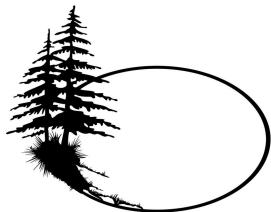


**EPC Public Comments
48-hour Materials**

First Name	Last Name	Your email	Your Address	Interested Party	Is this case Citywide?	Case Type	Project Number	EPC Case Location Description	Comment	Comment PDF	Submission date	Case Number
Baxter	Sosebee	mb422@comcast.net		Resident	No	Master Plan (City)	PR-2018-001577	Double Eagle II master plan	See attached PDF	Opposition to DEII Master Plan.pdf	8/12/2024 14:16	SI-2024-00994 Double Eagle II Airport Site Plan
Evelyn	Rivera	rioreal@earthlink.net	4505 Chadwick Rd NW	Neighborhood Association Repres	No	Site Plan - EPC - Major Amendme	Project # PR-2018-001577 SI-2024-00994 – Site Plan	Double Eagle Airport	I write in opposition to proposed development in this area that would allow building heights to exceed 36 feet. The proposed plans should be thoroughly vetted by the Tribes whose culture and heritage is embedded in this area. Thoughtful consideration should be given to protecting the Petroglyph National Monument, an asset unique to Albuquerque with historical and cultural significance. Additionally, the area lacks the infrastructure to accommodate intense uses.	N/A	8/12/2024 20:27	SI-2024-00994 Double Eagle II Airport Site Plan
Jane	Baechle	Jane.Baechle@gmail.com	7021 Lamar Ave NW, Albuquerque, NM, 87120, USA	Neighborhood Association Repres	No	Site Plan - EPC [new]	PR-2018-001577	This case requests approval of a Site Plan-EPC for the Double Eagle II airport located on the West Mesa and west of Atrisco Vista and Petroglyph National Monument.	Dear Commissioners, Attached is a letter outlining the position of the Santa Fe Village Neighborhood Association Board on this project and site plan application.	SFVNA DEII Site Plan.pdf	8/12/2024 21:21	SI-2024-00994 Double Eagle II Airport Site Plan



Santa Fe Village Neighborhood Association

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

Date: August 12, 2024

To: Jonathan Hollinger
Chair, EPC

From: Jane Baechle
Representative, SFVNA

Re: Project # PR-2018-001577
SI-2024-00994 – Site Plan-EPC

Dear Chair Hollinger and Commissioners,

On behalf of the Santa Fe Village Neighborhood Association (SFVNA), I write again to affirm our opposition to building heights as originally proposed in this site plan application that would have permitted structures between 60 and 85 feet in height. We appreciate the analysis of Planning staff as documented in the Staff Report. Their assessment of the impact of building heights on the heritage landscape of this area is congruent with ours.

I will refrain from repeating all of the ABC Comp plan goals and policies with which the original proposed building heights conflict. I note, however, that our prior public comments have opposed proposed changes to the Double Eagle II based on their actual or potential conflict with the ABC Comp Plan. Specifically we have cited its mandate to “Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities” as defined in Goal 11.3 Cultural Landscapes, “POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes” and every one of its seven sub-policies which outline specific measures to accomplish protection of the landscape.

The ABC Comp Plan specifically cites the Petroglyph National Monument in its list of heritage landscapes in “POLICY 11.3.4 Petroglyph National Monument: Regulate adjacent development to protect and preserve the Petroglyph National Monument– its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural landscape and community resource that

provides physical, cultural, and economic benefits. Sub-policy b directs that development “Preserve and protect the Monument from growth and development pressures on the West Side.” Protection of Community Identity, Natural and Cultural Features and the provision of Context Sensitive Design are critically important to ensure that development within the city serves *all* of its residents and others who value and respect the landscape including those who view it while looking at the western horizon.

The SFVNA leadership and multiple individual residents of Santa Fe Village are deeply committed to protecting the Petroglyph National Monument and the natural and cultural landscape of this entire area, not solely the escarpment that virtually surrounds our homes in Santa Fe Village. We recognize and value the heritage and link to those who have come before us and those who will follow us that this landscape represents. We expect to continue to engage on every proposal to ensure that any development respects the central contribution to our heritage that the Monument and surrounding landscape represent.

I am well aware of the IDO language addressing requirements for notification and public meetings. I appreciate the Open House provided on June 20, 2024 and the Aviation Department meeting with a delegation of interested members of the WSCONA Executive Committee. Nonetheless, the natural and cultural landscapes across the City belong to all of us and particularly to Tribal Nations who have stewarded this land for hundreds of years before it became the City of ABQ. Robust public engagement requires that all possible efforts to notify and hear voices and every possible good faith effort to engage have been made.

Genuine public engagement is even more vital in this matter. The Double Eagle II airport lies within the West Mesa Community Planning Area. To date, no area assessment for this CPA has even begun; no effort has been made to actually engage those of us who live in the West Mesa CPA to speak to what we view as the essential features and elements of our community identity. Yet, this site plan application proposes to dramatically and permanently alter the landscape which is a central feature of our area.

Commissioners, you have considerable authority in this case. I respectfully request that if you approve any plan for further development in the Double Eagle II, that it adheres to the Goals and Policies of the ABC Comp Plan, respects the analysis of Planning Staff and includes all of the conditions they have outlined including those that limit building heights to 36’ and require measures to protect the Petroglyph National Monument and the natural and cultural landscape.

Thank you for your attention.

Respectfully submitted,

Jane Baechle
Representative, SFVNA

Opposition to DEII Master Plan

EPC, please add to your public record for 15 Aug 2024 meeting

EPC Project # PR-2018-001577
SI-2024-00994 – Site Plan-EPC

From: Baxter Sosebee, a concerned citizen of Albuquerque currently residing in Petroglyph Estates

I attended an open house in Jun 24 about the DEII master plan. At this meeting many concerns, including mine, were raised about the proposed building heights. Apparently these concerns were ignored since Part C in design standards paragraph allows 60 and 85 foot building heights.

I oppose the master plan as written.

The argument that the control tower is 85' and therefore other buildings can be the same height just doesn't pass the giggle test. A control tower is essential for airport safety to provide sight lines to both air traffic and ground movement. It also covers a small physical footprint on the ground. I can't imagine a business structure that requires height for the same essential reasons. Others will comment on the impact to views, cultural sensitivity and environment so I will not repeat here. Proposed heights only serve developer profit while ignoring environmental and safety impacts. Instead I will point to existing structure heights at both DEII and the ABQ sunport which fall into the 3 story height, 25-36 feet or less. I would recommend the master plan authors review the IDO and set a similar height restriction that allows for a 3 story structure but no more. 3 stories is plenty for any film production or light manufacturing operation without the negative impacts of a 85' limit.

Thank you for considering my input,
Baxter Sosebee

Tuesday, August 13, 2024

August 5, 2024, Re: Double Eagle II Site Plan – EPC application comments; Project # PR-2018-001577 SI-2024-00994 – Site Plan-EPC

Dear Environmental Planning Commission,

Thank you for the opportunity to provide feedback on the site plan and design guidelines for the Double Eagle II airport located west of Petroglyph National Monument.

I am writing on behalf of myself. I am the current President of the Westside Coalition of Neighborhood Associations (WSCONA), a member of the ICC Working Group, an elected Commissioner of the Paradise Hills Special Zoning District, and a retired planner and federal consultant. My firm was retained for planning, development, and land review issues.

WSCONA and our member neighborhood associations have yet to receive several prior notifications for this project provided by the City of Albuquerque Aviation Department. However, members of our WSCONA Land Committee met with Albuquerque Aviation staff last month concerning this project and omissions in the planning process, community input, Federal Aviation Administration planning, and public comment requirements, and the unintended impacts of these plans on neighborhoods and the Petroglyph National Monument.

WSCONA is on a brief summer hiatus. Our membership's next regular meeting is on September 4, 2024. Before our summer break, we reviewed concerns with our membership, and both the planner and associate director were guest speakers during recent prior WSCONA meetings.

Our member neighborhood associations continue to be deeply concerned about the potential impacts on the Petroglyph National Monument due to the abbreviated planning review. We met with DEII and Aviation staff on July 23, 2024, and the design criteria were provided to us for our review on July 31, 2024 by EPC Planning Staff. We understand that the City of Albuquerque Aviation Department is no longer proposing to update the Double Eagle II Airport Master Plan and is instead requesting the Environmental Planning Commission (EPC) approval of a Site Plan and design guidelines.

This request is premature. I concur with the letter from Nancy Hendricks, Superintendent of the National Parks Service Petroglyph National Monument, concerning the heights of proposed buildings and view sheds. These heights could potentially obstruct views of the monument, impacting its aesthetic and potentially its cultural value.

After conversations with CABQ Aviation Department staff in July, it became clear that consultants to the aviation department didn't complete any roads or traffic studies to ascertain the impacts of the proposed design guidelines on the fragile volcanic ecosystem or plant and animal habitats. The potential economic impacts of these guidelines, such as noise vibration and incredible wear to road surfaces from truck traffic, are significant. These guidelines have marketing goals without ascertaining the actual market or positive or negative impacts on other existing city or county economic zones. The relocation of existing companies already located in Albuquerque or Bernalillo County to the DEll complex may impact the short-term performance goals of staff but have lasting economic impacts on other parts of the city and certainly on this unique, fragile, and priceless environment. The primary industries in Albuquerque Bernalillo County are tourism and film, and this plan is undoubtedly detrimental to the environment of the Petroglyph National Monument.

In previous testimony before the EPA, CABQ Aviation staff represented environmental reviews as completed for the whole site when, in fact, only approximately one hundred acres were covered by the document. The Aviation Department omitted critical notifications to persons with standing (near communities and tribal nations identified by prior and current agreements with the National Park Service or the City of Albuquerque) required before submission to the FAA.

This planning effort, in its current state, is incomplete compared to prior DEll Master Planning efforts and the FAA federal guidelines in FAA, ARP SOP 5.1. There is a clear need for a more thorough and comprehensive planning effort. See FAA Order 1050.1F for more detail on actions subject to NEPA.

"Specific FAA actions subject to NEPA review include, but are not limited to, grants, loans, contracts, leases, construction and installation actions, procedural actions, research activities, **rulemaking** and regulatory actions, certifications, licensing, permits, plans requiring approval, and legislation proposed by the FAA. A CATEX refers to a category of actions that do not individually or cumulatively have a significant impact on the environment. A CATEX is not an exemption or waiver of NEPA review; it

Tuesday, August 13, 2024

is a level of NEPA review. An EA or EIS is not required if a proposed action falls within the scope of a CATEX described in FAA Order 1050.1F and 5050.4B and the following conditions can be met: 1) there are no extraordinary circumstances; 2) any extraordinary circumstances that are present can be eliminated or resolved through conservation. ARP SOP No. 5.1 Effective Date: June 2, 2017 2 measures included in the project design; or 3) any extraordinary circumstances that are present can be otherwise resolved through the completion of special purpose law requirement(s).”

Please don't approve as currently presented.

Thank you;

Elizabeth Haley M ARCH
6005 Chaparral Circle NW, Albuquerque New Mexico 87114
elizabethkayhaley@gmail.com
505 908 5376

8/12/2024 20:30

Project # PR-2018-001577 SI-2024-00994 – Site Plan
Double Eagle Airport

I write in opposition to proposed development in this area that would allow building heights to exceed 36 feet. The proposed plans should be thoroughly vetted by the Tribes whose culture and heritage is embedded in this area. Thoughtful consideration should be given to protecting the Petroglyph National Monument, an asset unique to Albuquerque with historical and cultural significance.

Additionally, the area lacks the infrastructure to accommodate intense uses.

Evelyn Rivera
Neighborhood Association Repres
rioreal@earthlink.net
4505 Chadwick Rd NW

August 13, 2024

Re: Double Eagle II Site Plan:

Project # PR-2018-001577,

Case # SI-2024-00994-Site Plan-EPC

Dear EPC Chair Mr. Hollinger and fellow Commissioners,

WSCONA members are very supportive of nearby Petroglyph National Monument and volunteer our time to protect these resources. We do this not only for ourselves but for the benefit of all of Albuquerque, as well as visitors who come to the west side to see the petroglyphs, visit our volcanoes and mesa top, which have incredible views. It is extremely important to maintain the view shed west of Petroglyph National Monument with compatible development that complements the natural resources and preserves the views.

Last April 18th, EPC reviewed Double Eagle II proposed changes to include 6 non-aeronautical uses. Concern was expressed that the new uses not conflict with the aviation activity nor impact the Monument; and requested an Impact Study be done to ensure this. Last week we learned that the EPC is now reviewing a site plan with design standards for the Double Eagle II airport. This did not give us time to organize a facilitated meeting to go over these standards.

We support the letters from the National Park Service and from Santa Fe Village NA, that are included in the staff report as they reflect the same concerns and values.

Fortunately the staff report contains a very comprehensive history of the Double Eagle Airport and made good recommendations in its conditions of approval.

Here are additional comments from our members:

1. In reviewing the staff report **we support Condition # 6.** Design standard (A) of approval in maintaining the building heights at a maximum of 36 ft. in height: "Building and **structure heights shall be limited 36 feet** at the DEII Airport except for critical aeronautical support infrastructure such as Air Traffic Control Towers." This height is consistent with the height of the buildings that currently exist, and preserve the view shed."

2. We also **support the staff report condition to move the required ROW trees to the interior portions of the Double Eagle II development**, where they would be more beneficial. **Thereby maintaining the natural vegetation** along the Atrisco Vista Blvd. corridor, which is attractive and preserves the natural and rural character of the area.

3. Double Eagle II, on the outskirts of the City, is a reliever airport for the Sunport. It is a rural airport designed for smaller aircraft surrounded by open space. It is not a downtown urban area. We want to make sure that the site plan indicates that the new non-aeronautical uses be compatible and not conflict the existing aircraft, nor impact the Monument.

4. This site is adjacent to Petroglyph National Monument a significant natural and cultural landscape that the Community and Tribes value. High density on the outskirts of town is inappropriate for this location and should not be considered.

5. Increased vehicle traffic is also a concern with all these recent changes. The site plan should not strive to be intensive for that area, which will overly increase the traffic volume. **Has a traffic study been done?** If not, will it be done?

6. **Parking should not be reduced.** There is no available mass transit. We want to maintain adequate parking for existing and future uses.

7. Walls and Fences: Currently the fencing around the perimeter of Double Eagle is post and wire fencing, which is compatible with the rural open space character.

8. Landscaping: We like the beauty of the native plants in this area, and support using native plants exclusively in the landscape plan for the Double Eagle II Airport. We support maintaining the existing vegetation and avoiding disrupting the natural vegetation. This will reduce weeds, such as goat heads, and tumble weeds, which are flammable and can become a nuisance to both the airport and the Monument. We have been trying to educate people to not disrupt the native landscape to avoid this problem. Therefore, avoid or minimize any unnecessary disturbances. For areas that are disturbed we support that weeds be controlled and the area be reseeded with native plants.

9. **The view shed is critically important** as mentioned in the staff report. During the creation of Petroglyph Monument we learned from the Tribes that the volcanoes have special significance as they are centrally located in the middle between 4 major mountain ranges as noted in the National Park Service letter. We agree with the staff report that the proposed buildings heights of 60 to 85 ft are too high and should not go higher than 36 ft.. The aviation department, at recent meetings, said the building heights would be 30-36 ft. **We also support condition # 8 "Development shall not occur east of the right-of way (ROW) of Atrisco Vista Blvd and adjacent to MPOS or within 330-feet of the Petroglyph National Monument."**

10. **Lighting should be at a minimum** in order to maintain dark sky ordinance. Colors should be earth tone and non reflective to blend with the natural environment.

11. Also, be aware that **BESS (Battery Energy Storage System)** is mentioned in the proposal. **We recommend that that not be near building structures** or equipment as they have been known to be explosive and or catch on fire which take days to put out.

12. Question: **Has there been Tribal engagement on this?** A member from the Laguna pueblo was at the August 5th Council meeting last week to comment during Council's review of the non- aeronautical uses at Double Eagle II indicating that Laguna was not notified on these changes, and would like more tribal engagement on these proposals. **We recommend more engagement with Community and Tribes.**

Sincerely,
Rene' Horvath - WSCONA Land Use Director

Alfredo Salas, Megan Jones, Misa Bloom
c/o Environmental Planning Commission Council Members
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

**EPC 48 Hour: LTR DEII Re: Double Eagle II Site Plan – EPC application comments;
Project # PR-2018-001577 SI-2024-00994 – Site Plan-EPC**

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Please don't approve as currently presented.

Thank you;

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