

Date: October 17, 2023

EPC: Agenda #7: Site Plan for the Poole Property zoned NR-PO-B

Project # PR-2023-008911, SI-2023-011090-Site Plan EPC

EPC Hearing date: October 19, 2023

Dear Ms. Jones,

I am writing in regards to the Poole Property.

I had not seen the final results of the site plan, except yesterday when I had a chance to review the staff report. I have participated in prior Zoom meetings and several on site trash clean ups on the property in the last few years.

A fellow WSCONA Board member sent me comments from Mr. Dekker who lives in his Neighborhood. Mr. Dekker has offered suggestions to consider for the parking lot traffic circulation. It appears his comments were sent to Ground Works Studio. I am sending them to you so you can see his comments as well. Please see below.

In addition, it was suggested to me by the president of WSCONA, who is an architect, that if they are use metallic infrastructure such as tables, chairs, patio covers, those things should be painted to obscure any metallic reflection. I suggest using painted aluminum siding that gives the patio covers a wooden look.

I was also wondering if they would be preserving the existing trees and the Orno ovens that were built by the Pooles. They added a lot of character to the area.

I will try to give you a call. Or you can call me.

Thank you,
Rene' Horvath
WSCONA
505-898-2114

Below is Mr. Dekker's comments.

From: J. David Dekker <dd66bisou@me.com>

Sent: Tuesday, October 17, 2023 2:23:41 AM

To: richard@groundworkstudionm.com <richard@groundworkstudionm.com>

Cc: Richard Schaefer <schaefer@unm.edu>; bradyklovelady <bradyklovelady@gmail.com>

Subject: Oxbow open space

[EXTERNAL]

Regarding the upcoming EPC hearing for the referenced product I offer a couple of suggestions.

1). The parking area is not laid out very well.

Most drivers will enter a parking lot by turning to the right, much like a traffic circle. In your current layout, the angled spaces would have to be backed into if the driver follows the standard rules of the road. A one way counter clockwise circulation route would be more efficient. It would also facilitate bus/van drop offs.

The current layout, in my opinion, would be confusing and create unnecessary traffic/parking conflicts. I'm not sure what the space limitations are, but adding a few feet on both east west drive aisles would allow all 90 degree parking and eliminate angled parking.

2). If I were an adjacent neighbor, I would be concerned about an un gated parking area. It seems that a secure, gated perimeter at the entrance to the parking area would eliminate after hours parking and help to control any vandalism to the improvements, including the restroom building. The cost would be minimal if the existing walls are incorporated with the gated access.

As a neighbor who walks to the end of Namaste, I am looking forward to the proposed improvements and am pleased that the City continues to expand a great open space program with this unique community resource.

J. David Dekker

Sent from my iPhone