

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: N/A

Property Description/Address: 9601 Tierra Pintada, Albuquerque, NM 87120

Date Submitted: Feb. 4, 2025

Submitted By: Kathleen Oweegon

Meeting Date/Time: Jan. 30, 2025 6:00p.m. – 8:00p.m.

Meeting Location: Zoom

Facilitator: Kathleen Oweegon

Co-facilitator: Philip Crump

Applicant/Agent

Applicants:

Pulte Group – Kevin Patton, Brian Anderson

Agents:

Consensus Planning – Jim Strozier, Ayoni Oyenuga

Bohannon Huston – Yolanda Moyer

SEC Planning, LLC – Pete Verdicchio

Neighborhood Associations/Interested Parties

Petroglyph National Monument

Andalucia HOA

Del Webb Mirehaven

Mirehaven NA

Mirehaven HOA

Santa Fe Village Neighborhood Association

S.R. Marmon NA – SRMNA

Taylor Ranch NA

Westcliffe Town HOA

Westside Coalition of Neighborhood Associations (WSCONA)

Background/Meeting Summary:

This meeting was regarding a Site Plan – Environmental Planning Commission (EPC) and (originally) a Variance – EPC for the surplus property located at 9601 Tierra Pintada Boulevard NW Albuquerque, NM 87120. The site plan request is for subdivision of 214 single-family detached lots and has been submitted to the EPC by Consensus Planning to be heard in the Feb. 20 EPC Hearing.

The Agent, Jim Strozier, clarified at the start of his team’s presentation that the project involves a site plan EPC, not a variance EPC, as previously thought. According to City Planning staff, a separate variance application is not required as the review of the sensitive lands is integrated into the site plan approval process.

The site plan addresses access, circulation, edge treatments, and other aspects of the property. The project, which involves the development of 214 single-family homes, aims to complement the adjacent

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

school and national monument, and is consistent with the character of the surrounding neighborhood. The project also includes a private park, landscaping, street trees, and natural buffers.

Attendees, including neighbors from eight different neighborhood associations or homeowners associations and a representative from Petroglyph National Monument, had questions and concerns about these topics:

- Elevations
- Variance
- Drainage
- Arroyos
- Slopes
- Perimeter Wall/Fence
- Proximity to Monument
- Access to Monument
- Construction Dust & Debris
- Subdivision Parks

See *Meeting Details* below for specifics of the presentation and discussion.

Outcome:

- Areas of Agreement
 - Preservation and pedestrian access to Petroglyph National Monument (PNM) are very important.
 - Restoration of the scarred natural landscape on the two hills between the development site and PNM is necessary and will benefit both the environment and the development.
 - The Applicants have committed to the restoration of the scarred natural landscape.
 -
- Unresolved Issues & Concerns
 - Concern: Homes in the development located in the lots closest to PNM may be visible to people visiting PNM. A neighbor requested no homes be built in that area.
 - Kevin Patton (Pulte Group) offered to commit to only building single-story homes in that area as a way to address that concern.
 - ◆ The neighbor who expressed the concern requested to continue the conversation at another time to seek additional possibilities for compromise, to which Kevin agreed.

Meeting Specifics:

1) Applicant Team Presentation

- a) Jim Strozier clarified at the start of the presentation that the project involves a site plan EPC, but not a variance EPC, which is not needed as was previously thought.
- b) They had originally applied for both a site plan EPC and a variance EPC, but after working with City staff, they now understand that the variance EPC is not needed – what they had interpreted as requiring a variance is part of the site plan process, so that's not going to actually be a separate application that goes to the EPC.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- i) The reason for that is all of the issues related to the sensitive lands that they had interpreted as requiring a variance are just part of the site plan process. All of the same issues will be covered, but technically it's not a variance, so that won't be listed on the agenda for the February 20th meeting.
- c) The site plan addresses access, circulation, edge treatments, and other aspects of the property. The project, which involves the development of 214 single-family homes, aims to complement the adjacent school and national monument, and is consistent with the character of the surrounding neighborhood.
 - i) There are two access points along Arroyo Vista Boulevard, which is the street that is adjacent to the project to the south.
 - ii) Since the APS property is to the east, Petroglyph National Monument to the north and the Inspiration Subdivision to the west, there's no additional access or circulation for vehicles within the project.
 - (1) In response to a question submitted before the meeting about whether or not they would provide a pedestrian gate from this property to the APS property, Jim clarified that they do plan on doing that. They need to coordinate that with APS, but that would get access to the trailhead that's immediately north of the APS property at the K-8 school.
- d) Kevin Patton added that he will coordinate with APS to develop a pedestrian connection to access the APS property and provide a pedestrian connection to the existing access to the Petroglyph National Monument that is on APS' property.
 - i) The project includes a private park, landscaping, street trees, and natural buffers. It also includes preservation, rehabilitation, and new amenities adjacent to the National Monument within the buffer where Petroglyph National Monument is our north boundary.
 - ii) It complements the adjacent school with appropriate buffers and is consistent with the surrounding neighborhood character of those adjacent projects that were just talked about – The Del Webb Mirehaven, and Inspiration, in particular, that are basically to our west and to our north and northeast.
- e) Jim briefly discussed the history of the site, clarifying that the site is part of a 110-acre tract that APS when they acquired the Stadium Parcel.
 - i) APS's original plan was to develop it into a High School, K-8, and an Early Childhood Development center which would have taken up the entire 110 acres.
 - (1) The APS Board determined that a High School isn't needed at this location and designated the land as "surplus".
 - ii) After a competitive bid process, APS Selected Pulte Group to be the purchaser/developer.
 - (1) Jim stated that he thinks the reason that Pulte Group was selected by APS to be the developer is because of their strong track record in this area with the development of both the Pulte Mirehaven Traditional neighborhood, The Del Webb Mirehaven and the Inspiration subdivision that all are basically along that area adjacent to the Petroglyph National Monument and the Atrisco Terrace open space which is managed by the city of Albuquerque Open Space Division.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- f) Community Design
 - i) Peter and Jim discussed the design of the community, including the creation of a social and recreational space.
 - ii) They highlighted the restoration plan for two hilltops, which would be set aside for naturalized open spaces and environmental restoration.
 - iii) Preserving Steep Slopes
 - (1) Jim explains that the main sensitive land they are addressing is steep slopes, which are classified as anything over 9% according to the IDO. The development prioritizes preserving steep slopes adjacent to the National Monument while balancing development needs. Jim notes that the hillside near the monument is currently scarred from ATV activity and needs rehabilitation.
 - (2) Jim and Kevin confirmed that the project would continue the asphalt trail along the north side of Arroyo Vista with improvements. Kevin clarified that the trail exists today.
- b) Jim pointed out the single-loaded street along the northern boundary and the distance from the roadway to the National Monument boundary.
 - i) The single-loaded street is the boundary of the neighborhood up against the area that the plan has designated for restoration, reclamation, and enhancement.
 - (1) The distance from one point on the roadway to the National Monument boundary is a little over 130 feet.
 - (2) Kevin Patton also pointed out that the single loaded roadway width adjacent to the doesn't need to be as wide as usual due to the lack of driveways and parking in that part of the development.
- c) The proposed development is described as consistent with the surrounding neighborhood character and the Westland Master Plan.
- d) The plan includes a buffer zone between the development and the National Monument, with the closest residential lot being just under 100 feet from the monument boundary, while wider areas have buffers of up to 240 feet.
- e) Yolanda Moyer then explained the technical waivers they would be requesting for the preliminary plat process, including block waivers for pedestrian connectivity and deferrals for sidewalk construction on the side of the street closest to the buffer zone between the development and the National Monument.
 - i) She clarified that these waivers were necessary due to the community's unique topography and private property boundaries.
 - ii) Waivers will be a part of the preliminary plat process that comes later, but the applicant team wanted to let the neighbors know about them at this stage in the process because they feel it's important for the neighbors to know about and to understand the waivers.
 - (1) These are technical DPM and IDO waivers that they are going to be requesting as part of the preliminary plat. Notifying the neighbors is a requirement of preliminary plat.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- iii) The issue is that the site is surrounded by private property. So there really is not a location where they can put a road or a trail because it abuts private property, so they wouldn't be able to provide a pedestrian connection to anything that's not public.
- iv) The two areas with blue lines are the areas that they are going to have to request a block waiver. (*figure 1*)

- (1) A block length is designated as 600 ft.
- (2) Looking at the left blue line in the figure above, at the center of that blue line there will be an internal trail for the pedestrian connectivity.

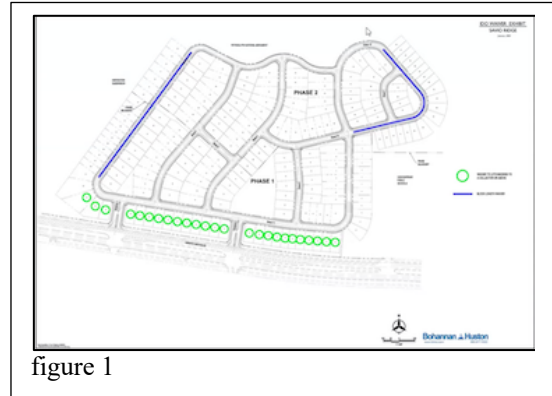


figure 1

- (a) They can't put an access connection on the east or west side because there is private property owned by APS on the east side, the Inspiration subdivision abuts the site on west side. The Petroglyph National Monument is on the north side. That's the reason they're doing the block waivers.

- v) The other the IDO waiver is for the area where the green circles are. (*figure 1*)
 - (1) There is a requirement that you are not allowed to have lots abutting or above a collector.
 - (a) In the site plan, lots are not abutting directly to a collector; they have a 20-foot HOA tract that gives a little bit more distance from the homes to the road. Which provides some protection from noise for the homeowners.
 - (b) They do have 20-foot backyards and an extra 20-foot buffer.
 - (2) The team is requesting a waiver simply to dot their i's and cross their t's and bring it to the EPC's attention that they are, in theory, abutting backyards too, although they do have an open space area.

- vi) They are also requesting waivers and deferrals for the sidewalk.

- (1) The green in this figure is everything that they are building. (*figure 2*)
- (2) The red is everything they are requesting a waiver for.
 - (a) They're requesting a waiver to build sidewalk along that perimeter and at the two entrances as well.
 - (i) There will be a controlled gate for pedestrians on one side to access Arroyo Vista.



figure 2

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

1. Rather than have two gates and two securities for each of those entrances, it helps to reduce that to just one.
- (b) After the image in figure 2 was created, it was decided that the “bulb” in the upper right section of that image where it's lined in green and going to the east will be part of the waiver request because it abuts the Open Space tract in the hills, so that section in the drawing needs to be changed to red.
- (3) The blue area in figure 3 is what is to be deferred.
 - (a) Deferred means that they're going to wait until the home is built, then once the home is built, they'll build the sidewalk. This is to prevent the destruction of the sidewalk in front while they're building the home.
 - (b) The sidewalk will ultimately get built; it's just on a deferred basis to be built as each home gets constructed.
 - (c) Anything north of that blue line is being preserved.
- vii) The technical DPM waiver that goes to the traffic engineer is represented in this figure.
 - (1) There is a stipulation in the DPM that says you can use less than the minimum radius at 90° turns at the discretion of the traffic engineer.
 - (a) This is something typical that they do when they make a 90-degree turn.
 - (2) The team is requesting that it be less than the required minimum.
- viii) This relates to the reason they are deferring the sidewalk, which is indicted in dark blue.
 - (1) It's a little bit narrower section – it's a 26-foot right roadway which is the minimum allowed by fire department.
 - (a) Since there are no homes fronting the street, there's no need for it to be a wider street since there will not be any parking or residences.
- f) Kevin talked about the preservation of the eastern hills, noting that the area above the blue line in figure 3 is being preserved.
 - i) They're keeping the existing topo and slopes and it's pristine or preserved pre-development condition except where there are dirt roads, ATV and motorcycle scars. They will go back in and restore that area, covering up those scars with additional seeding natural seeding. They will collaborate with both the CABQ Open Space and the Petroglyph National Monument on determining a particular seed mix that is indigenous to the area and use that to cover up and help repair that scarring up there.



CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- (1) They want to go back in and make that hillside more lush with natural vegetation that complements the PNM.
- ii) Kevin clarified that the diversion dike built to intercept upland flows was constructed prior to the Inspiration Community's development, and it now redirects water to the Ladera Pond system.
- iii) He also explained that the dirt road between the school and the houses is reserved for AMAFCA (Albuquerque Metropolitan Arroyo Flood Control Authority) access, and it connects to the paved road on the APS property.
- iv) Kevin confirmed that the arroyo and pond on the APS site will not be disturbed by their development and are not connected to their site.
- g) Roads within the development will include some for connectivity for the vehicles and emergency access.
 - i) They provide a roadway so that fire trucks can get from one road to the next, which also acts as a pedestrian connection. This is the single-loaded street on the northern boundary
 - ii) They will be putting sidewalk on the south side of that road, but not on the north for the single loaded street adjacent to the Monument.
 - iii) No homes in that section of the site, except for at the far northeast corner, will have a driveway, so there are no driveways on either side of that roadway for a majority length of that road.
- (1) There's no anticipated or needed parking in that section of road.

2) Neighbors' Feedback

a) Elevations

- i) A neighbor asked about the appearance of the proposed residences—what the houses will look like and whether the applicant team has pictures to show.
 - (1) A Pulte team member responded that while they did not provide specific pictures, the floor plans will be identical to those in the adjacent Inspiration development to the west.
 - (a) They plan three different product types, with 45-, 55-, and 60-foot-wide lots; each of those in Inspiration had of four or five different elevations and floor plans.
 - (i) Homes will be both one- and two-story.
 - (b) The homes are to be finished in earth tones; reflective values will be in line with the View Protection Overlay.
- ii) The neighbor pointed out that the homes in the northeast corner will be visible from the nearby South Point Trailhead into the monument and asked whether those houses could be deleted from the plan.
 - (1) Kevin Patton responded that those first three or four houses could be restricted to one-story, to reduce their visibility.
 - (a) The neighbor who expressed the concern requested to continue the conversation at another time to seek additional possibilities for compromise, to which Kevin agreed.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

b) Variance

- i) The team was asked to explain the Sensitive Lands variance in the EPC application.
 - (1) The team initially thought a variance was required but then learned that the requested development in the steep slope areas was to be addressed in the Site Plan submittal.

c) Drainage

- i) A neighbor inquired about drainage, especially handling of stormwater, considering the slopes on the area.
 - (1) The drainage system will conduct stormwater from the northwest corner to the southeast corner of the property, with catchment (two ponds) along the eastern edge and going out to Arroyo Vista tying into an existing storm drain in Tierra Pintada.
 - (a) The upper pond on the east side will be a buffer between this property and APS.
 - (b) On the northern edge of the property, adjacent to Petroglyph National Monument, there will be no drainage or disturbance from this area onto the monument.
 - (c) It was mentioned that every grading and drainage plan is reviewed and approved by the city engineer, the city hydrologist.

d) Arroyos

- i) There were several questions related to arroyos--How will arroyos be handled? Will they be left natural and have buffer protection? Is there a trail system along it.
 - (1) A team member said that here are no active arroyos on the property.

e) Slopes

- i) Neighbors questioned whether there would be terracing in the development and if so, what kind of walls would be constructed.
 - (1) The answers were that yes, there will be some terracing, but not visible from outside of an individual lot; they would be at the back yards of houses, with retaining walls no higher than 5.33 feet.
- ii) When asked about how much of the hills would be removed, Pulte answered that they will balance preservation with development, grading some of the area with a slope greater than 9%, so that the drainage will flow to the pond at the east edge.
- iii) They will also revegetate and try to restore the slopes on the north side, using topsoil from grading to enhance the surface, both for visual aesthetics and for creating usable open space for residents.

f) Perimeter Wall/Fence

- i) Questions about the perimeter wall or fence included: Will there be an internal fence / view fence/wall along the Pulte's boundary with Petroglyph? Adjacent to APS lands within the Monument and the proposed roadway (where it curves) will there be a wall or view wall in this location to prevent neighbors from accessing the adjacent lands from their backyards? Explain the wall design for the subdivision perimeter wall. What does the wall design adjacent to arroyos or open space look like? Will there be railing along the top?

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- ii) There will be an internal fence parallel to and set back from the existing barbed wire fence at the monument boundary; the development will be set back from the monument boundary.
 - (1) The monument superintendent is concerned that residents using the Pulte trail system could access the monument and create new social trails and other damage.
 - (a) The monument superintendent and Pulte have consulted on the fence and come up with a good design.
- iii) Perimeter walls adjacent to public space, including APS, will be similar to those that separate Inspiration from public open space—a lower CMU portion with view fencing on top.
 - (1) Along Arroyo Vista will be a solid wall, with no-view fencing.

g) Proximity to Monument

- i) Additional concern that construction activity could damage the Monument perimeter, as was the case with some of the Inspiration Phase 2 activity.
 - (1) This issue was addressed in the agreement on Pulte fencing along that boundary, staying at least five feet from the existing fence.

h) Access to Monument

- i) Could Pulte provide access for their residents to the NPS Trailhead at Petroglyph on the eastern edge of the development, adjacent to Petroglyph?
 - (1) Pedestrian access to the Petroglyph National Monument will be provided by Pulte at the northeast corner, adjacent to the APS property and the trailhead, though not directly into the monument.

i) Construction Dust & Debris

- i) Based on experience during construction of Inspiration, there was concern about unacceptable construction debris migrating onto the monument, which took hundreds of hours of volunteer time to clean up, even with Pulte assistance.
 - (1) A way must be found to keep such debris from migrating onto the monument property.
 - (2) Kevin responded that they will have trash bins with covers to accommodate construction debris, more frequent inspectors to monitor trash disposal and be better about ensuring that trash is properly handled.
 - (a) They also will be more vigilant about holding the contractors and subcontractors accountable.
 - (3) As for dust, he explained his analysis of wind and monsoon rain in Albuquerque and suggested that the major dirt work would occur during the late summer, which has lower wind speed and greater potential for rain.
 - (a) In addition, they will have water trucks to keep down dust.

j) Subdivision Parks

- i) A neighbor said she hoped the park would be good for children from houses geared toward families.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

(1) Based on their analysis, these Pulte homes will be geared toward people who do not have children, for whom these might be second homes--or families with older children.

(a) Pulte is looking for another development that would be nearby, for the first home buyer, those with smaller kids

Next Steps: N/A

Action Plan: N/A

Action Items:

- Jim to check with city staff and share agency comments with meeting participants prior to the staff report being issued.
- Kevin to meet with René on-site to discuss visibility concerns and potential solutions.
- Kevin to work with Nancy and Councilor Lewis to develop better strategies for preventing construction debris from entering the monument.
- Kevin to consider restricting the first 3-6 homes along the monument boundary to single-story only.
- Pulte team to implement covered dumpsters and more frequent inspections to reduce trash issues during construction.
- Pulte team to work with Nancy on finalizing fence design details along the monument boundary.

Application Hearing Details:

Hearing scheduled for February 20, 2025

1. Hearing Time:

- a. The Commission will begin hearing applications at 8:30 a.m. *(Note: To learn the time this application will be heard, look for this hearing date at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. When the agenda is available, you see it immediately under the hearing date.*
- b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule

2. Resident Participation at Hearing:

- a. All written materials - including petitions, legal analysis, and other documents - should ordinarily be submitted at least 10 days prior to the public hearing through the Public Comment Portal using the following link: cabq.gov/epc-public-comment.
- b. All written comments received prior to the 48-hour deadline (in this case, before Feb.18) will be included with the record. Comments received after the 48-hour deadline shall be given verbally during the hearing by the commentor. The 48-hour deadline is generally 9:00 am the Tuesday before a Thursday hearing.

3. For questions or more information, email PlanningEPC@cabq.gov or call 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

4. To participate in the EPC hearing on February 20, 2025, which will begin at 8:40 a.m.: [Join Zoom Hearing: https://cabq.zoom.us/j/5464729575](https://cabq.zoom.us/j/5464729575). Call in: (719) 359-4580; Meeting ID: 546 472 9575

Names & Affiliations of Attendees:

Applicant: Pulte Group – Kevin Patton, Brian Anderson
Applicant Team: Bohannon Houston – Yolanda Moyer
SEC Planning, LLC – Pete Verdicchio
Agent: Consensus Planning – Jim Strozier, Ayoni Oyenuga

Neighborhood Associations/Interested Parties

- | | | |
|---|---|---|
| ▪ <u>Andalucia HOA</u> Linda Vrooman | ▪ <u>Del Webb Mirehaven</u> Paul Brewer Roberto Contreras Lydia Cote Beverly Crane Alison Dabney Cynthia Gefvert Donald Koch LeRoy Kriley Bonnie Lienau John Newell Karey Osuna Margaret Shogry Charles Verble | ▪ <u>Santa Fe Village NA</u> Catherine Slegl ▪ <u>Taylor Ranch NA</u> Evelyn Rivera ▪ <u>Westcliffe Town HOA</u> Sharon Miles ▪ <u>Westside Coalition of NAs (WSCONA)</u> Jane Baechle René Horvath ▪ <u>Petroglyph National Monument</u> Nancy Hendricks |
| ▪ <u>Mirehaven NA</u> Allen Benn Nancy Burpee Leonard de Llano | | |
| ▪ <u>Mirehaven HOA</u> James Platt | | |

Memorandum

To: City Planning staff

From: Jim Strozier, Consensus Planning, Inc.



Date: January 30, 2025

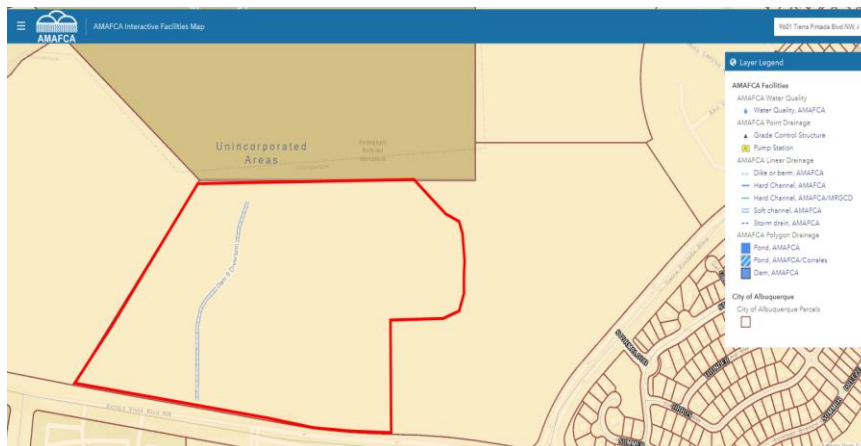
Re: Sensitive Lands Analysis for 9601 Tierra Pintada Boulevard NW

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2 and Section 14-16-2-6(B)(5) for the subject property located at 9601 Tierra Pintada Boulevard NW, west of the Tres Volcanes K-8 Community Collaborative Albuquerque Public School. We have analyzed the project site for the presence of sensitive lands and the constraints related to such lands. Three sensitive land features will be affected by the development on the subject property, including minor arroyos, steep slopes, and wetlands. The memo further expatiates on the steep slopes that will be impacted by the development.

IDO Section 14-16-5-2

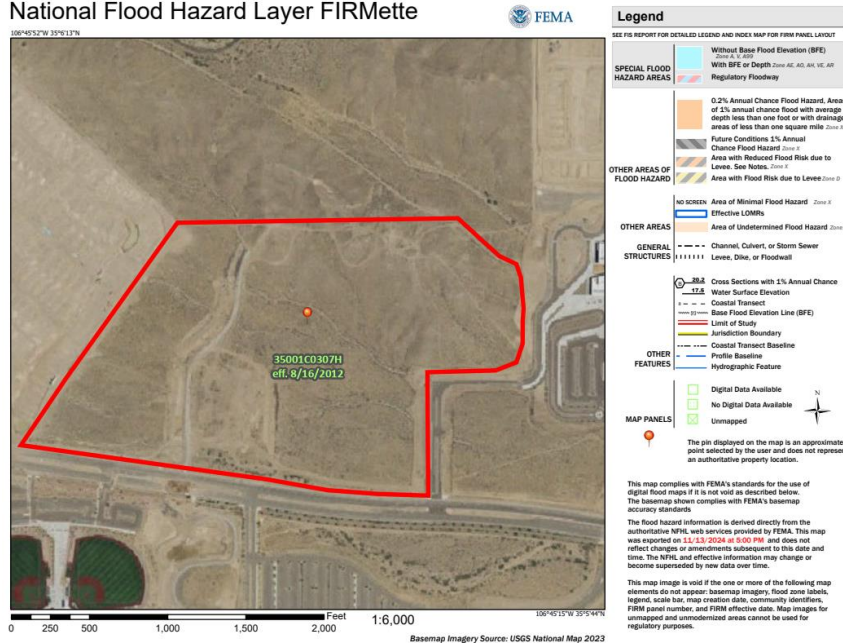
1. **Arroyos:** There are no significant arroyos that cross the subject property and with the development of the Inspiration subdivision to the west, all off-site flows have been eliminated.

The Dam 9 Diversion, which is a linear drainage soft channel is located on the west portion of the subject property. The purpose and need for this channel has been eliminated with the development of the Inspiration subdivision to the west (upstream). The development plans to remove this feature in conjunction with a grading and drainage plan. The Dam 9 Diversion will be removed with approval from AMAFCA.



2. **Floodplains and Specific Hazard Areas:** The subject property is not located in any designated floodplains or specific hazard areas.

National Flood Hazard Layer FIRMette



3. **Irrigation Facilities (Acequias):** The site is not located in the Middle Rio Grande Valley and therefore has no existing irrigation facilities.
4. **Large Stand of Mature Trees:** There are no large stands of mature trees on the subject property.
5. **Outcroppings:** There are no rock outcroppings on the subject property.
6. **Significant Archaeological Sites:** The subject property has a Certificate of No Effect from when the Tres Volcanes Community Collaborative K-8 Albuquerque Public School (APS) was going through the City of Albuquerque development process. The subject property was originally proposed for a new High School and was included in the Certificate for the property.
7. **Steep Slopes and Escarpments:** The Integrated Development Ordinance (IDO) defines steep slopes as “Land with 9% slope or more”. This property has significant grade changes from the north to south along starting on the northern edge of the property adjacent to the Petroglyph National Monument. The proposed development on the site will result in steep slopes over 9% being graded to accommodate the development of a new single-family subdivision. Approval for the grading and the development of the site as proposed requires the review and approval of a Site Plan – EPC. This analysis is provided in support of that plan.

Because the steep slopes are located throughout the subject property, it is not practicable to save all the areas impacted by this feature and provide appropriate grading and drainage plans for the anticipated single-family lots along with safe streets and sidewalks that meet the DPM maximum slope requirements. There are two primary slope areas that are existing on the property that are larger than the 9% threshold. On the north edge of the property adjacent to the Petroglyph National Monument, the slopes will be preserved and any scarring that has

occurred throughout the years is planned to be restored, preserved, and enhanced. This area is also much steeper and is consistently over 15% slope and has had significant scaring and damage from off-road vehicles.

The steep slope areas south of the Monument boundary along the east edge of the property are planned to be removed when development occurs. This approach is consistent with the prior site planning for the high school. Much of the steep slope area to the south and eastern edge of the property were planned to be graded to accommodate the required parking.

The steep slope on the subject property cover approximately 9.03 acres of the 60.08 acre (approximately 15%) proposed neighborhood. It is not practicable to save all of these feature areas and provide stable single-family lots or safe streets that meet the DPM maximum slope requirements. Currently, drainage flows from the existing slopes from the north to south as defined by the conceptual grading and drainage plan. The Site Plan intends to preserve and restore approximately 5.90 acres of the steepest slopes that are adjacent to the Petroglyph National Monument on the north boundary. This allows for part of this sensitive land to be maintained and restored from over-use while allowing development appropriate to the site and consistent with DPM design criteria. This Site Plan efficiently protects steep slopes to the best of its ability compared to other proposed development in the past, such as the proposed APS high school, where the current K-8 school is which would have leveled all of the steep slopes for a surface parking lot.



Slope Map (Yellow Represents Slopes over 9%)

This Site Plan – EPC shall comply with IDO 5-2(C)(2)(h) Steep slopes and escarpments. And 14-16-5-2(J)(2) site design and sensitive lands - landscaping adjacent to major public open space. Disturbed areas shall be reseeded and/or planted with low-water, low-maintenance, native, or naturalized plant materials appropriate adjacent to the Petroglyph National Monument. It prioritizes the preservation of sensitive land features where practicable and includes a restoration plan to ensure the site's ecological resilience as described in the attached

Restoration Plan for treatment of disturbed areas and amenities adjacent to the Petroglyph National Monument. The Site Plan – EPC prioritized the protection of steep slopes adjacent to the Petroglyph National Monument and proposes restoration of these areas, which is balanced with the need to grade some steep slope areas needed to develop the property and accommodate the subdivision layout to provide housing.



Preserved Steep Slope and Escarpment Areas (in red dashed line)

This property has special circumstances that impact the ability to develop the property in a way that balances the adjacency and restoration of the steep slope area adjacent to the Petroglyph National Monument. Preservation of the entire property that is impacted by the areas over 9% slope will create a significant hardship for this development. All access to the property is from the south, Arroyo Vista Boulevard; it is adjacent to the Inspiration subdivision to the west which has a significant grade change; City requirements for grading and street design; and the adjacent APS property all create restrictions that impact the ability to develop the property.

The steep slope areas are internal to the site and will not have any significant material adverse impact to surrounding properties.

8. **Wetlands:** Based on the U.S. Fish and Wildlife Services National Wetlands Inventory, there are riverine wetlands (arroyos) that cross the subject property. These natural channels are currently dry and have not had water flow in them for a significant amount of time. Upstream development has essentially dried up these natural arroyos. These riverine do not contain any wildlife or biodiversity that is essential to the area. Based on changes to the upstream properties, the flows to this property have been eliminated.

Applicant Response: *There are no designated wildlife habitat areas and corridors on the subject site.*

e. Natural or geologic hazard areas or soil conditions, such as unstable or potentially unstable slopes, faulting, landslides, rock falls, or expansive soils.

Applicant Response: *There are no natural or geologic hazard areas or soil conditions on the site. The existing hills and steep slopes along the northern edge of the property will be preserved and restored based on significant damage and scaring associated with prior off road vehicle use.*

2. Lands that show evidence of slope instability, landslides, avalanche, flooding, or other natural or manmade hazards shall not be included in platted lots.

Applicant Response: *The land on the subject site does not show any evidence of slope instability, landslides, avalanche, flooding, or other natural or manmade hazards.*

3. New structures intended for human occupancy are prohibited within 100 feet in any direction of any perennial stream, public lake, reservoir, or element of a public water supply system unless the City Engineer determines that a smaller setback would adequately protect water quality and wildlife habitat.

Applicant Response: *There is no perennial streams, public lake, reservoir, or element of a public water supply system within 100 ft of the subject site.*

4. Natural features to be protected shall be identified in a site analysis as part of a Framework Plan or with any Site Plan or plat when a Framework Plan is not required.

Applicant Response: *The steep slopes adjacent to the Petroglyph National Monument proposed to be restored and preserved have been identified by this Site Plan application.*

Conclusion

The Site Plan-EPC strengthens the character of the surrounding area and provides needed housing that will comply with the provisions of the PC zone and the Westland Master Plan (PC Framework Plan). While the sensitive land features on the site cannot be entirely avoided, the Site Plan mitigates harmful and aesthetic impacts to the maximum extent practicable.