

Members Concerns regarding the Tarleton Project

At the request of the Upper Las Colonias Neighborhood Association, the Neighbors' Discussion Forum has compiled a list of major objections to the proposed Tarleton Ranch Eco Village including, but not limited to, the following:

Water Use - In a time of severe drought, adding such a significant additional demand on our southwestern community's precious and limited water supply is reckless and dangerous.

Increased Traffic - With the addition of the occupants of approximately 450 new homes, not only would local traffic increase exponentially, overall traffic in our already too often congested community would increase dramatically.

Overall Scope/Size/Density - With it's high density, paved roads, tall buildings, and commercial focus, this project would ruin the rural nature of the Upper Las Colonias neighborhood, something its' neighborhood association holds dear.

View Plane Obstruction - With plans for 2 and 3 story buildings, this project would obstruct the scenic and panoramic views of existing residents bordering the property to the north and south, drivers proceeding along highway 150, and the Taos Pueblo, which borders the property to the east.

Encroachment on Existing Homes - Current neighborhoods bordering the property to the north and south mostly consist of 1 and 2 acre lots. Density on the Taos Pueblo to the east of the property consists of only 2 homes for as far as the eye can see. With it's significantly higher density, this project would be placing new homes and businesses much closer to existing homes than they currently are to each other.

Commercial Impact to Community - This project, which is oriented to the selling of land, plans to market and sell it's commercial lots prior to its' residential lots. This would result in an additional supply to our local economy without providing, at least at first, additional demand. This could have a significant impact on businesses, already struggling, in nearby Arroyo Seco and the town of Taos.

Wildlife Displacement - The open and undeveloped property is currently a habitat for coyotes, jackrabbits, and numerous bird species.

Potential for Contamination of Aquifer - While the technology associated with the project's sewage treatment plans sounds impressive, there is always the potential for a breakdown and resulting spill. This could contaminate residential wells in the immediate vicinity as well as downstream to the south.

Use of Term 'Eco' In Part a Misnomer - There are indeed eco friendly principals associated with the project's agricultural plans. However, according to developers, there will not be any enforcement of green building/alternative energy standards placed on buyers/builders of both residential and commercial lots.

Potential for Financial Failure of Project - Too often, projects of this magnitude go bankrupt and become defunct. The developers, while being transparent with their plans and ideas, have been secretive and guarded regarding investors and funding for the project. There is no guarantee that funding has been secured for the proposed infrastructure developments. This could result in a half finished eyesore taking the place of the current natural open space.