### Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Rick Beltramo, WH Pacific</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>City of Albuquerque DMD</td>
</tr>
<tr>
<td>Request</td>
<td>Montgomery &amp; Tramway Police Substation Site Development Plan</td>
</tr>
<tr>
<td>Legal Description</td>
<td>WH Pacific, agent for COA Municipal Development Department, requests the above action for all or a portion of Lot 3A and Lot 4, Block 2, Unit 1, Glenwood Hills Subdivision, zoned NR-SU</td>
</tr>
<tr>
<td>Location</td>
<td>12,600 Montgomery NE, between Landau St., NE and Tramway Blvd. NE</td>
</tr>
<tr>
<td>Size</td>
<td>Approximately 4.0 acres.</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>NR-SU</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>same</td>
</tr>
</tbody>
</table>

### Summary of Analysis

Site plan amendment for 12600 Montgomery NE, Request to add a secured parking lot to provide secure parking facilities to police officers. There is neighborhood support for having additional police presence in the neighborhood.

Staff recommends approval.

### Staff Recommendation

APPROVAL/DENIAL of Project #2018-001628 (1000655) SI-2018-00172 – Site Plan Amendment for the James Dwyer Police Substation based on the Findings and subject to the Conditions of Approval within this report

### Staff Planner

Linda Rumpf
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION

ENIRONMENTAL PLANNING COMMISSION
Project #2018-001628 (1000655), SI-2018-00172
Hearing Date: Nov. 8, 2018

OLD ZONING MAP
Note: Gray shading indicates County.

1 inch = 500 feet
Hearing Date: 11/8/2018
Project Number: PR-2018-001628 (1000655)
Case Numbers: SI-2018-00172
Zone Map Page: G-23
# Table of Contents

I. Introduction............................................................................................................................ 1  
II. Analysis of City Plans and Ordinances.................................................................................. 4  
III. Standards................................................................................................................................ 5  
IV. Agency & Neighborhood Concerns....................................................................................... 7  
V. Conclusion ............................................................................................................................. 8  
Findings, Site Plan.......................................................................................................................... 8  
Recommendation ............................................................................................................................ 9  
Conditions of Approval................................................................................................................... 9  
Agency Comments.......................................................................................................................... 11
I. Introduction

Proposal

The site is located at 12600 Montgomery NE, between Landau St., NE and Tramway Blvd. NE. This request is specifically for adding a secured parking lot to support planned functions at the existing James Dwyer Police Substation. An amendment to the existing site development plan is requested (City project number 1000655, as amended in 2000). The applicant, City of Albuquerque, wishes to expand the parking facilities in order to accommodate the operation of the existing Police Station.

In summary, the City plans to move the Police Open Space Department to the Montgomery Substation (currently known as the James Dwyer Police Substation). Additional parking and storage space is needed in support of the Open Space Department for police vehicles, SUVs, command vehicles, trailers, equipment, ATVs, etc. Due to the requirement for over-night storage, a secured and walled parking facility is needed. Lighting is required and proposed for the new facility. A portion of the site is planned to be covered parking, as indicated on the site plan, to be designed and constructed at a future date.

EPC Role

It is EPC’s responsibility to use the policies from the 2017 Albuquerque & Bernalillo County Comprehensive Plan to make a decision. This case is a quasi-judicial matter.

This case is going before the EPC because the EPC was the governing body that approved the original site plan.

The following language from the IDO applies:

6-4(Y)(1) Site Development Plans
This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(b) Major Amendments
All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1- Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
2- For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
   a. Any standard in the site development plan that is covered by an IDO standard in section 14-16-5-3 (access and connectivity), section 14-16-5-4 (subdivision of land), section 14-16-5-5 (parking and loading), or any DPM standard.
   b. Any change affecting an easement.
   c. Any expansion of a nonconforming use or structure.

History
This site was part of a much larger section in the far northeast part of the city that occurred in 1961 (AX-36). There was an Administrative Amendment in August of 2003 for additional signage at the Montgomery & Tramway Police Substation (COA Project No. 6230.91). We were unable to locate an official Notice of Decision for the substation.

The original site plan included the Transit Park & Ride Facility and the Police Substation and was approved in 2000. The approved Site Development Plan is included in the plan exhibits. The Dog Park was added in 2011. The existing land uses were approved under SU-1 zoning for the Police Substation, Transit Park-and-Ride facility and Dog Park. As of 2018 the zoning is now NR-SU, Non-Residential, Sensitive Use.

Background
The property is zoned Non-Residential, Sensitive Use (NR-SU) under the IDO. The proposed parking facility is isolated from surrounding properties on the north, east and west by street frontages, and from the south by the Dog Park. The proposed parking facility is not directly adjacent to any residential properties. The closest residential property is west of the site, buffered by the park-and-ride facility and Spanish Bit Street. The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resources-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in base zone districts and are shown on Table 4-2-1 of the IDO.

Context
The site plan amendment as proposed is compliant with the original site development plan land use intent and is compliant with current NR-SU zoning. The properties to the east and west of the site are zoned R-T. MX-L lies directly to the north, and R-MH and R-1D zones abut the property to the south.
Zoning

The current land uses were approved under SU-1 zoning. Significant features of the site include a Police Substation, a Park-and-Ride facility and related community uses. Subsequently an administrative amendment was submitted to accommodate the Dog Park. No potential land use conflicts are anticipated.

Under NR-SU Civic and Institutional Uses, Police Station is a Permissive Primary use. The proposed parking lot is directly in support of a primary permissive use. The proposed parking facility is an ancillary facility to the original use, and is essentially an expansion of parking in support of changing police activities.

The proposed parking lot is more advantageous to the community as the added police activity in the area will improve public safety, partially the original intent of having the police substation located at this site. Members of the community are very encouraged to hear of the proposed plan for the police substation for that very reason.

The proposed facility is advantageous to the community because the NR-SU zoning is site plan controlled by EPC, and therefore site plan conditions can be imposed to insure that the facility is advantageous to the community.

Parking is a site feature that supports the APD uses.

Solar generation is proposed for a future phase which is accommodate under Section 4-3(E)(7), Solar Energy Generation, as a Permissive Accessory.

Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

Tramway Blvd. is classified as a Principal Arterial, and Montgomery Blvd NE is currently functionally classified as and a Minor Collector, and also projected to be a Minor Collector in the project area, according to the LRRS. Tramway is also classified as a limited access roadway.

There is vehicular or pedestrian access to and from the site. There are comments from the neighborhood about pedestrian traffic and related issues.

Comprehensive Plan Corridor Designation

This site is on the Tramway Commuter Corridor - Commuter Corridors are higher-speed and higher-traffic volume with routes for people going across town (e.g. limited-access roadways). These Corridors accommodate faster and longer trips for personal vehicles, commuter bus service, and bicycling.
Montgomery is a Major Transit Corridor - Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

**Trails/Bikeways**

In the City’s bikeways system, Montgomery does not show bike facilities and the Tramway multi-use trail is parallel to Tramway.

**Transit**

ABQ RIDE had been in contact with the APD Open Space Unit, their agents, the City Architect and the City Councilor from the District since the inception of this project. We are preparing a MOU for the shared use of the Park-and-Ride site. *ABQ RIDE has no objection to this request.*

**Public Facilities/Community Services**

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

**II. Analysis of City Plans and Ordinances**

*Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)*

Note: Applicant’s justifications are in *italics* and indented; and staff’s analyses are in plain text and indented.

The subject site is located in an Area of Change as designated by the Comprehensive Plan with policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Applicable policies include:

**CHAPTER 12: Infrastructure, Community Facilities & Services**

**GOAL 12.1 Infrastructure**

Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan’s vision for future growth.

**POLICY 12.2.3 New Facilities:** Site new facilities in areas with excellent access to provide services to underserved and developing areas. [ABC]

b) Ensure site has access for pedestrians, cyclists, and transit users, as well as for drivers.
This site plan is consistent with this policy because of the proximity to the trail, sidewalks, transit park and ride and ample vehicular access.

e) Design community facilities to realize opportunities for City/County beautification.

The site plan is consistent with this policy because of the proposed walls, fences and landscaping to complement the character and aesthetics of the area.

Relevant Rank 2 or 3 Plans
The Albuquerque/Bernalillo County Comprehensive Plan, the following relevant Rank 2 Facility Plans are incorporated herein by reference and made part of the record for all purposes:

- Bikeways & Trails Facilities Plan (2015)
- Major Public Open Space Facility Plan (1999)

While these facilities are near the site, there are no bicycle or open space facilities abutting.

III. Standards

Dimensional Standards
N/A

Site Design and Sensitive Lands
The property is zoned Non-Residential, Sensitive Use (NR-SU) under the IDO zone code. The police substation is a “sensitive use” but it is not a sensitive land, such as Major Public Open Space, nor is it adjacent to any sensitive lands.

Access and Connectivity
Vehicular access is provided by Landau St. NE and Spanish Bit St. NE.
In the City’s bikeways system, Montgomery does not show bike facilities and the Tramway multi-use trail is parallel to Tramway.
Transit provides the shared use of the Park-and-Ride site.

Subdivision of Land
The site is divided into 2 parcels. No additional division is requested.

Parking and Loading
The site has 114 existing parking spaces. The proposed amendment proposes 26 additional vehicle spaces plus 10 ATV spaces are proposed for police use, along with a
secured key card access. 4 spaces will be lost. The public benefit is that 23 spaces will be added for 140 spaces total.

**Landscaping, Buffering, and Screening**

Landscaping will be added to the substation portion of the site. This includes landscape buffers, street trees and parking lot interior landscaping around the perimeter of the substation and the new parking area. The wall will provide screening between the police substations and the residents. The revised landscape plan and associated area shows: Required: 1,647 SF, Provided: 5,263 SF.

**Walls and Fences**

There are no existing walls on the site, and the applicant has proposed a 6-8 foot wall to secure the new police parking lot. The primary function of that wall is security. In consideration of the view from the residential properties, a CMU block screen wall with a wrought iron fence is proposed to shield the parking facility from the neighborhood. Montgomery is proposed to be screened with a combination of CMU block material and a wrought iron fence. The reminder of the parking lot is to be screened by wrought iron fencing.

**Neighborhood Edges**

Neighborhood landscaping buffers will be provided on the edges of the site and in the interior of the parking lot. Buffer types include landscape, street trees and parking lot interior landscaping around the perimeter of the substation. The site’s ponding feature is to be landscaped with trees and shrubs to the west of the proposed lot.

**Drainage**

There are existing drainage facilities on-site. The applicant proposes additional drainage and a ponding feature to the west of the new parking area.

The proposed parking lot is located over an existing drainage line and storm drain inlet. A drainage pond is proposed to be added to a) collect storm water runoff that would have been collected by the existing storm drain but cannot be effectively collected with the parking lot, and “Detain” the storm water and discharge at a reduced rate, so as to not exceed downstream capacity and b) to “Retain” storm water runoff to me new EPA MS4 drainage regulations.

According to the approved Drainage Ordinance - City Council Bill C/S 0-18-2 (amending Chapter 14, Article 5, Part 2), a permit is required for all new development and redevelopment involving more than 500 CY of earthwork, 1,000 SF Building, and/or 10,000 SF of Paving. This project appears to be under the threshold of 10,000 SF of paving so no submittal to Hydrology is required.
Building Design

N/A

Signs

N/A

IV. Agency & Neighborhood Concerns

Reviewing Agencies

There are no significant comments from other departments or outside agencies.

Neighborhood/Public

There were two neighborhood meetings pertaining to this project.

1st MEETING

On September 18, 2018, a meeting was held with the Glenwood Hills Neighborhood Association (GHNA). Meeting minutes are provided. The community suggested some improvements that they would like addressed by the City. The community also stated their general support of the project at the meeting and in a letter attached.

Concerns expressed about wall height and pedestrian crossings on Montgomery near Spanish Bit.

2ND MEETING

On October 16, 2018, a meeting was held with the Glenwood Lofts Homeowners Association went very well. They had very similar concerns voiced at the meeting. Almost none of the comments had to do with the project, but with the existing issues of the area, including pedestrian traffic across Montgomery, vehicular traffic existing onto Montgomery, homeless people occupying and using or misusing the open space areas, etc.

Is there neighborhood support or opposition?

There is neighborhood support for having additional police presence in the neighborhood. There were a few concerns from the neighborhood. Requests for things outside of the scope of the project.

• Concerns expressed about wall height and pedestrian crossings on Montgomery near Spanish Bit.

• Pedestrian traffic across Montgomery, vehicular traffic existing onto Montgomery, homeless people occupying and using or misusing the open space areas, etc.
V. Conclusion

The site is located at 12600 Montgomery NE, between Landau St., NE and Tramway Blvd. NE. This request is specifically for adding a secured parking lot to support planned functions at the existing James Dwyer Police Substation. An amendment to the existing site development plan is requested.

The project is consistent with existing zoning and supports ABC Comprehensive Plan lists policies for Community Facilities.

Recommend conditions to further applicable policies. Write the conditions in standard format so the EPC can easily move them to the Conditions of Approval.

- Findings
- Conditions of Approval

Findings, Site Plan

Project #: 2018-001361, SI 2018-00172

1. This is a request for a site plan amendment for all or a portion of Lot 3A and Lot 4, Block 2, Unit 1, Glenwood Hills Subdivision, zoned NR-SU located at 12600 Montgomery NE and containing approximately 4.0 acres.

2. The existing Police substation is permissive in the NR-SU zone. This request is specifically to add a secured parking lot to support planned functions at the existing James Dwyer Police Substation. An amendment to the existing site development plan is requested by the City of Albuquerque.

3. This site was originally approved for development in 2000 (city project # 1000655). The proposed parking facility is isolated from surrounding properties on the north, east and west by street frontages, and from the south by the Dog Park. The proposed parking facility is not directly adjacent to any residential properties. The closest residential property is west of the site, buffered by the park-and-ride facility and Spanish Bit Street. In consideration of the view from the residential properties, a CMU block screen wall is appropriately proposed to shield the parking facility from the view of the residential lots.

4. Neighborhood Edges - The project adheres to 5-9 Neighborhood Edges in the IDO. This section is intended to preserve the residential neighborhood character of established low-density homes in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district. Neighborhood landscaping buffers will be provided on the edges of the site and in the interior of the parking lot. Buffer types include landscape, street trees and parking lot interior landscaping around the perimeter of the substation. The site’s ponding feature is to be landscaped with trees and shrubs to the west of the proposed lot.
5. The Albuquerque/Bernalillo County Comprehensive Plan, and the following relevant
Rank 2 Facility Plans are incorporated herein by reference and made part of the record
for all purposes:
- Bikeways & Trails Facilities Plan (2015)
- Major Public Open Space Facility Plan (1999)
While these facilities are near the site, there are no bicycle or open space facilities next to
it.

6. The site plan is consistent with the ABC Comp Plan, as amended per IDO Section 14-16-
6-6(H)(3)(a) as follows:
   a. ABC Comprehensive Plan Policy 12.2.3(b).
      This site plan is consistent with this policy because of the proximity to the trail,
sidewalks, transit park and ride and ample vehicular access.
   b. ABC Comprehensive Plan Policy 12.2.3(e) Design community facilities to realize
      opportunities for City/County beautification.
      The site plan is consistent with this policy because of the proposed walls, fences
and landscaping to complement the character and aesthetics of the area.

7. There is general support for the project and increased police presence. A few comments
related to existing issues of the area, including pedestrian traffic across Montgomery,
vehicular traffic existing onto Montgomery, homeless people occupying and using or
misusing the open space areas, etc.

Recommendation

APPROVAL of Project #: 2018-001361, SI 2018-00172, a request for Site Plan Amendment, for
all or a portion of Lot 3A and Lot 4, Block 2, Unit 1, Glenwood Hills Subdivision, zoned NR-SU,
based on the preceding Findings and subject to the following Conditions of Approval.

Conditions of Approval

Project #: 2018-001361, SI 2018-00172

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of
Approval are met and then submit a vetted, final version to the staff planner for filing at
the Planning Department.
Notice of Decision cc list:

cc: WH Pacific, 6501 Americas Parkway NE, Suite 400, ABQ, NM 87110
   City of Albuquerque, Steve James, City Architect, stephenjames@cabq.gov
   Glenwood Hills NA, Matthew Connelly, 5505 Calle De Tierra NE, ABQ, NM 87111
   Glenwood Hills NA, Forest Owens, 12812 Cedarbrook NE, ABQ, NM 87111
   Comanche Foothills NA, Karen Cunningham, 3008 Camino De La Sierra NE, ABQ, NM 87111
   Comanche Foothills NA, Paul Beck, 3008 Camino De La Sierra NE, ABQ, NM 87111
   Big Bend NA, Julie Roberson, 3740 Big Bend Rd NE, ABQ, NM 87111
   Big Bend NA, William Slauson, 3737 Big Bend Rd NE, ABQ, NM 87111
   High Desert Resid Owners Assoc. Christopher Lopez, 10555 Montgomery Blvd NE, ABQ, NM 87111
   High Desert Resid. Owners Assoc. Tom Murdock, 5601 Mariola Pl. NE, ABQ, NM 87111
   John B Robert NA, Sue Hilts, 1131 Overlook NE, ABQ, NM 87111
   John B Robert NA, Lars Wells, 11208 Overlook NE, ABQ, NM 87111
   Holiday Park NA, Timothy Engelmann, 11421 Bar Harbor Pl. NE, ABQ, NM 87111
   Holiday Park NA, Jack O'Guinn, 11516 Golden Gate Ave. NE, ABQ, NM 87111
   Dist. 8 Coalition of NA's, Donald Couchman, 6441 Concordia Rd NE, ABQ, NM 87111
   Kevin Morrow kmorrow@cabq.gov
   Kathy Berglund kberglund@cabq.gov
Agency Comments

PLANNING DEPARTMENT

Long Range Planning


Address: 12700 Montgomery Blvd NE

IDO Zoning: NR-SU

Request: Site Plan Amendment for the James Dwyer Police Substation

Comments for Site Plan Amendment:

This property is currently zoned NR-SU, and the request is for a Major Amendment to a Site Plan originally approved by the Environmental Planning Commission (EPC). The prior zoning for this site was SU-1 for police substation, park & ride, & related community uses. The NR-SU use allows police facilities permissively. The request is to amend the site plan to include expanded parking, storage space, and a secure and walled parking facility.

The properties to the east and west of the site are zoned R-T. MX-L lies directly to the north, and R-MH and R-1D zones abut the property to the south.

This property is located in the “Glenwood Hills Village Center,” which is designated as an Activity Center in the ABC Comprehensive Plan; therefore, the site is located within
an Area of Change. In general, the ABC Comprehensive Plan emphasizes walkability and a mix of compatible uses within Activity Centers.

Chapter 12 in the ABC Comprehensive Plan lists policies for Community Facilities.

*ABC Comprehensive Plan Policy 12.2.3(b)* Ensure site has access for pedestrians, cyclists, and transit users, as well as for drivers.

*ABC Comprehensive Plan Policy 12.2.3(e)* Design community facilities to realize opportunities for City/County beautification.

Development standards within the NR-SU zone may be negotiated during the review and approval process, per IDO Subsection 2-5(E)(3)(b) and Table 2-5-9. Any standards not specified in the approved Site Plan will be regulated by the IDO when the project goes to building permit, per IDO Subsection 14-16-2-5(E)(3)(c).

Edge buffer landscaping of 15 ft. would typically be required for non-residential development next to the R-1D property to the south per Table 5-6-3 IDO Subsection 5-6(E).

The site is within an Area of Change abutting an Area of Consistency to the south. The same 15 ft. of edge buffer landscaping would typically be required for Areas of Change abutting or across an alley from Areas of Consistency per Table 5-6-4 and Subsection 5-6(E)(5).

While the site is located within an Activity Center per the ABC Comprehensive Plan, none of the IDO provisions for Centers apply to this development.
If approved, the amended site plan will constitute the EPC approved site plan required for the NR-SU zone district. The property will continue to be regulated by the approved site plan, and any future amendments will need to be reviewed and decided by the EPC.

**Code Enforcement**

Do not hinder any existing refuse collection service.

CITY ENGINEER

No response received.

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

- Transportation Section - no comments

WATER UTILITY AUTHORITY

- No comments

POLICE DEPARTMENT/PLANNING

Regarding the above referenced EPC case, I respectfully submit the following comments:

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and garage facilities.
- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the parking areas to the building and from the building the parking areas.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.
- Provide signage that clearly directs visitors to the appropriate entrance, include a map if necessary.
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between community meeting area and employee only areas.
- Consider video surveillance systems to monitor building entrances, including garage areas and parking lots.
If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am also available to do an on-site security survey after the project is complete.

SOLID WASTE MANAGEMENT DEPARTMENT

No response received.

TRANSIT DEPARTMENT

ABQ RIDE has a comment on Project # 2018-001628 SI-2018-00172, regarding the Dwyer Memorial Police Substation, to wit:

“ABQ RIDE had been in contact with the APD Open Space Unit, their agents, the City Architect and the City Councilor from the District since the inception of this project. We are preparing a MOU for the shared use of the Park-and-Ride site. ABQ RIDE has no objection to this request.”
PARKS & RECREATION

Parks and Recreation has no objection to the site plan amendment as it does not affect parking for the dog park on the site.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)

No objection
NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No response received.

ALBUQUERQUE PUBLIC SCHOOLS

a. EPC Description: SI-2018-00172 – Amendment to Site Plan for Parking Facility.
   b. Site Information: Glenwood Hills Subdivision: Lots 3A and 4, Block 2.
   c. Site Location: 12700 Montgomery Boulevard NE, between Landau Street and Spanish Bit Street.
   d. Request Description: The request is for a site plan amendment at the Montgomery and Tramway Police Substation to expand parking for thirty additional vehicles, lighting, landscaping, and storage space. The site is currently zoned NR-SU (non-residential sensitive use), and is located on approximately 3.84 acres of land.
   e. APS Case Comments: This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No response received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No response received.
Photos

View of Police Substation

Shade Structure and Police Substation – Structure to be removed
Parking near bus park & ride

View of access to police substation, looking east
Entrance off of Spanish Bit

Sidewalk between bus shelter & parking lot
HISTORY

We were unable to locate an official Notice of Decision for the substation.
ZONING

Please refer to §14-16-2-5(E) of the IDO for the NR-SU zone
APPLICATION INFORMATION
September 26, 2018

Mr. Steve James, RA
City Architect / Project Manager
City of Albuquerque

RE: James Dwyer Police Substation
    EPC Submittal for Site Plan Amendment
    Lots 3A and 4, Block 2, Glenwood Hills Subdivision

Dear Mr. James,

Our office is making submittal to the City Environmental Planning Commission (EPC) for the James Dwyer Police Substation Site Plan Amendment. The submittal process requires the applicant (City) to authorize the agent (WHPacific) to make the submittal and represent the City on this specific project for this specific application. Please show your authorization of WHPacific with your signature concurrence below.

Thank you.

[Signature]
Rick Delran
Director of Development Services

[Signature]
Steve James, RA
City Architect / Project Manager

[Date] 9.27.18
# DEVELOPMENT REVIEW APPLICATION

**City of Albuquerque**

Effective 5/17/18

**Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
</tr>
<tr>
<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Historic Design Standards and Guidelines (Form L)</td>
</tr>
<tr>
<td>☐ Master Development Plan (Form P1)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>☐ WTF Approval (Form W1)</td>
<td>☐ Amendment of IDO Text (Form Z)</td>
</tr>
<tr>
<td>☐ Minor Amendment to Site Plan (Form P3)</td>
<td>☐ Annexation of Land (Form Z)</td>
</tr>
<tr>
<td>☐ Subdivision of Land – Minor (Form S2)</td>
<td>☐ Amendment to Zoning Map – EPC (Form Z)</td>
</tr>
<tr>
<td>☐ Subdivision of Land – Major (Form S1)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
</tr>
<tr>
<td>☐ Vacation of Easement or Right-of-way (Form V)</td>
<td><strong>Appeals</strong></td>
</tr>
<tr>
<td>☐ Demolition Outside of HPO (Form L)</td>
<td>☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
</tr>
<tr>
<td>☐ Expansion of Nonconforming Use or Structure (Form ZHE)</td>
<td></td>
</tr>
<tr>
<td>☐ Variance – DRB (Form V)</td>
<td></td>
</tr>
<tr>
<td>☐ Variance – ZHE (Form ZHE)</td>
<td></td>
</tr>
</tbody>
</table>

**APPLICATION INFORMATION**

**Applicant:** [City of Albuquerque]

**Address:**

**City:**

**State:**

**Zip:**

**Professional/Agent (if any):** WHPaciFic

**Address:** QiDi AMERICAN PlACKWAY NE, SUITE 100

**City:** ALB.

**State:** NM

**Zip:** 87110

**Proprietary Interest in Site:** Consultant

**List all owners:** City of ALB.

**BRIEF DESCRIPTION OF REQUEST**

**EPS SITE PLAN AMENDMENT TO ADD PARKING FACILITY TO EXISTING JAMES DUNYER POLICE SUBSTATION**

**SITE INFORMATION** (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

**Lot or Tract No.:** LOTS 3A + 4

**Block:** 2

**Unit:**

**Subdivision/Addition:** Glenwood Hill Subd.

**MRGCD Map No.:**

**UPC Code:**

**Zone Atlas Page(s):** G-23

**Existing Zoning:** NE-SU

**Proposed Zoning:** NE-SU

**# of Existing Lots:** 2

**# of Proposed Lots:** 2

**Total Area of Site (acres):** 3.84

**LOCATION OF PROPERTY BY STREETS**

**Site Address/Street:** 2700 Montgomery

**Between:** Land Canyon St. and: Spanish Bit St.

**CASE HISTORY** (List any current or prior project and case number(s) that may be relevant to your request.)

Z-09-72, RX3010000655, 1000655-XX (Admin. Amend. 2011)

**Signature:**

**Printed Name:** RICK BELLTRAM

**Date:** 9-26-18

**FEE SCHEDULE**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Action</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>SJ-2018-0072</td>
<td>SP</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Meeting/Hearing Date:** November 8, 2018

**Staff Signature:**

**Date:** 9-27-18

**Fee Total:** $0

**Project #** PR-2018-001628
FORM P1: SITE PLAN – EPC
Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS
☐ Interpreter Needed for Hearing? If yes, indicate language: 
☐ Letter of authorization from the property owner if application is submitted by an agent
☐ Zone Atlas map with the entire site clearly outlined and labeled
☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
☐ Proof of emailed notice to affected Neighborhood Association representatives
☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
☐ Sign Posting Agreement
☐ Signed Traffic Impact Study (TIS) Form
☐ Completed Site Plan Checklist

☐ SITE PLAN – EPC
☐ MASTER DEVELOPMENT PLAN
☐ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
☐ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O) NOT APPLICABLE
☐ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24” x 36” folded)
☐ Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
☐ Site Plan or Master Development Plan and related drawings reduced to 8.5” x 11” format (1 copy)
☐ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC
☐ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L)
See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: [Signature]
Printed Name: [Printed Name]
Date: 9-20-18
☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number: PR-20/8-001628
Case Numbers: 34-2017-00172

Staff Signature: [Signature]
Date: 9-27-18

Effective 5/17/18
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Jonathan Peña
DATE OF REQUEST: 8/23/18
ZONE ATLAS PAGE(S): G-23-2

CURRENT:
ZONING___NR-5U__
PARCEL SIZE (AC/SQ. FT.)__4.1AC_

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ]: From_______ To_______
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [X]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [X]

LEGAL DESCRIPTION:
LOT OR TRACT #: 3A & 4 BLOCK #: Block 2
SUBDIVISION NAME: Greenwood Hills

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [X]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: ___________
BUILDING SIZE: _________ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE: _______________
DATE 8-23-18

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER: _______________
DATE: 8/23/18

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED ____/____/____
-FINALIZED ____/____/____
TRAFFIC ENGINEER: ___________________
DATE: __________________

Revised January 20, 2011
November 1, 2018

Mr. Derek Bohannan, Chair,
Environmental Planning Commission
Planning Department
City of Albuquerque
600 Second St., NW
Albuquerque, New Mexico 87102

Re: Site Development Plan Amendment for James Dwyer Police Substation
Project Letter Supporting Request for Approval

Dear Mr. Bohannan

This project letter provides necessary information supporting a Site Development Plan Amendment to accommodate the addition of a new parking lot for the James Dwyer Police Substation “Substation”.

The Substation is approximately located at the southeast corner of Montgomery Blvd. and Tramway Blvd. More specifically the project is located at 12,600 Montgomery Blvd., NE., between Landau Street and Spanish Bit Street. The site consists of 2 parcels, Lot 3A and 4, Block 2, Unit 1, Glenwood Hills Subdivision, containing approximately 4 acres.

The purpose of this amendment is to accommodate the addition of a new parking lot serving the existing James Dwyer Police Substation. The Police Department has plans to move the Open Space Division into the Substation including associated vehicles and equipment, needing additional parking and secured parking.

For the past several years the Police Substation has been under-utilized. The addition of the Open Space Division provides the opportunity to fully utilize the Substation to its intended capacity. For this reason mostly, the neighborhood is very supportive of the proposed addition of the Open Space Division. Expansion of the Police Substation provides much added value to the Glenwood Hills area.

PROJECT HISTORY The original site plan included the Transit Park & Ride Facility and the Police Substation and was approved in 2000. The Dog Park was added in 2011. The existing land uses were approved under SU-1 zoning for the Police Substation, Transit Park-and-Ride facility and Dog Park. As of 2018 the zoning is now NR-SU, Non-Residential, Sensitive Use.

PROJECT DESIGN The proposed operations for the Open Space Division requires more parking than is available in the existing parking lot, and requires a secure area to protect special vehicles and equipment used by the Open Space Division. A 30-lot parking lot is needed to hold the police cars, SUVs, trucks, boats, command units, trailers, ATVs, etc. In support of these vehicles and special equipment a new parking lot is proposed. The parking lot is planned
to have covered parking for 7 vehicles and 10 ATVs. The plan includes security walls and fences encapsulating the parking area. The walls are intended to screen the vehicles from the view of adjacent properties.

The north wall, adjacent to Montgomery Blvd. is offset 7.75’ from the existing 6’ wide sidewalk to provide as large a buffer area as possible. The wall proposed is intended to screen the parking lot from the view of Montgomery Blvd. and consists of a lower CMU block wall, and the upper portion of the wall to be wrought iron fence. The lower wall is to be 3’ to 4’ tall, consisting of colored CMU split-face block, with cap blocks and pilasters. The upper wall consists of black wrought iron fencing, approximately 3’ high, for a minimum wall height of 6’ (for security reasons), to a maximum wall height of 8’, depending on grading transitions. The offset area is planned to be landscaped in a manner to further screen the parking lot, enhance the view of area, additional screen the parking area, and breakup the view of the wall and create visual interest and generally improve landscape features.

The east and south walls are planned to be 6’ minimum (for security reasons) to 8’ tall maximum, wrought iron fencing. In these areas it is preferred to be able to see into the parking lot from the Substation to the east and from the existing parking lot to the south, for monitoring reasons.

The west wall is proposed to be 6’ minimum (for security reasons) to 8’ maximum, varying with terrain. The wall is proposed to be a solid, full height colored CMU Block wall with pilasters and cap block. The reason for full height solid wall is to additional protect the view from the existing 2-story Glenwood Lofts townhome project to the west. Landscape improvements in front of the wall are intended to screen the wall itself and add visual interest. Landscape improvements include a mixture of shrubs, bushes and trees to enhance the view from the west.

Access to the parking lot will be from the existing Transit Park and Ride facility and Spanish Bit Street, and not from landau Street. A security gate is also proposed for the vehicular access. Construction of the access into the parking lot will eliminate 4 existing parking spaces. However, the 30 lot parking lot will serve all of the needs for the police Substation. The existing 23 parking spaces will be available for use by the general public, in support of the Transit Park & Ride and the Dog Park. Lighting will be added to illuminate the parking lot. Lighting shall be shielded to protect adjacent properties.

A portion of the spaces are planned to be covered parking, as is identified on the site plan. Final design and construction are to be at a future time when funding is available. The cover is planned to be painted metal, or similar alternative, subject to availability and cost of building materials. The design details, geometry, materials, color, etc. are proposed to be determined at building permit.

Also planned is the installation of solar panels mounted on top of the parking cover. Final design and construction is also to be at a future time when funding is available. The design to be determined at building permit.
ZONE MAP AMENDMENT  The property is zoned NR-SU, Non-Residential, Sensitive Use. The existing land uses were approved under SU-1 zoning for Police Substation, a Park-and-Ride facility and related community uses. Under NR-SU, Civic and Institutional Uses, Police Station is a Permissive Primary use. The properties to the east and west of the site are zoned R-T. The property to the north is zoned MX-L. Properties to the south are zoned R-MH and R-1D. The subject property is located within the Glenwood Hills Village Center, which is designated as an Activity Center within the ABC Comprehensive Plan, and is designated as an “Area of Change”.

Under NR-SU, Civic and Institutional Uses, Police Station is a permissive primary use. The proposed parking lot is directly in support of a primary permissive use. The proposed parking facility is an ancillary facility to the original use, and is essentially an expansion of parking in support of changing police activities and use.

Solar generation is proposed for a future phase which is accommodate under Section 4-3(E)(7), Solar Energy Generation, as a Permissive Accessory.

The project is within the “Glenwood Hills Village Center”, which is designated an Activity Center in the ABC Comprehensive Plan, and is an Area of Change. Under the ABC Plan policy 12.2.3(b) the proposed amendment must “Ensure site has access for pedestrians, cyclists, and transit users, as well as drivers”. The proposed amendment does to impede these stated activities. The additional parking accommodates these uses, and improves the overall function of the existing facilities. Under Policy 12.2.3(e) “Design community facilities to realize opportunities for City Beautification”. The proposed plan removes landscaping that was substandard with operational problems, and replaces with improved landscape features and is an improvement to the overall Transit Facility.

SUMMARY  The site plan amendment, as proposed is compliant with the original site development plan land use intent and is compliant with current NR-SU zoning. The plan improves the overall function of the facility (Transit Facility, Dog Park and police Substation) and increases the value of the facility to the community.

On behalf of the City of Albuquerque and the Police Department, approval of this request by the Environmental Planning Commission is most respectfully requested.

Sincerely,

[Signature]

Rick Brahamo
Director of Development Services
WH Pacific
PA# 18-232  Date: 8-7-18  Time: 1:00 pm
Address: 12,700 Montgomery Blvd NE

AGENCY REPRESENTATIVES AT MEETING:
Planning: Catalina Lehner
Code Enforcement:
Fire Marshall: Eric Gomez
Transportation: Mojgan Mutanand
Other:

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.
Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Develop a portion of the larger lot with parking for the substation

SITE INFORMATION:
Zone: **NR-SU** (Non-Resident, Special Use)  Size: 5.4 acres
Use: Substation, park & ride, dog park
Overlay Zone: No Monty. Blvd - major property line
Comp Plan Area Of: Change
Comp Plan Corridor: 129 Tramway Blvd (Community)
Comp Plan Center: Glenwood Hills Village
MPOS or Sensitive Lands: No
Parking: 14-16-5-5-229 (250/1000 sf) MR Area: No
Landscaping: 14-16-5-6-231
Street Trees:
Use Specific Standards: 4-3(c) - Civic uses (not specified)
Dimensional Standards: 5-2, Walls+Fencing

*Neighborhood Organization/s: District 8 Coalition, Glenwood Hills NA
*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:
Type of Action: Major Amendment
Review and Approval Body: EIPC  Is this PRT a requirement? Yes
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA#  18:232  Date:  8-7-18  Time:  1:00 pm
Address:  12700 Montgomery Blvd NE

NOTES:

- Zoning: SU-1 for police substation, parking, + related community uses
- History: Z-99-72, Ax.36, 1200655, brought in w/5-zon. request
- 3 separate + distinct uses - Subdivide to create clarity
- AA in 2011 for Dog Park - not approved 1200655: AA.
- Fire/police station - Permissive in the SU zone (p.130)
- Area may be in a flood plain - check with hydrology
- Opportunity to use permeable paving, in part?
- Provide clean parking calculations for the whole site (regular spaces, HC, HC)
- Provide a wall detail
- Maintain landscape buffer along Montg.
- Add cove for some vehicles
- Notification required: see 6.4(1) - public notice
- Site plan - EPC - Table 6-1, p 328
- Forms at front counter
- EPC - meets once a month + 6 weeks from application to hearing
NEIGHBORHOOD INFORMATION
From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, September 26, 2018 3:33 PM
To: Rick Beltramo
Subject: Public Notice Inquiry_12700 Montgomery_EPC_City Project

Rick,

See list of affected associations below and attached related to your EPC_City Project submittal. Please also review the attached instruction sheet. Also note that per the Planning Departments instruction, you will need to be sure to include an offer of a neighborhood meeting within your public notices to affected associations. This is due to the fact that the Neighborhood Recognition Ordinance requires a 1 mile buffer radius for City Projects and we want to make sure all of the affected associations have the opportunity to request a neighborhood meeting. Thank you.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glenwood Hills NA</td>
<td>Matthew</td>
<td>Connelly</td>
<td><a href="mailto:mattyc44@gmail.com">mattyc44@gmail.com</a></td>
<td>5005 Calle De Tierra NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Glenwood Hills NA</td>
<td>Forest</td>
<td>Owens</td>
<td><a href="mailto:woody761@yahoo.com">woody761@yahoo.com</a></td>
<td>12812 Cedarbrook NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Comanche Foothills NA</td>
<td>Karen</td>
<td>Cunningham</td>
<td><a href="mailto:emds_yes@juno.com">emds_yes@juno.com</a></td>
<td>3008 Camino De La Sierra NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Comanche Foothills NA</td>
<td>Paul</td>
<td>Beck</td>
<td><a href="mailto:beck3008@comcast.net">beck3008@comcast.net</a></td>
<td>3008 Camino De La Sierra NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Big Bend NA</td>
<td>Julie</td>
<td>Roberson</td>
<td><a href="mailto:kroberson3@comcast.net">kroberson3@comcast.net</a></td>
<td>3740 Big Bend Road NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Big Bend NA</td>
<td>William</td>
<td>Slauson</td>
<td><a href="mailto:slauson1@gmail.com">slauson1@gmail.com</a></td>
<td>3737 Big Bend Road NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>High Desert Residential Owners Association</td>
<td>Christopher</td>
<td>Lopez</td>
<td><a href="mailto:clopez@hoamco.com">clopez@hoamco.com</a></td>
<td>10555 Montgomery Boulevard NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>High Desert Residential Owners Association</td>
<td>Tom</td>
<td>Murdock</td>
<td><a href="mailto:murdock@swcp.com">murdock@swcp.com</a></td>
<td>5601 Mariola Place NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>John B Robert NA</td>
<td>Sue</td>
<td>HIlts</td>
<td><a href="mailto:suzy0910@comcast.net">suzy0910@comcast.net</a></td>
<td>11314 Overlook NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>John B Robert NA</td>
<td>Lars</td>
<td>Wells</td>
<td><a href="mailto:larswells@yahoo.com">larswells@yahoo.com</a></td>
<td>11208 Overlook NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Holiday Park NA</td>
<td>Timothy</td>
<td>Engelmann</td>
<td><a href="mailto:resurgenhomesabq@gmail.com">resurgenhomesabq@gmail.com</a></td>
<td>11421 Bar Harbor Place NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>Holiday Park NA</td>
<td>Jack</td>
<td>O’Guinn</td>
<td><a href="mailto:jiosmo@comcast.net">jiosmo@comcast.net</a></td>
<td>11516 Golden Gate Avenue NE</td>
<td>Albuquerque</td>
</tr>
<tr>
<td>District 8 Coalition of Neighborhood Associations</td>
<td>Donald</td>
<td>Couchman</td>
<td><a href="mailto:dhc@zianet.com">dhc@zianet.com</a></td>
<td>6441 Concordia Road NE</td>
<td>Albuquerque</td>
</tr>
</tbody>
</table>

Respectfully,
Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov [mailto:webmaster@cabq.gov] On Behalf Of webmaster@cabq.gov
Sent: Wednesday, September 26, 2018 2:05 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
   Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
   Rick Beltramo
Telephone Number
   (505) 948-7194
Email Address
   rbeltramo@WHPacific.com
Company Name
   WHPacific
Company Address
   6501 Americas Parkway NE Ste 400
City
   Albuquerque
State
   NM
ZIP
Public Notice Inquiry For:
   Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
   Rick Beltramo
Telephone Number
   (505) 948-7194
Email Address
   rbeltramo@WHPacific.com
Company Name
   WHPacific
Company Address
   6501 Americas Parkway NE Ste 400
City
   Albuquerque
State
   NM
ZIP
Legal description of the subject site for this project:
   Lots 3A and 4, Block 2, Glenwood Hills Subdivision
Physical address of subject site:
   12,700 Montgomery Blvd, NE
Subject site cross streets:
   Landau Street and Montgomery Blvd.
Other subject site identifiers:
   James Dwyer Police Substation Site
This site is located on the following zone atlas page:
   G-23

This message has been analyzed by Deep Discovery Email Inspector.
EMAILD PUBLIC NOTIFICATIONS
September 26, 2018

Matthew Connelly
Glenwood Hills NA
5005 Calle De Tierra NE
City of Albuquerque, NM 87111
mattyc44@gmail.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Connelly,

The City is in process of submitting to the Environmental Planning Commission an for adding a Parking Facility to the James Dwyer Police Substation. This email is notice that a Public Hearing review is planned for November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.

Sincerely,

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
Jon Pena, WHPacific
September 26, 2018

Forest Owens
Glenwood Hills NA
12812 Cedarbrook NE
City of Albuquerque, NM 87111
woody761@yahoo.com

Re: Neighborhood Notification
   EPC Submittal for Site Plan Amendment Public Review Hearing
   James Dwyer Police Substation Parking Facility

Mr. Forest,

The City is in process of submitting to the Environmental Planning Commission an application for adding a Parking Facility to the James Dwyer Police Substation. This email is notice that a Public Hearing review is planned for November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me. Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or Call the office of WH Pacific at (505) 348-5190.

Sincerely,

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
    Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
    Jon Pena, WH Pacific
From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:15 PM
To: emds_yes@juno.com
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: Karen Cunningham.pdf, 1-SITE PLAN AMENDMENT.pdf

Rick Beltramo | Director of Development Services
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
September 26, 2018

Karen Cunningham
Comanche Foothills NA
3008 Camino De La Sierra NE
City of Albuquerque, NM 87111
dems_yes@juno.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Ms. Cunningham,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIROMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE
In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

[Signature]
Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect, Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones, Jon Pena, WHPacific
September 26, 2018

Paul Beck
Comanche Foothills NA
3008 Camino De La Sierra NE
City of Albuquerque, NM 87111
beck3008@comcast.net

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Beck,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIROMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE
In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

Rick Deliramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
Jon Pena, WHPacific
Rick Beltramo

From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:18 PM
To: kroherson3@comcast.net
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: 1-SITE PLAN AMENDMENT.pdf; Julie Roberts.pdf

Rick Beltramo | Director of Development Services
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
September 26, 2018

Julie Roberson
Big Bend NA
3740 Big Bend Road NE
City of Albuquerque, NM 87111
kroherson3@comcast.net

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Ms. Roberson,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE

In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
Jon Pena, WHPacific
From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:18 PM
To: slauson1@gmail.com
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: 1-SITE PLAN AMENDMENT.pdf; William Slauson.pdf
September 26, 2018

William Slauson
Big Bend NA
3737 Big Bend Road NE
City of Albuquerque, NM 87111
slauson1@gmail.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Slauson,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIROMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE
In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

[Signature]

Rick Deliramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
Jon Pena, WHPacific
Rick Beltramo

From: Rick Beltramo 
Sent: Wednesday, September 26, 2018 9:58 PM 
To: highdesertmanager@hoamco.com; kbleythe@hoamco.com 
Cc: Christopher Lopez; Rick Beltramo 
Subject: FW: Christopher Lopez-Neighborhood Notification-James Dwyer Police Substation Parking Fa 
Attachments: Christopher Lopez.pdf; 1-SITE PLAN AMENDMENT.pdf 

---

Rick Beltramo | Director of Development Services 
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110 
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@wphac.com 

Enhancing Client Satisfaction through Creative, Exceptional Service 

From: Rick Beltramo 
Sent: Wednesday, September 26, 2018 9:09 PM 
To: 'clopez@hoamco.com' <clopez@hoamco.com> 
Subject: Christopher Lopez-Neighborhood Notification-James Dwyer Police Substation Parking Facility 

---

Rick Beltramo | Director of Development Services 
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110 
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@wphac.com 

Enhancing Client Satisfaction through Creative, Exceptional Service
Rick Beltramo

From: Christopher Lopez <C.Lopez@hoamco.com>
Sent: Wednesday, September 26, 2018 9:11 PM
To: Rick Beltramo
Subject: Automatic reply: Christopher Lopez-Neighborhood Notification-James Dwyer Police Substation

Christopher Lopez is no longer with HOAMCO

Kindly redirect your e-mail to highdesertmanager@hoamco.com or email or call Kathy Blythe at kblythe@hoamco.com.
September 26, 2018

Christopher Lopez  
High Desert Residential Owners Association  
10555 Montgomery Boulevard NE  
City of Albuquerque, NM 87111  
clopez@hoamco.com

Re: Neighborhood Notification  
EPC Submittal for Site Plan Amendment Public Review Hearing  
James Dwyer Police Substation Parking Facility

Mr. Lopez,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST

Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM

Property Owner: City of Albuquerque

Subject site cross streets: Landau St. and Montgomery Blvd.

Applicant name and Contact Info located below:

Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE

In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

[Signature]

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect, Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones, Jon Pena, WHPacific
Rick Beltramo

From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:19 PM
To: murdock@swcp.com
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: 1-SITE PLAN AMENDMENT.pdf; Tom Murdock.pdf
September 26, 2018

Tom Murdock
High Desert Residential Owners Association
5601 Mariola Place NE
City of Albuquerque, NM 87111
murdock@swcp.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Murdock,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST

Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM

Property Owner: City of Albuquerque

Subject site cross streets: Landau St. and Montgomery Blvd.

Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE

In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

Rick Delamoro
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
    Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
    Jon Pena, WHPacific
Rick Beltramo

From: Rick Beltramo  
Sent: Wednesday, September 26, 2018 9:20 PM  
To: suzy0910@comcast.net  
Cc: Rick Beltramo  
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility  
Attachments: 1-SITE PLAN AMENDMENT.pdf; Sue Hiltz.pdf

Rick Beltramo | Director of Development Services  
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110  
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
September 26, 2018

Sue Hilts  
John B Robert NA  
11314 Overlook NE  
City of Albuquerque, NM 87111  
suzy0910@comcast.net

Re: Neighborhood Notification  
EPC Submittal for Site Plan Amendment Public Review Hearing  
James Dwyer Police Substation Parking Facility

Ms. Sue Hilts,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST

Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM  
Property Owner: City of Albuquerque  
Subject site cross streets: Landau St. and Montgomery Blvd.  
Applicant name and Contact Info located below:  
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE

In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

[Signature]

Rick Deluramo
Director of Development Services

Attachments- Concept Site Plan

cc:   Steve James RA, City Architect,
      Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
      Jon Pena, WHPacific
Rick Beltramo

From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:20 PM
To: larswells@yahoo.com
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: 1-SITE PLAN AMENDMENT.pdf; Lars Wells.pdf

Rick Beltramo | Director of Development Services
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
September 26, 2018

Lars Wells
John B Robert NA
11208 Overlook NE
City of Albuquerque, NM 87111
larswells@yahoo.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Lars Wells,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE

In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
    Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
    Jon Pena, WHPacific
Rick Beltramo

From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:21 PM
To: resurgenthomesabq@gmail.com
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: 1-SITE PLAN AMENDMENT.pdf; Timothy Englemann.pdf

Rick Beltramo  Director of Development Services
WHPacific, Inc.  6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Direct 505.348.5190  Fax 505.242.4845  rbeltramo@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
September 26, 2018

Timothy Englemann
Holiday Park NA
11421 Bar Harbor Place NE
City of Albuquerque, NM 87111
resurgenthomesaba@gmail.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Timothy Englemann,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE
In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
    Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
    Jon Pena, WHPacific
September 26, 2018

Jack O’Guinn  
Holiday Park NA  
11516 Golden Gate Avenue NE  
City of Albuquerque, NM 87111  
jlosmo@comcast.net

Re: Neighborhood Notification  
EPC Submittal for Site Plan Amendment Public Review Hearing  
James Dwyer Police Substation Parking Facility

Mr. Jack O’Guinn,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:  
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or  
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or  
Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE
In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

Rick Delramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
    Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
    Jon Pena, WHPacific
From: Rick Beltramo
Sent: Wednesday, September 26, 2018 9:24 PM
To: dhc@zianet.com
Cc: Rick Beltramo
Subject: Neighborhood Notification-James Dwyer Police Substation Parking Facility
Attachments: 1-SITE PLAN AMENDMENT.pdf; Donald Couchman.pdf

Rick Beltramo | Director of Development Services
WHPacific, Inc. | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Direct 505.348.5190 | Fax 505.242.4845 | rbeltramo@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
September 26, 2018

Donald Couchman
District 8 Coalition of Neighborhood Associations
6441 Concordia Road NE
City of Albuquerque, NM 87111
dhc@zianet.com

Re: Neighborhood Notification
EPC Submittal for Site Plan Amendment Public Review Hearing
James Dwyer Police Substation Parking Facility

Mr. Donald Couchman,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST
Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM
Property Owner: City of Albuquerque
Subject site cross streets: Landau St. and Montgomery Blvd.
Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE
In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

[Signature]
Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc: Steve James RA, City Architect,
    Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones,
    Jon Pena, WHPacific
<table>
<thead>
<tr>
<th>Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>Address 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRANKS JERRY L TRUSTEES</td>
<td>4453 LINDEN LN NE</td>
<td>ALBUQUERQUE NM 87111-4227</td>
<td>ALTA VISTA LIMITED PARTNERSHIP</td>
</tr>
<tr>
<td>FRANKS RVT</td>
<td></td>
<td></td>
<td>PARK YOU BYONG &amp; HUNG SUK CHANG</td>
</tr>
<tr>
<td>KUTT THOMAS J TRUSTEE KUTT</td>
<td>4427 PRAIRIE LOFT WAY NE</td>
<td>ALBUQUERQUE NM 87111-8712</td>
<td>BUCAN ILEANA G</td>
</tr>
<tr>
<td>LVT</td>
<td></td>
<td></td>
<td>DEUTSCH IVAN H</td>
</tr>
<tr>
<td>RINER BRYAN &amp; JUDY</td>
<td>4401 PRAIRIE LOFT WAY NE</td>
<td>ALBUQUERQUE NM 87111-8712</td>
<td>SHADOW HILLS HOMEOWNERS ASSOC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NASSAUZ PATRIC YVES TRUSTEE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>RENEAU GENE D ETUX &amp; PETERSON</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>ELLISON JAMES F JR</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>RENEAU G D ETUX &amp; PETERSON J A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>SPACKMAN GREGORY L &amp; PAMELA S</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>KILLEN PATRICK M</td>
</tr>
<tr>
<td>MANOLE NICK T &amp; ASIMINA</td>
<td>4501 LARCHMONT DR NE</td>
<td>ALBUQUERQUE NM 87111-3042</td>
<td>MEHRNOOSH HOOSHAM</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>SCHICK ANJELLA</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
September 27, 2018

To Whom It May Concern
Landowner near James Dwyer Police Substation

Re: Neighborhood Notification
    EPC Submittal for Site Plan Amendment Public Review Hearing
    James Dwyer Police Substation Parking Facility

Landowner,

The City of Albuquerque is planning a secured parking addition for APD vehicles to the James Dwyer Police Substation. The parking will be located west of the substation in the natural landscape area and will include a parking area for about 30 APD vehicles. The project will include the addition of the parking lot, decorative security wall/fence, lighting and landscaping. The attached site plan shows the concept plan of the improvements. As part of the development process and recent changes to the planning requirements, the project applicant is required to notify the adjacent neighborhood associations in advance of application for City of Albuquerque Environmental Planning Commission (EPC) and conduct a meeting if the neighborhood association responds they are interested in having a meeting to discuss the project. We are trying to submit the project through EPC application process to begin the City approval process of the project, since the project will be providing additional secured parking for the site. If your association is not interested in conducting a meeting at this point, please respond accordingly so the application process can start. However if you would like to conduct the meeting please let us know and we will conduct the meeting. You have a 15 day time to respond to this request if a meeting is desired. Your response and assistance is greatly appreciated. We look forward from hearing from your organization.

CONTACT INFORMATION FOR MEETING REQUEST

Physical address of subject site: 12700 Montgomery Blvd NE Albuquerque, NM

Property Owner: City of Albuquerque

Subject site cross streets: Landau St. and Montgomery Blvd.

Applicant name and Contact Info located below:
Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com, or Jonathan Pena, PE Operations Manager, jonathampena@whpacific.com, or
Call the office of WH Pacific at (505) 348-5190.
ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE

In addition to the above please know that this project is planned to be before the Environmental Planning Commission for Public Hearing review on November 8th. In addition to this email, this letter will be mailed to you as official notification of the upcoming review hearing.

Should you have any questions about the information provided please email or call Jon or me.

Sincerely,

[Signature]

Rick Beltramo
Director of Development Services

Attachments- Concept Site Plan

cc:  Steve James RA, City Architect, Aziza Chavez, Policy Analysis District 8, Councilor Trudy Jones, Jon Pena, WHPacific
SUBJECT: Neighborhood Public Notification
APPROVAL SOUGHT: Site Development Plan Amendment
PROJECT: James Dwyer Police Substation Parking Facility
PROPERTY: Lots 3A and 4, Block 2, Glenwood Hills Subdivision
OWNER: City Of Albuquerque
PROJECT ADDRESS: 12,700 Montgomery Blvd., NE, Alb., NM

WHAT: Environmental Planning Commission Public Hearing
WHEN: November 8, 2018
WHERE: Plaza Del Sol Building, 600 2nd NW in Downtown Albuquerque.
TIME: Hearings generally begin at 8:30 a.m.

Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955.

Please see Public Notice Form attached for additional information.

Should you have any questions about the information provided please email or Jon or me.

Rick Beltramo, Director of Development Services, rbeltramo@whpacific.com
Jonathan Pena, PE Operations Manager, jonathanpena@whpacific.com
Call the office of WH Pacific at (505) 348-5190.
1 AGENDA/PRESENTATION

INTRODUCTIONS
Councillor Trudy Jones  City of Alb.  City Council
Steve James, RA  City Of Alb.  DMD
Aziza Chavez  City Of Alb.  Representing Councillor Jones
Jeremy Bassett  City Of Alb.  Alb. Police Department
Chad Melvin  City Of Alb.  Alb. Police Department
Maria Garcia-Cunningham  City Of Alb.  Alb. Police Department
Jon Pena  WH Pacific  Consultant to City of Albuquerque
Rick Beltramo  WH Pacific  Consultant to City of Albuquerque

ATTENDEES
See attached “Sign-In” sheet.
Please note that in attendance, representing House District 28, State Representative, Jimmie C. Hall.

FORMAT
Today’s presentation is to the Glenwood Hills Neighborhood Association, at their regularly scheduled monthly meeting. No other entities responded to the offer for a meeting.

INTRODUCTION
Councillor Jones provided an introduction and overview of the project. Councillor Jones offered several points why this project was good for the area and requested support from the community. Questions were asked of Councillor Jones, addressed in the Open Discussion minutes of this report.

PURPOSE OF MEETING
Today’s meeting is regarding an amendment to the Substation.
This meeting is intended to obtain public input of the proposed project.
The input of the public comment will be considered and incorporated into the design. After receiving public input, the concept design will be completed and submitted for formal review. Additional “Public Meeting” are required as a part of the formal review.

PROJECT OVERVIEW
Amendment to James Dwyer Substation is proposed to accommodate a new parking facility. The parking facility supports new uses for the substation. Long term, over-night storage of police cars and other special use vehicles is proposed. Additional parking to substation, supplementing existing parking needs is proposed. Storage of special use vehicles including trailers, vans, oversized vehicles, trucks, ATVs, etc. Due to over-night parking, additional security to protect vehicles and equipment is required. A minimum 6’ high security wall or fence enclosing the lot is required. In addition to security, the wall system is intended to screen the parking facility. A portion of the parking facility is planned to be covered at the location shown on plan. A portion of the covered parking shall have solar collection facilities.

PERIMETER WALL AND FENCE
A combination of CMU block walls, wrought iron (or similar) fencing with pilasters, or a combination of both is proposed. New landscaping is proposed to help screen the facility, and enhance the appearance of the proposed facility.

North View (Montgomery Blvd.)
Planned to be a combination of CMU wall and wrought iron fencing, with landscape materials. -The lower portion is to be CMU, colored, split face block, to mostly conceal view of the vehicles. -The upper portion of the wall is to consist of wrought iron, see-thru fencing (or similar alternative). -The wall will include CMU block pilasters on typical CMU wall spacing. -New landscape material and street trees will be placed between the sidewalk and the wall. -Walls height varies, a minimum of 6’ high and a maximum of 8’ high.

West View (from Park and Ride lot)
-A full CMU split-face block wall with cap block and pilasters is proposed. -Wall is intended to screen the proposed parking facility from the residential to the west. -Walls height varies, a minimum of 6’ high and a maximum of 8’ high.

East Wall (adjacent to substation) and South Wall (adjacent to Dog Park)
-A wrought iron fence (or similar material) with CMU Block pilasters. -Walls height varies, a minimum of 6’ high and a maximum of 8’ high.

Entrance
-A single gated vehicular entrance is proposed from the Park-And-Ride lot.
The input of the public comment will be considered and incorporated into the design. After receiving public input, the concept design will be completed and submitted for formal review. Additional “Public Meeting” are required as a part of the formal review.

PROJECT OVERVIEW
Amendment to James Dwyer Substation is proposed to accommodate a new parking facility. The parking facility supports new uses for the substation. Long term, over-night storage of police cars and other special use vehicles is proposed. Additional parking to substation, supplementing existing parking needs is proposed. Storage of special use vehicles including trailers, vans, oversized vehicles, trucks, ATVs, etc. Due to over-night parking, additional security to protect vehicles and equipment is required. A minimum 6’ high security wall or fence enclosing the lot is required. In addition to security, the wall system is intended to screen the parking facility. A portion of the parking facility is planned to be covered at the location shown on plan. A portion of the covered parking shall have solar collection facilities.

PERIMETER WALL AND FENCE
A combination of CMU block walls, wrought iron (or similar) fencing with pilasters, or a combination of both is proposed. New landscaping is proposed to help screen the facility, and enhance the appearance of the proposed facility.

North View (Montgomery Blvd.)
Planned to be a combination of CMU wall and wrought iron fencing, with landscape materials.
- The lower portion is to be CMU, colored, split face block, to mostly conceal view of the vehicles.
- The upper portion of the wall is to consist of wrought iron, see-thru fencing (or similar alternative).
- The wall will include CMU block pilasters on typical CMU wall spacing.
- New landscape material and street trees will be placed between the sidewalk and the wall.
- Walls height varies, a minimum of 6’ high and a maximum of 8’ high.

West View (from Park and Ride lot)
- A full CMU split-face block wall with cap block and pilasters is proposed.
- Wall is intended to screen the proposed parking facility from the residential to the west.
- Walls height varies, a minimum of 6’ high and a maximum of 8’ high.

East Wall (adjacent to substation) and South Wall (adjacent to Dog Park)
- A wrought iron fence (or similar material) with CMU Block pilasters.
- Walls height varies, a minimum of 6’ high and a maximum of 8’ high.

Entrance
- A single gated vehicular entrance is proposed from the Park-And-Ride lot.
- Pedestrian access from the substation is proposed via secured gates.

GRADING
- Re-grading of the site is necessary to accommodate new use.
- Grading follows existing topography.

LANDSCAPE IMPROVEMENTS
- Professionally designed landscape and irrigation plan will be provided.
- The plan is to screen and complement the parking facility and enhance the view of the facility.
- The intent of the design is to provide a landscape improvements superior to existing.

COVERED PARKING
- A portion of the site, as shown on the plan is proposed to be covered.
- The cover needs to be tall enough to house the special use vehicles, taller than typical police SUVs.
- The material and type of cover is yet to be determined, but will be a free standing structure.
- The cover is planned to have solar panels attached to the roof of the cover.
- The cover will be designed at a later date, with “concepts” provided to EPC at this time.
- Final design will be provided at Building Permit.

PROCESS/SCHEDULE
- Following this meeting the concept plan will be completed.
- A submittal will be made for review by the Environmental Planning Commission (EPC).
- EPC is a “Public Hearing”, comments can be received, both in writing and in person.
- Drawings submitted will be provided to all persons requesting copies (check sign-in sheet).
- The intent is to submit design that everyone is in agreement with prior to EPC.
- Additional neighborhood meetings may be required thru the design review process.
- Submittal to EPC is planned for the end of September.
- Once EPC approves, submittal to Development Review Board (DRB) is required.
- Once approved by DRB the plans are submitted for Building Permit review.

EXHIBITS
- Color Aerial View with concept plan graphics (24” x 36”)*
- Concept Site Plan (24” x 36”)*
- Enlarged Site Dimension Plan (24” x 36”)*
- Enlarged Grading Plan (24” x 36”)*
  *8.5”x11” exhibits attached

2 COMMENTS / OPEN DISCUSSION
- Councilor Jones was asked if the HOA would be able to continue use of the substation.
- Councilor Jones responded that probably not.
-asked if there is or could be a web site where the public can access submittals and review information as the project progresses.
-State NM House Representative Jimmie Hall requested that he be updated with the progress of the project, as this project is in his district.
-APD discussed and presented the plans for using the substation as an APD, Open Space Department facility.
-add to parking lot lights to north side of parking lot.
-some discussion about the type of landscaping. Jon mentioned that it was suggested that the street landscaping mirror that on the north side of Montgomery Blvd.
-HOA board secretary requested written record of the meeting.
-HOA member requested that the existing rock material be collected and used for landscaping other areas within Glenwood Hills, such as median landscaping.
-same HOA member requested that the existing pergola structure be relocated to a park.
-it was suggested, and the HOA needs to discuss internally, that the HOA would be able to pay for the relocation of the pergola.
-Councilor Jones offered to approach City Parks and Rec. to possibly relocate the landscape material. [Need to conduct a site inspection of the landscape material and pergola]
[Obtain from Nick the median locations that the HOA would like the rock to be relocated to]
-what is the plan for the existing monument sign? Is the name of the building going to change?
-comment to the effect that they HOA wants the sign to continue advertise the presence of police department.
-APD mentioned that the word “Substation” may be removed, and something else may be added, yet to be determined.
-it was commented that the ground lighting was inoperable and needed repair.
-it was suggested that the sign could be revised, and updated with LED lighting, similar to another site.
-it was suggested that introducing LED lighting would be too costly for this project. Costs ranging from $2,000 to $10,000 were mentioned.
-APD commented that the sign changes were planned in a future phase.
-Nick suggested that APD badge symbol be added to the sign.
[Assess the condition of the existing ground lighting. It would probably be a small cost to fix the ground lighting while site lighting for the parking lot is being installed]
-Questions asked regarding operation of the substation and the presence of police in the community.
-APD responded that as a part of the training for Open Space activities there would be times where bicycle mounted APD officers would be riding throughout the adjacent Glenwood Hills community.
-APD stated that the center would be used primarily for Open Space Inspection and Management, and also for Training.
-Question asked how the proposed added vehicles may affect the traffic on Landau Street, and should this be a part of the ongoing traffic study.
-Councilor Jones answered the question by restating that the access would be from the Park-And-Ride parking lot. No additional traffic would come from Landau Street.
-Jon Pena offered that actually, traffic would actually be reduced.
-asked if there is or could be a web site where the public can access submittals and review information as the project progresses.
-State NM House Representative Jimmie Hall requested that he be updated with the progress of the project, as this project is in his district.
-APD discussed and presented the plans for using the substation as an APD, Open Space Department facility.
-add to parking lot lights to north side of parking lot.
-some discussion about the type of landscaping. Jon mentioned that it was suggested that the street landscaping mirror that on the north side of Montgomery Blvd.
-HOA board secretary requested written record of the meeting.
-HOA member requested that the existing rock material be collected and used for landscaping other areas within Glenwood Hills, such as median landscaping.
-same HOA member requested that the existing pergola structure be relocated to a park.
-it was suggested, and the HOA needs to discuss internally, that the HOA would be able to pay for the relocation of the pergola.
-Councilor Jones offered to approach City Parks and Rec. to possibly relocate the landscape material. [Need to conduct a site inspection of the landscape material and pergola]
[Obtain from Nick the median locations that the HOA would like the rock to be relocated to]
-what is the plan for the existing monument sign? Is the name of the building going to change?
-comment to the effect that they HOA wants the sign to continue advertise the presence of police department.
-APD mentioned that the word “Substation” may be removed, and something else may be added, yet to be determined.
-it was commented that the ground lighting was inoperable and needed repair.
-it was suggested that the sign could be revised, and updated with LED lighting, similar to another site.
-it was suggested that introducing LED lighting would be too costly for this project. Costs ranging from $2,000 to $10,000 were mentioned.
-APD commented that the sign changes were planned in a future phase.
-Nick suggested that APD badge symbol be added to the sign.
[Assess the condition of the existing ground lighting. It would probably be a small cost to fix the ground lighting while site lighting for the parking lot is being installed]
-Questions asked regarding operation of the substation and the presence of police in the community.
-APD responded that as a part of the training for Open Space activities there would be times where bicycle mounted APD officers would be riding throughout the adjacent Glenwood Hills community.
-APD stated that the center would be used primarily for Open Space Inspection and Management, and also for Training.
-Question asked how the proposed added vehicles may affect the traffic on Landau Street, and should this be a part of the ongoing traffic study.
-Councilor Jones answered the question by restating that the access would be from the Park-And –Ride parking lot. No additional traffic would come from Landau Street.
-Jon Pena offered that actually, traffic would actually be reduced.
-NM State Rep., Jimmie Hall asked about the use of portable hi rise cameras to monitor Open Space areas, like other areas in town.

-APD mentioned that they have requested more cameras, but there are others in competition for such resources.

-Councilor Jones disclosed that recently $350,000 of funding was approved for new cameras throughout the City.

-Questions asked regarding the specific need and use for the new parking lot.

-APD discussed in more detail that the equipment to be stored at the substation is in direct support of the Open Space department of APD. APD listed some of the equipment, including a boat, ATV’s, etc.

-Question asked as to when construction will start.

-Jon Pena estimated a construction start date of February of 2019.

-The HOA asked if a Letter of Support from the HOA would be helpful. The answer was yes.

-Question asked, once construction is done, is there still a possibility that the HOA can use the substation for their HOA meetings.

-APD said that depending on what the final decision was for the operation plan, still being determined, that yes, “maybe”, depending on the final program established.

-APD listed reasons why it might not be available.

-APD offered that should additional staff be made available to coordinate the use of the substation with outside entities, which would make it more likely to allow us by the HOA.

-a concern about the height of the west wall was stated, relative to the view from Montgomery Blvd. The concern was that was too high of a wall and would be too dominate. [Need to take a good look at that part of the design and see what can be done to reduce the wall height, screen the wall with landscape improvements, and modify and articulate the wall to break up the large surface, so as to address this concern]

-It was offered that the split-face, colored CMU wall will look better, and resists graffiti.

-It was recommended that additional lighting in the Park-And-Ride area be placed to make it safer. [Review current lighting to see what economically viable options are available]

-A request was voiced to install a pedestrian cross walk at the intersection of Spanish Bit Street and Montgomery Blvd. to accommodate pedestrian traffic in the north-to-south direction.

-Rick Beltramo responded that the City is now allowing mid-block crosswalks, which at one time was categorically not allowed. An example is the one located on Juan Tabo Blvd. between Candelaria and Menaul. The ones recently installed have continuously flashing lights.

-Rick mentioned that there is a process for the City to review such requests.

-Examples of other such mid-block crosswalks were mentioned that have pedestrian activated lights.

-Jon Pena added that from a traffic engineering standpoint, it is highly unlikely that the City will allow a crosswalk here due to the close proximity to the Tramway intersection.
September 25, 2018

Trudy E. Jones, District 8 Councilor  
Aziza Chavez, Policy Analyst  
Albuquerque City Council, District 8  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Ms. Jones and Ms. Chavez:

Thank you for your assistance in facilitating the recent meeting concerning the James Dwyer Substation secured parking addition. Our Neighborhood Association appreciated having had the opportunity on September 18, 2018 to meet with the project development team and the leadership of the Special Operations Division.

As expressed during the meeting, our Glenwood Hills Neighborhood Association (GHNA) would appreciate some consideration concerning the following aspects of the plan and hereby extends an offer to provide assistance to bring about their inclusion.

First, our landscaping coordinator would like to take possession of any of the landscaping material presently on the site adjacent to the Dwyer Substation which would otherwise be discarded. This includes, but is not limited to: Landscaping stones, landscaping rocks, pergola, and benches. Photographs of the items our Association would like to obtain will be forwarded by a separate email correspondence.

Additionally, GHNA believes it is critical for crime deterrent efforts that lighted signage, possibly in the A.P.D. Badge style, be affixed to the substation and/or parking addition. Please advise whether this can be submitted as part of the proposal to the Environmental Planning Commission and what efforts our Association can employ to facilitate this addition.

Finally, GHNA has long sought to have evaluated the viability of installing a crosswalk (with or without pedestrian crossing signals) across Montgomery Boulevard between Spanish Bit and Landau due to the high volume of pedestrian traffic from the bus transit area and the Glenwood Village shopping plaza. GHNA would be willing to discuss other possible options for
contending with the pedestrian traffic issue in that area and would appreciate any facilitation your office could provide concerning communication with city planning or other departments which could assist in such a project.

As always, we appreciate your attention to these matters and look forward to hearing from you.

Respectfully,

Forest “Woody” Owens
GHNA President

cc: GHNA Board
September 25, 2018

Aziza Chavez, Policy Analyst
Albuquerque City Council, District 8
P.O. Box 1293
Albuquerque, NM 87103

Dear Ms. Chavez:

Please accept this letter among the many you are likely to receive in support of the application proposal to the Environmental Planning Commission concerning the James Dwyer Substation secured parking addition. Our Neighborhood Association appreciated having had the opportunity on September 18, 2018 to meet with the project development team and the leadership of the Special Operations Division.

After the meeting, it was unanimously decided by the Glenwood Hills Neighborhood Association to submit this correspondence in support of the project as proposed. Please let us know if our neighborhood can provide any assistance as this project moves forward.

Respectfully,

Forest "Woody" Owens
GHNA President

cc: GHNA Board
MEETING MINUTES  
James Dwyer Substation

Project: James Dwyer Police Substation Parking Lot Addition
Project Number: 0022127W.003
Subject: Meeting with Glenwood Lofts Homeowners Association
Meeting Location: James Dwyer Substation
Meeting Date: Tuesday, October 16, 2018
Meeting Location: 12,700 Montgomery Blvd., NE
Meeting Time: 6:30 PM

ATTENDEES
Patrick Killen, Homeowner, Secretary
Keith Holthusen, Homeowner, Member
Rick Brown, Homeowner, Member
Steve James, RA, City Architect
Aziza Chavez
Sgt. Chad Melvin
Rick Beltramo
See attached “Sign-In” sheet (Exhibit A)

Glenwood Lofts, HOA
Glenwood Lofts, HOA
Glenwood Lofts, HOA
City Of Alb., DMD
City Of Alb., Representing Councilor Jones
City Of Alb., Alb. Police Department
WH Pacific, Consultant to City of Albuquerque

SUBJECT OF MEETING
In response to the public notice received for the project, the Glenwood Lofts Homeowners Association “HOA” requested a meeting to discuss the project. The HOA is a townhome development located adjacent to and west of Spanish Bit Road, across from the Park and Ride facility.

INTRODUCTION
Introductions were made and an open discussion began, based on questions asked by the HOA members. Exhibits (24”x36” mounted on foam board) were provided of the site plan, landscape plan, grading plan, and a color exhibit of the proposed parking facility overlaid on an aerial photo.

Glenwood Lofts homeowners attending the meeting were also members of the homeowners association, with Patrick Killen being the HOA Secretary. A list outlining the HOA’s concerns was provided at the beginning of the meeting, prepared by the HOA Secretary, Patrick Killen (attached Exhibit B).

COMMENTS / OPEN DISCUSSION
APD, Sgt. Chad Melvin provided a brief overview of the operation of the building for the City Police Open Space division.
The HOA was very concerned about the traffic in Montgomery Blvd., mixed with people trying to walk across the street, north-to-south. Much discussion centered on this concern and how to get the City to address it. They think that a study needs to be conducted to look at the safety and access issues for the intersection.

A request for a crosswalk at that location was made. We generally discusses what the previous neighborhood meeting discussed. That the City Traffic engineer would have to look at the crosswalk request. But due to the geometry of the location we anticipate that the City will not allow a crosswalk there.

A suggestion was made by Patrick to add another road through the site, from the transit center parking lot, thru the existing Dog Park, connecting to Landau Street to the east.

Adding a signal at the intersection of Spanish Bit and Montgomery was suggested. It was stated that it is highly probable that the City traffic engineer would not allow that. Also suggested was adding a third stop sign and a pedestrian bridge. All ideas that surely would be rejected by the City Engineer.

The HOA group came to the conclusion that the proposed improvements had little to do with the existing access, pedestrian and traffic problems and that it was difficult to tie this project to those issues.

The existing monument sign was discussed. It was mentioned that Aziza was going to contact transit, for them to fix the sign and the burnt out light.

The concept of the wall system and landscape plan was discussed. In particular the reason why the solid wall was being used for the west wall, so as to better screen the townhomes from view of vehicles in the parking lot, especially at night. And it was also discussed that the wall might be taller there (8’ max) due to grading challenges. Someone commented that the taller wall at that location was not ideal considering that this is the most prominent view from Montgomery. It was discussed that not all of the wall would be 8’ tall, and that a 6’ wall is common and not that tall. The landscape plan to screen the wall was presented too. The intent is of the landscape improvements to diminish the view of the wall from the view of the townhomes, and Montgomery Blvd.
-There was much discussion about people spending large amounts of time around the area where the new parking lot will be built. This area, near the existing pergola structure, is heavily overgrown, and makes for a habitat easy to hide in.

There was discussion of moving the existing portable toilet/porta-potty, placed there for the bus drivers. It was suggested that moving the porta-potty to the upper level by the police substation may cause people to not come there in the first place. This issue too was a major concern for the residents of the Glenwood Townhomes. The HOA would like for someone, possibly the city, to cause these people to move away and stay away. It was pointed out that the parking lot will replace these
October 16, 2018

areas where people hide out. The new landscaping in the construction area west of the solid wall will not accommodate these activities and may cause people to move on to another location.

Again, the HOA group HOA came to the conclusion that the proposed improvements had little to do with the existing circumstances with people loitering and that it was difficult to tie this project to those issues. But they did ask advice on who to call about this issue.

Add to lights to landscape area west of the solid wall was suggested, to deter loitering. It was stated that there was a concern about adding light there as it may shine back in the direction of the townhomes and some residents may not like that.

Someone asked if there would be cameras installed to monitor the parking area, and if so can cameras be added to monitor the adjacent open space. The answer was that cameras are being considered and that adding something to pick up that area might be a good idea. Aziza said that they need to look at the budget.

The process of how police will access the parking lot was discussed. They liked the fact that accessing the parking lot via the existing one-way loop was the plan.

There was concern over the noise levels during construction. The construction process was discussed and that the time for grading the site was minimal. Constructing the wall will take some time as it is man-hour labor intensive work. But it was not loud. Grading is minimal and will probably take one afternoon. Then the paving operation should only take few hours once the site is prepped.

The project schedule was discussed. Shortly following the meeting a submittal will be made for review by the Environmental Planning Commission (EPC). Copies of the submittal can be sent to the HOA. EPC is expected to be on November 8th, starting at 8:30 am. The EPC is a “Public Hearing”, comments can be received, both in writing and in person. Additional neighborhood meetings may be required thru the design review process. But none are anticipated. Once EPC approves, a submittal to Development Review Board (DRB) is required. Once approved by DRB the plans are submitted for Building Permit review and then construction.
James Dwyer Police Substation
Meeting with Glenwood Lofts HOA 10/6/18

NAME   PHONE             EMAIL

Patrick Killen  505-264-7097  patrick.killeen@gmail.com

Keith Holthusen  505-400-9291  kholthusen@gmail.com

Rick Brown  505-328-3119  rickbrown@outlook.com

Sgt. Chad Melvin  505-296-1894  cmelvin@gdoj.gov

Steve James  505-768-3857  stevenjames@albuquerque.gov

Alysa Chavez  505-768-3106  alizachavez@albuquerque.gov

Rick Beltrán  (505) 948-7194  rbeltran@albuquerque.gov

Exhibit A
Glenwood Lofts Homeowners Association  
(Contact: Patrick Killen, HOA Secretary, 505-269-7047)  
Project Feedback/Questions – James Dwyer Substation Parking Lot Addition  
October 16, 2018

Lighting Impacts

- Many master bedrooms in the Glenwood Lofts HOA community face the substation. How much additional lighting will be installed, and what steps will be taken to mitigate additional light pollution affecting our community?

Noise Impacts

- Noise levels during construction? During business hours or 24/7 during the construction phase?
- Once completed, will vehicles be entering/exiting at all hours? Noise impacts from electric gates opening and closing at all hours of the night on Spanish Bit NE?
- Police sirens at all hours? Less likely since this involves APD’s Open Space Unit?

Traffic Impacts

- Significantly increased traffic at already congested intersection of Spanish Bit NE and Montgomery Blvd. NE?
- The city needs to study/address the traffic at the Montgomery NE and Spanish Bit NE intersection. This will seem to exacerbate it. Could the city examine a traffic circle (one that can accommodate buses, of course) or make a road going east/west so we could exit from Landau instead? Other ideas?
- Has the potential traffic increase at Spanish Bit NE been examined? Why not exit or enter from the Montgomery side or their existing lot?
- What is the driving need for the increased parking? Will this substation return to a more active level of usage by APD? We support a fully-staffed substation.
- Will this simply be a storage area for unused APD cars, or a parking area for officers on duty?

Viewscape Impacts

- How high will the wall be? Are there any renderings of the landscaping after the project is complete?
- Will appropriate fencing/walls be used for the perimeter, in a way that compliments the area and does not affect property values (i.e. no barbed wire fencing)?
- Can you leave a bit of the native vegetation around the fenced area to at least make it blend into the desert landscape of the area? Freshened landscaping (good) vs. all concrete/steel (bad)?
- Will the dilapidated APD substation sign (missing several letters/eye sore) finally get fixed?

Other Concerns

- Portable Toilet/Porta Potty installed by Transit Department between the substation and the bus stop has led to an increase in homelessness in the immediate area. Will additional portable toilets be installed during construction, which could potentially increase homelessness concerns in the neighborhood? Probably a question for the Transit Department, but why can’t the bus drivers use the substation restrooms instead of the Porta Potty, which has created problems in our neighborhood.
REDUCTIONS