

October 28th, 2020
DRB Review of Poole Property Site Plan

Dear DRB Board members,

I am the Land Use Director for the Westside Coalition. I have participated in the EPC hearings regarding the project. There is still a lot of concern regarding the edge buffer not being adequate to buffer approximately 20 homes from the Oxbow wetland.

I have the following Questions and Comments below:

1. Setback/Buffer protection along Sandy bluff: The Hydrologist, the Open Space Superintendent, and members of the public has consistently expressed concerns of not having enough Buffer protection along the sandy bluff. In reviewing the site plan drawings attached to the DRB agenda, the drawings show the steep slopes, the detention pond & the wetland (both floodways), and the flood fringed areas of the bosque on the eastern portion of the site. They all need more buffer protection between the homes and the wetland and Bosque areas. The buffer shown on the eastern portion of the site plan is not adequate to protect the wetland, nor the homes from environmental impacts, such as soil erosion, storm water drainage, Bosque fires, wildlife conflicts, mosquitoes, domestic chemical use etc. Please see Open Space, and public comments below:

I am concerned about the proposed 23-acre development including the Suzanne Poole Oxbow Property as the proposed setback of this important piece of wetland habitat isn't adequate. As a Naturalist Educator, I can report that bird populations are plummeting and more disturbance will add challenges.

Kathleen Davies
2328 Milton Rd. NW
February 19, 2019

The Oxbow is one of the few wetlands left along the Rio Grande in the middle valley and that it provides some of the best habitat in the region. The current proposal for the development does not

have an adequate setback from the Oxbow to prevent the disturbance of wildlife.

Susan Selbin February 27, 2019

The development's design has very dense housing right up to the edge of the bluff above the Oxbow and a development of this density will inevitably lead to encroachments into and possible contamination of the Oxbow.

The city needs to establish a buffer to reduce density as development moves from the dense edge of Coors to the habitat along the river to protect Albuquerque's natural asset.

Antoine Predock, FAIA February 11, 2019

Development, in the form of structures and buildings, should be located as far away possible from the MPOS and any adjacent slopes to provide buffer to the wildlife habitat below the bluff and to prevent erosion and subsidence of the land above the MPOS.

Colleen Langan-McRoberts
Open Space Superintendent
Parks and Recreation Department

2. During the EPC review the EPC chairman said the DRB would deal with the setback issues. Therefore, we hope the DRB can address these concerns that the EPC did not address.

3. I support the elimination of the Force Main sewerage facility: We support the efforts to eliminate the need to do a Force Main system. Concerns have been raised that the gravity fed sewer/pump system has been known to be unreliable, costly and problematic. See Norm Guame's comments below:

Dear Mr. Cadena,

.... a small buried lift station would be maintenance intensive and a burden for this developer to place on the public. What reliability features would the ABCWUA require to avoid overflow of sewage or back-up of sewage into homes in the event of a pump failure or power failure?

Norm Gaume, P.E. (ret.) Thursday, November 1, 2018

As a retired licensed engineer with expertise in wastewater collection and treatment, it is my professional opinion that such a buried sewage pump station located under a street and without above grade features is unsafe, disproportionately costly to operate and maintain. It will be a public nuisance. Norm Gaume February 5, 2018, To Planning Director

The following are additional questions for the DRB:

- 1. Has the DRB members visited the site to take a look at the sandy bluff, the wetland, the steep slopes the fence line and the AMAFCA arroyo and detention pond?**
- 2. Should there be a study to determine the necessary setback/buffer needed to avoid drainage and erosion issues?**
- 3. Should there be a study to determine the necessary setback/buffer protection in case another Bosque Fire occurs again?**
- 4. Should there be a study to determine the necessary setback/buffer to ensure the protection of the wetland wildlife preserve, to avoid wildlife conflicts and human cause environmental impacts?**

5. Shouldn't the existing entrances be maintained so that there is adequate access and connectivity for the site in case of any emergency evacuations that take place in the future? What happened to the appeal of the variance request for eliminating the access and connectivity for this site? I thought the variance request was dropped.

6. When will the AMAFCA regional sediment pond (part of the AMAFCA arroyo system) on the north side of the Property going to be deeded to AMAFCA? Hydrology had commented that: The land containing the AMAFCA facilities in the northeast corner of the site will have to be platted as separate tracts and conveyed to AMAFCA by deed. On page 35 of the March 14th, 2019 Staff Report.

7. How can the City approve a site plan where there was no review of existing State and Federal requirements and prescribed mandatory consultation with other joint power signatories. Please see Elizabeth's Haley Comments.

**Thank you,
Rene' Horvath**