**Historical Causes of Drainage / Elevation Problems Concerning 512 Yale SE, 2206-2210 Garfield SE and Adjoining Properties**

Steven Thoma (Owner)

4/13/2016

Hi,

I purchased 2206-2210 Garfield SE in 2005 and 512 Yale SE in 2013; I purchased and have resided several blocks away at 2011 Coal Place SE since 1994; I moved here in 1980 and have resided in the neighborhood essentially since then; I am thus familiar with the area and its changes over a few decades.

The historical nature of the drainage problem has arisen from three related causes, that CABQ has allowed. Although I believe that CABQ did not foresee or intend the current situation, the lesson learned over time is that we now have a drainage problem where one previously did not exist. I believe the primary causes are as follows:

1. Granting a permit for the cemetery to build a solid masonry wall along the entire East-West distance of the Garfield alley. This has caused drainage from all the properties from Yale to Columbia to flow down the alley instead of fanning out across the cemetery land. All of this drainage now flows onto and through my properties prior to being expelled onto Yale. I believe the change in natural drainage has caused sediment to be deposited building up the height of soil along the wall to a point where it is at a higher elevation than the slabs in these properties; and
2. Many sequential additions of material have been added to the alley as a means of road maintenance. When the alley has become potholed and in need of repair, rather than grading the alley *down* to remove surface irregularities, the city has more often added fill and graded *up*. In one area a contractor used up leftover asphalt from roadwork on Garfield by paving part of the alley;
3. The PNM Utility easement between 512 Yale SE and the cemetery wall is not necessarily a cause but it has exacerbated the problem. The historical usage of that space was as a drive through alley. The addition of utility poles and closing access to regular surface maintenance (in combination with the addition of the cemetery wall) has led to a substantial height gain in the ground surface, even above that of the alley surface mentioned, so that when the water comes rushing down the alley on its way to Yale the side of my building becomes a wall in a drainage canal. And my building floods.

As a consequence, when it rains hard as is often the case in the summer my properties flood, even though they were above grade at the time of construction. The surface of the alley is now higher than the slabs in two of my structures and due to the re-direction of drainage, water floods the crawl spaces of another structure which damages the floor heaters.

It was impossible to realize the nature of this problem until one either lives in or owns these properties. Furthermore, in the years I have owned them the problem has gotten notably worse. I used to dig trenches in the spring in order to help channel the water away from my structures but even this measure is no longer effective as too large a volume of water is trapped and re-directed to my properties because of the current shear height of the alley surface, I believe caused by the combination if impermeable cemetery wall and standard alley repair techniques.

I am humbly asking that the City of Albuquerque take measures to assist my neighbors and I to remedy the storm water and drainage issues that we are having to deal with, as any viable solution is beyond what we can do on our own.

Thank you,

Steve Thoma

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