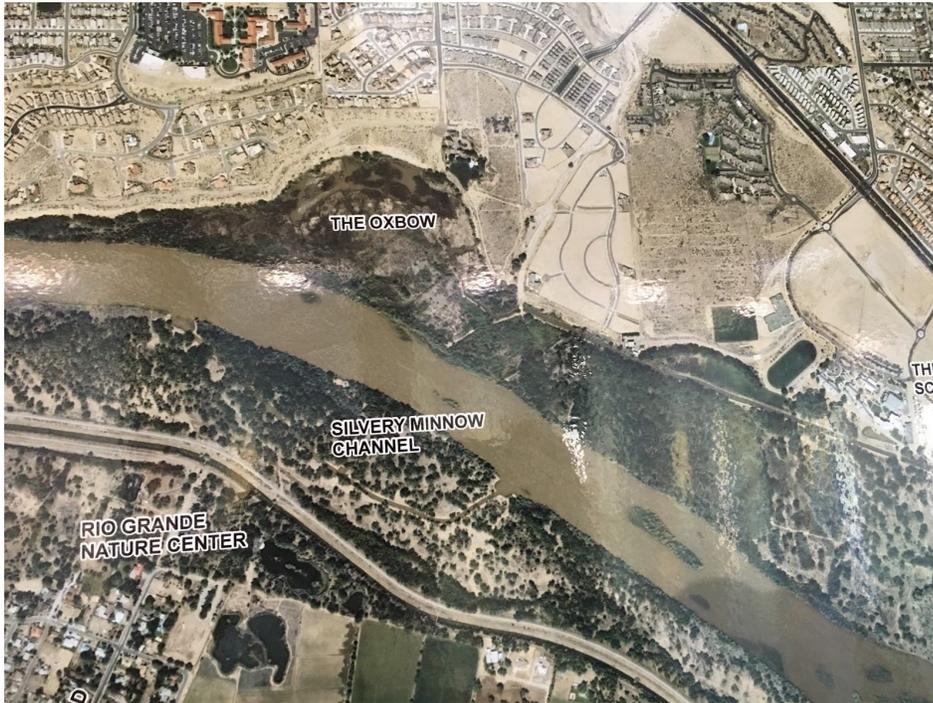


Appendix 4:
Maps showing property location

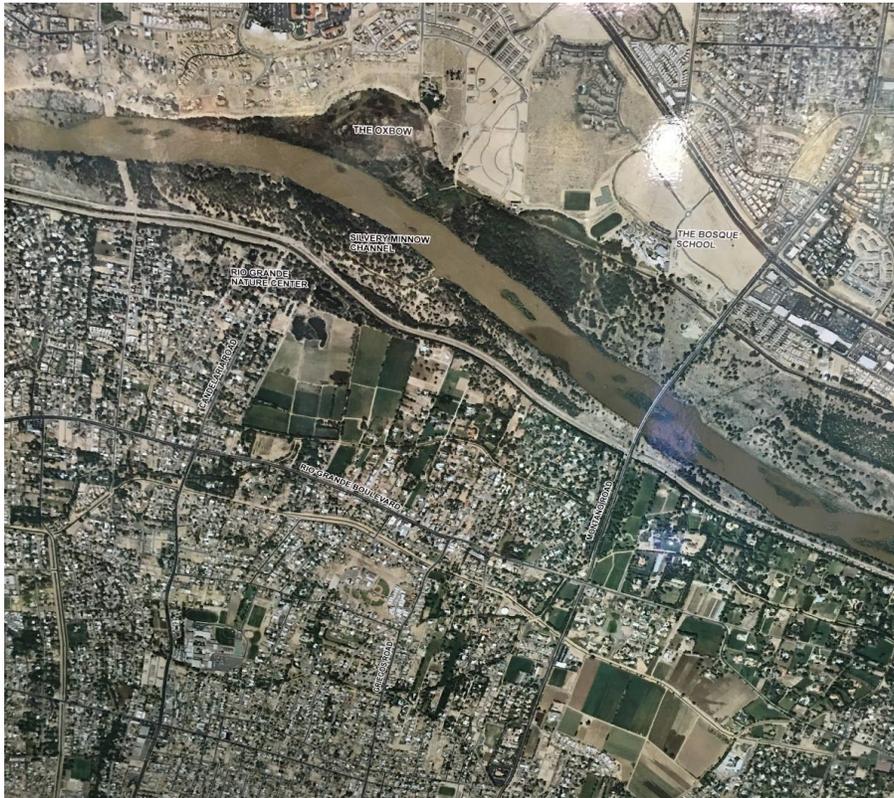
Map 1 Shows Location Along Rio Grande Valley State Park



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

