



**Environmental  
Planning  
Commission**

**Agenda Number: 2**  
**Project #: 2018-001628 (91000655)**  
**SI-2018-00172**  
**Hearing Date: November 8, 2018**

**Staff Report**

<b>Agent</b>	Rick Beltramo, WH Pacific
<b>Applicant</b>	City of Albuquerque DMD
<b>Request</b>	<b>Montgomery &amp; Tramway Police Substation Site Development Plan</b>
<b>Legal Description</b>	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
<b>Location</b>	12,600 Montgomery NE, between Landau St., NE and Tramway Blvd. NE
<b>Size</b>	Approximately 4.0 acres.
<b>Existing Zoning</b>	NR-SU
<b>Proposed Zoning</b>	same

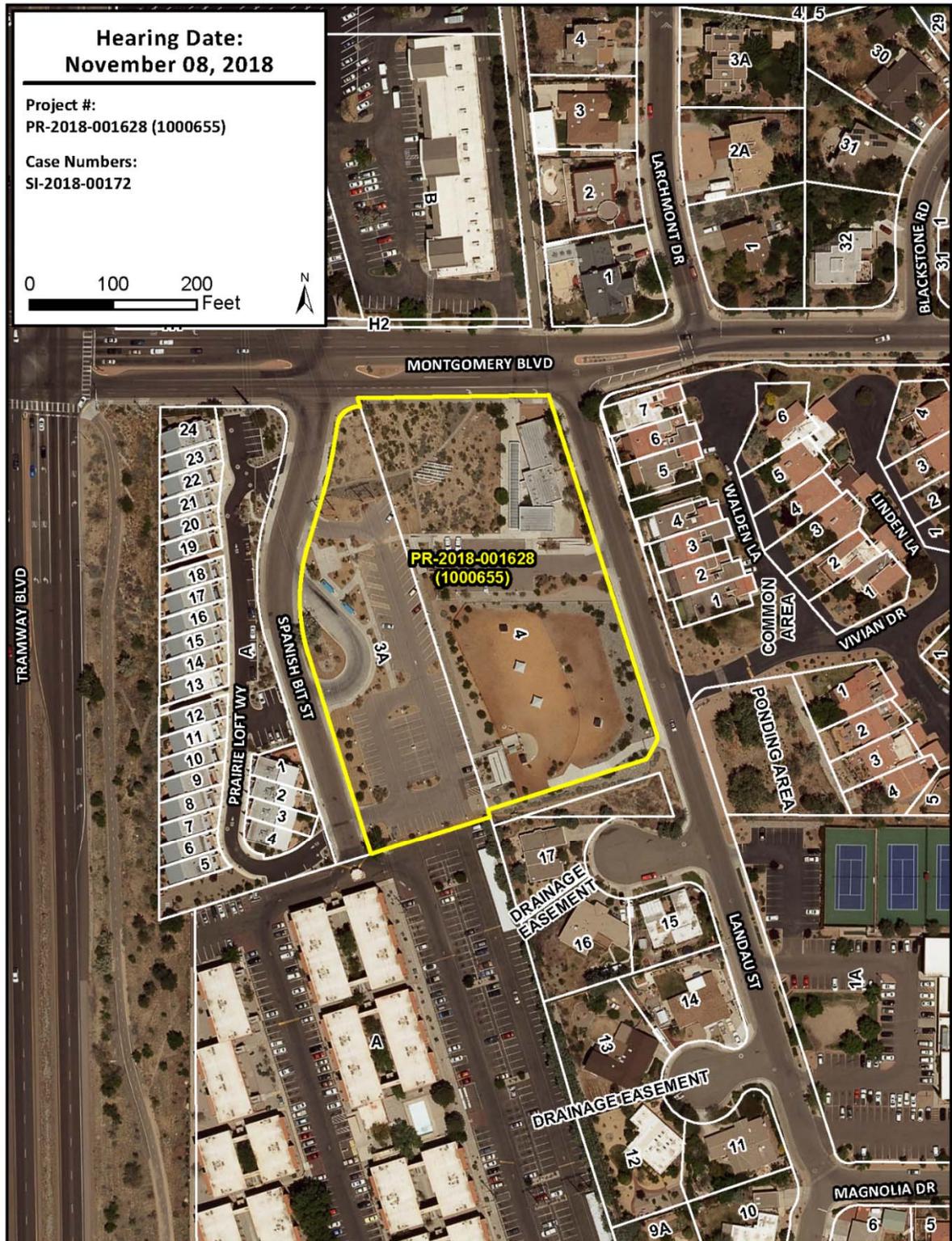
**Staff Recommendation**

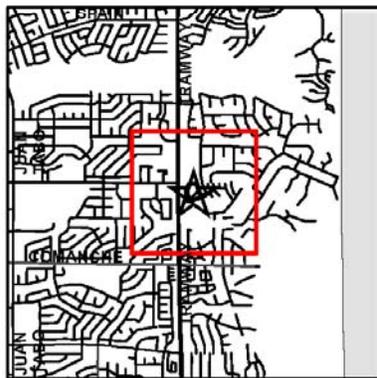
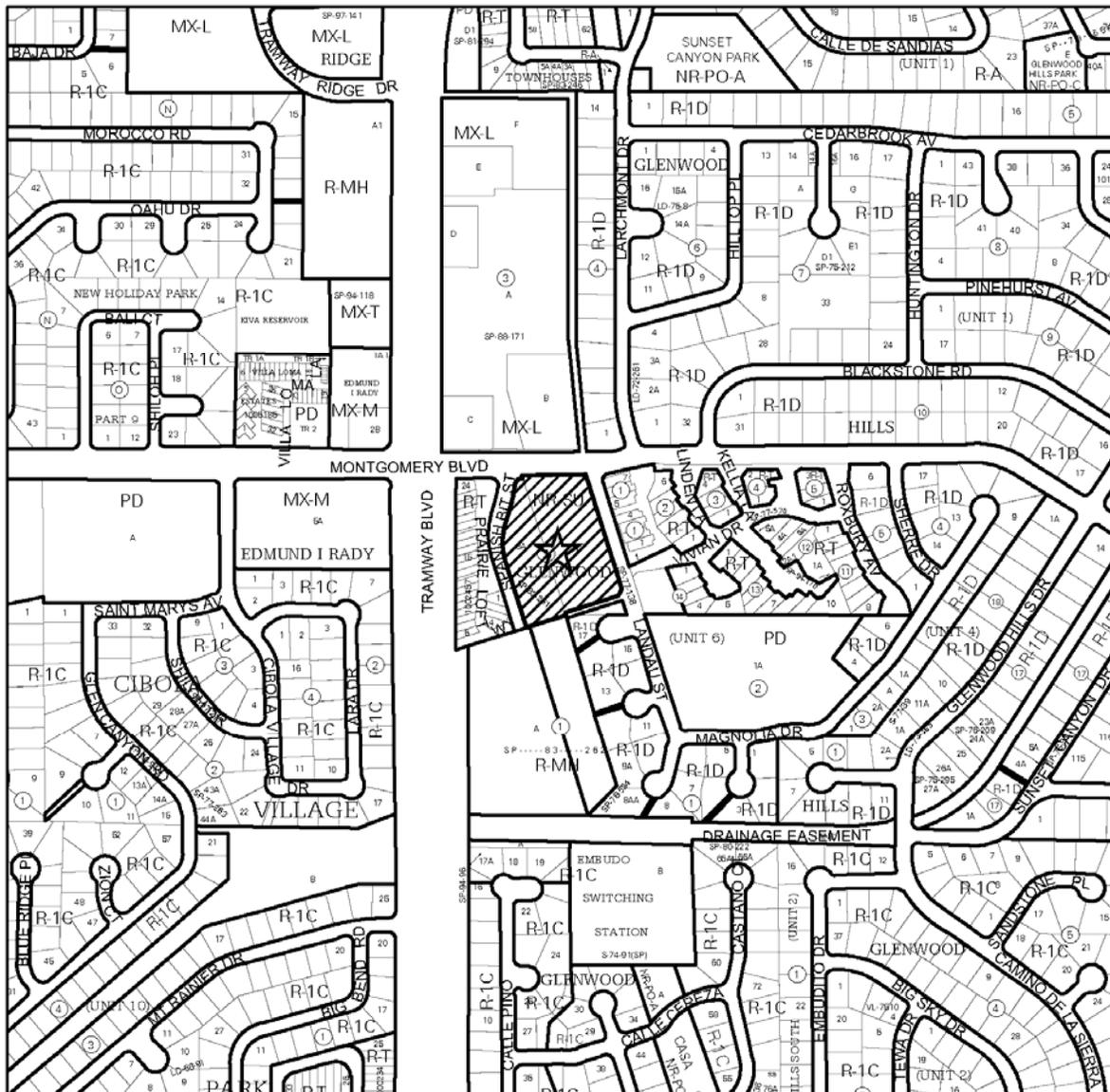
APPROVAL/DENIAL of Project #2018-001628 (1000655) SI-2018-00172 – Site Plan Amendment for the James Dwyer Police Substation based on the Findings and subject to the Conditions of Approval within this report

**Staff Planner**  
**Linda Rumpf**

**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.







**IDO ZONING MAP**

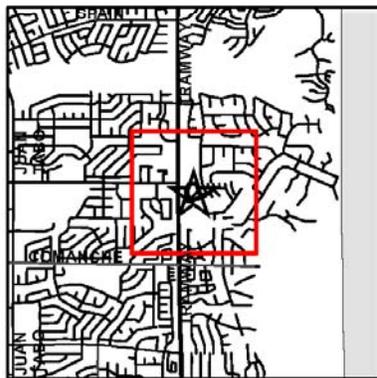
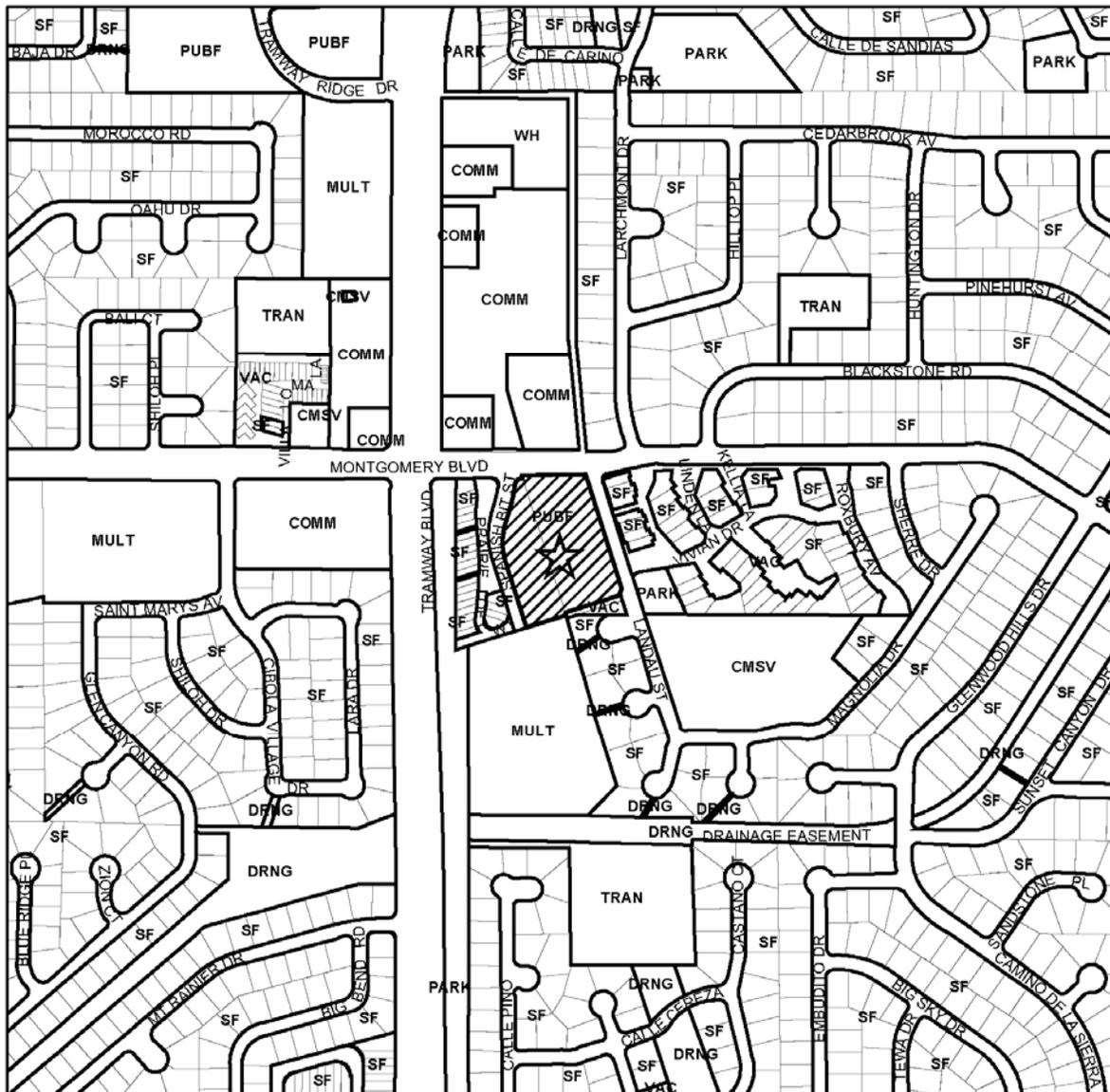
Note: Gray shading indicates County.



1 inch = 500 feet

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**LAND USE MAP**

Note: Gray shading indicates County.

**KEY to Land Use Abbreviations**

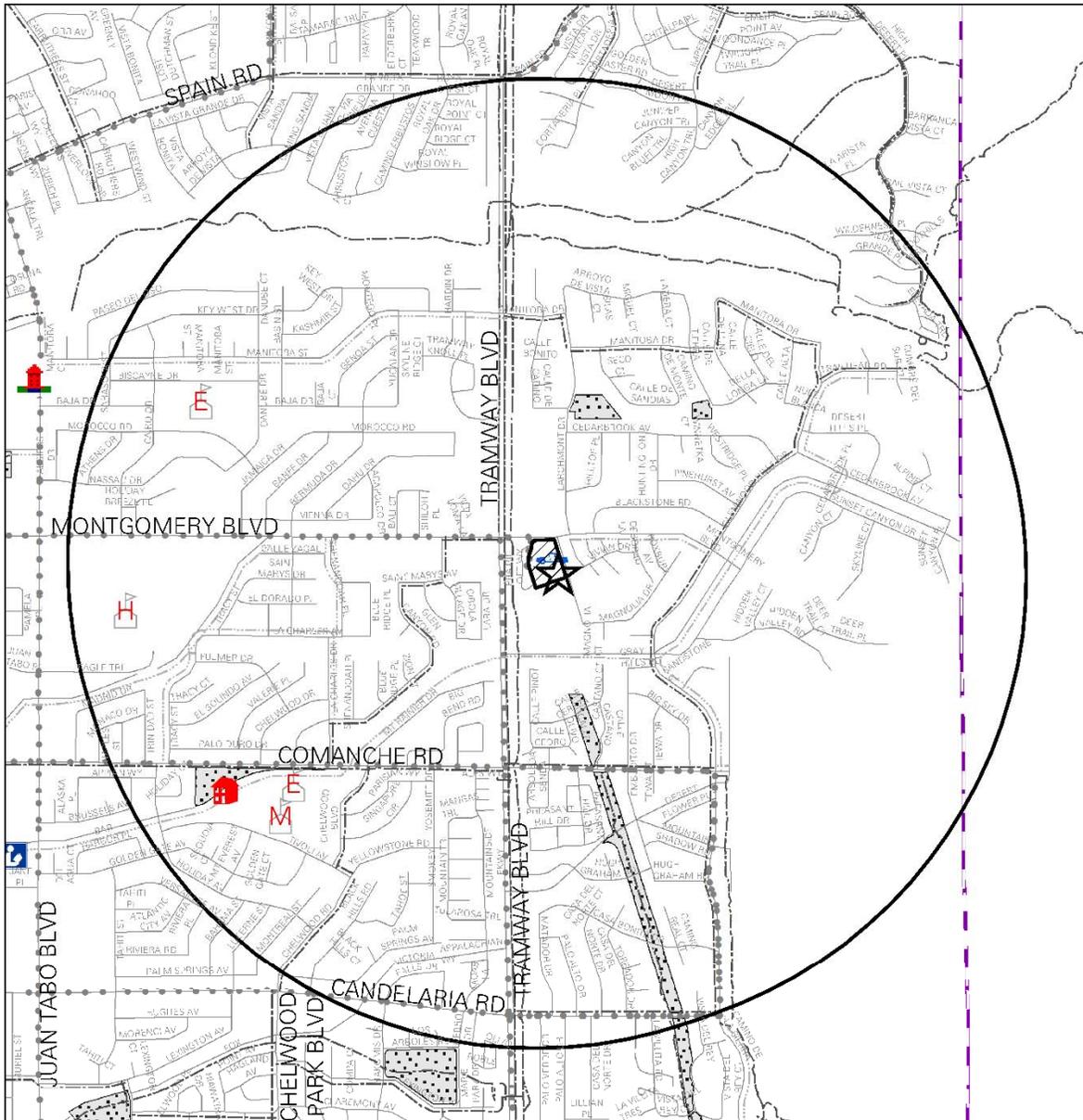
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 500 feet

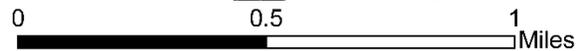
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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public Schools           | Landfill Buffer (1000-feet) |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill designated by EHD  |
| Senior Center        | Sheriff     | ABQ Bike Facilities      | Developed County Park       |
| Library              | Solid Waste | ABQ Ride Routes          | Undeveloped County Park     |
| Museum               |             | Albuquerque City Limits  | Developed City Park         |
|                      |             |                          | Undeveloped City Park       |



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## ***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 is 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 has 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 remainder 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 meet 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.

**1<sup>st</sup> 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.

**2<sup>ND</sup> 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.

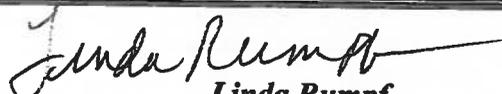
### ***Recommendation***

***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.
-

  
**Linda Rumpf**

**Planner**

***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](mailto: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](mailto:kmorrow@cabq.gov)  
Kathy Berglund [kberglund@cabq.gov](mailto:kberglund@cabq.gov)

## ***Agency Comments***

### **PLANNING DEPARTMENT**

#### ***Long Range Planning***

***PR-2018-001628/ SI-2018-00172 (1000655)***

***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 about 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.**”

ABQ RIDE Review of EPC Cases for November 2018					
Case Number	Brief Description of Request	Transit Corridor?*	Transit Route?	Current Service/Stops	Comments/Support/Requests
Project #2018-001628 SI-2018-00172, a Site Plan Amendment	Site Plan Amendment to add secure parking for Open Space vehicles adjacent to the Dwyer Memorial Substation at Landau and Montgomery NE; approximately 3.8 acres	Tramway Commuter Corridor	Fixed Routes 5 and 8 (Montgomery/Carlisle and Menaul/4th Street respectively)	The site is immediately adjacent to the Spanish Bit Park-and-Ride at Spanish Bit and Montgomery, and will take access across the Park-and-Ride Site.	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.
Corridor designations are from the 2017 Comp Plan					

**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*



*View of Current Police Parking, looking east*



*View of Dog Park, adjacent to substation*



*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



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>CITY OF ALBUQUERQUE</b>		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): <b>WHPacific</b>		Phone:
Address: <b>6501 AMERICAS PARKWAY NE, SUITE 400</b>		Email:
City: <b>ALB.</b>	State: <b>NM</b>	Zip: <b>87110</b>
Proprietary Interest in Site: <b>CONSULTANT</b>	List all owners: <b>CITY OF ALB.</b>	

**BRIEF DESCRIPTION OF REQUEST**

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

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

Lot or Tract No.: <b>LOTS 3A + 4</b>	Block: <b>2</b>	Unit:
Subdivision/Addition: <b>Glenwood Hills Subd.</b>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>G-23</b>	Existing Zoning: <b>NR-SU</b>	Proposed Zoning: <b>NR-SU</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>2</b>	Total Area of Site (acres): <b>3.84</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **12700 MONTGOMERY** Between: **LANDAY ST.** and: **SPRINGH BIT ST.**

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

**Z-99-72, AX301000655, 1000655-AS (Admin. Amend. 2011)**

Signature:	Date: <b>9-26-18</b>
Printed Name: <b>RICK BELTRAMO</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
<del>SI-2018-00172</del>		
<b>SI-2018-00172</b>	<b>SP</b>	<b>ⓧ</b>
Meeting/Hearing Date: <b>November 8, 2018</b>	Fee Total: <b>ⓧ</b>	
Staff Signature:	Date: <b>9-27-18</b>	Project # <b>PR-2018-001628</b>

**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](mailto: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**

- NA** 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) **PRT**
- 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) **( < 5 ) NOT APPLICABLE**
- 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)
- NA** 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**

**NA** 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.*

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: <b>9.26.18</b></p>
<p>Printed Name: <b>RIVE BELTRAND</b></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: <b>PR-2018-001628</b></p>	<p>Case Numbers: <b>31-2018-00172</b></p>
<p>Staff Signature: </p>	
<p>Date: <b>9-27-18</b></p>	

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Jonathan Peña DATE OF REQUEST: 8/23/18 ZONE ATLAS PAGE(S): G-23-7

**CURRENT:**

ZONING NR-SU  
PARCEL SIZE (AC/SQ. FT.) 4.1 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # 3A & 4 BLOCK # Block 2  
SUBDIVISION NAME Colewood Hills

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) []

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT []  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT []

**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 Jon Peña DATE 8-23-18

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

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

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

THRESHOLDS MET? YES [ ] NO [] 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.**

[Signature]  
TRAFFIC ENGINEER

8/23/18  
DATE

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    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /

November 1, 2018

Mr. Derek Bohannon, 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**  
Reference: 2018-001628 (1000655), SI-2018-00172

Dear Mr. Bohannon

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.

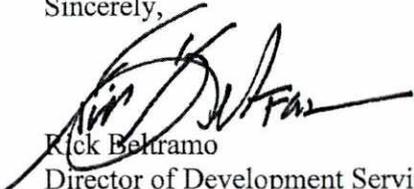
Solar generation is proposed for a future phase which is accommodate under Section 4-3(E)(7), Solar Energy Generation, as a Permissive Accessory.

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,

  
Rick Behramo  
Director of Development Services  
WH Pacific

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

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 Gonzales

Transportation: Mojgan Madaandari

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-Residen, Special Use) p.49 Size: 2.4 acres

Use: Substation, park + ride, dog park, police Overlay Zone: no Montg. Blvd - major transit cor

Comp Plan Area Of: Change Comp Plan Corridor: @ Tramway Blvd. (commuter)

Comp Plan Center: Glenwood Hills Village AE MPOS or Sensitive Lands: no

Parking: 14-16-5-5 - p.229 (28p/1000sf) MR Area: no

Landscaping: 14-16-5-6 - p.251 Street Trees: \_\_\_\_\_

Use Specific Standards: 4-3(c) - civic uses (not specified)

Dimensional Standards: 5-7, Walls + Fences p.271

\*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](http://www.cabq.gov/neighborhoods/resources).

PROCESS:

Type of Action: Major Amendment

Review and Approval Body: EPC 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: \_\_\_\_\_

- former zoning: SU-1 for police substation, park/tride, + related community uses
- history: 3-99-72, Ax36, 1000655 <sup>same as 3-99-72 site plan</sup> brought in w-zo request
- 3 separate + distinct uses - subdivide to create clarity
- AA in 2011 for Dog Park - not approved 1000655 = AA.
- fire/police station - Permissive in the SU zone (p130)
- area may be in a flood plain - check with hydrology
  - opportunity to use permeable paving, in part?
- provide clear parking calculations for the whole site (regular spaces, HC, MC)
- provide a wall detail
- maintain landscape buffer along Montg
- ? ◦ add cover for some vehicles
- notification required: see 6-4(K) - public notice
- site plan - epc table 6-1, p. 328.
- forms at front counter
- EPC - meets once a month ≈ 6 weeks from applicant to hearing

NEIGHBORHOOD INFORMATION

## Rick Beltramo

---

**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  
**Attachments:** Zone Atlas Page G-23-Z.PDF; Public Notice Inquiry\_12700 Montgomery Blvd\_EPC\_City Project.xlsx; Public Notice Inquiry Instruction Sheet\_7\_31\_18.pdf

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.

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

Respectfully,

**Vicente M. Quevedo, MCRP**  
Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Wednesday, September 26, 2018 2:05 PM  
**To:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

[rbeltreamo@WHPacific.com](mailto:rbeltreamo@WHPacific.com)

Company Name

WHPacific

Company Address

6501 Americas Parkway NE Ste 400

City

Albuquerque

State

NM

ZIP

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Wednesday, September 26, 2018 2:05 PM  
**To:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

[rbeltreamo@WHPacific.com](mailto:rbeltreamo@WHPacific.com)

Company Name

WHPacific

Company Address

6501 Americas Parkway NE Ste 400

City

Albuquerque

State

NM

ZIP

87110

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.

EMAILED PUBLIC NOTIFICATIONS

## Rick Beltramo

---

**From:** Rick Beltramo  
**Sent:** Wednesday, September 26, 2018 9:13 PM  
**To:** mattyc44@gmail.com  
**Cc:** Rick Beltramo  
**Subject:** Neighborhood Notification-James Dwyer Police Substation Parking Facility  
**Attachments:** Matthew Connelly.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

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September 26, 2018

Matthew Connelly  
Glenwood Hills NA  
5005 Calle De Tierra NE  
City of Albuquerque, NM 87111  
[mattyc44@gmail.com](mailto:mattyc44@gmail.com)

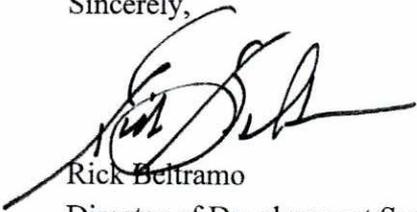
Re: Neighborhood Notification  
EPC Submittal for Site Plan Amendment Public Review Hearing  
James Dwyer Police Substation Parking Facility

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 8<sup>th</sup>. 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](mailto:rbeltramo@whpacific.com), or Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto: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

**Rick Beltramo**

---

**From:** Rick Beltramo  
**Sent:** Wednesday, September 26, 2018 9:14 PM  
**To:** woody761@yahoo.com  
**Cc:** Rick Beltramo  
**Subject:** Neighborhood Notification-James Dwyer Police Substation Parking Facility  
**Attachments:** Forest Owens.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

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September 26, 2018

Forest Owens  
Glenwood Hills NA  
12812 Cedarbrook NE  
City of Albuquerque, NM 87111  
[woody761@yahoo.com](mailto:woody761@yahoo.com)

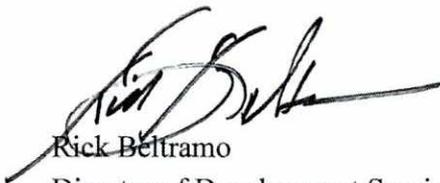
Re: Neighborhood Notification  
EPC Submittal for Site Plan Amendment Public Review Hearing  
James Dwyer Police Substation Parking Facility

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 8<sup>th</sup>. 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](mailto:rbeltramo@whpacific.com), or Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto: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

## **Rick Beltramo**

---

**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

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September 26, 2018

Karen Cunningham  
Comanche Foothills NA  
3008 Camino De La Sierra NE  
City of Albuquerque, NM 87111  
[emds\\_yes@juno.com](mailto:emds_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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto: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 8<sup>th</sup>. 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,

A handwritten signature in black ink, appearing to read "Rick Beltramo", written over a horizontal line.

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 9:16 PM  
**To:** beck3008@comcast.net  
**Cc:** Rick Beltramo  
**Subject:** Neighborhood Notification-James Dwyer Police Substation Parking Facility  
**Attachments:** Paul Beck.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

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September 26, 2018

Paul Beck  
Comanche Foothills NA  
3008 Camino De La Sierra NE  
City of Albuquerque, NM 87111  
[beck3008@comcast.net](mailto: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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

Call the office of WH Pacific at (505) 348-5190.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rick DeIramo", written over a horizontal line.

Rick DeIramo  
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:** kroberson3@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

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September 26, 2018

Julie Roberson  
Big Bend NA  
3740 Big Bend Road NE  
City of Albuquerque, NM 87111  
[kroberson3@comcast.net](mailto:kroberson3@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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

Call the office of WH Pacific at (505) 348-5190.

**ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE**

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick DeIramo', with a long horizontal line extending to the right.

Rick DeIramo  
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:** slauson1@gmail.com  
**Cc:** Rick Beltramo  
**Subject:** Neighborhood Notification-James Dwyer Police Substation Parking Facility  
**Attachments:** 1-SITE PLAN AMENDMENT.pdf; William Slauson.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

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September 26, 2018

William Slauson  
Big Bend NA  
3737 Big Bend Road NE  
City of Albuquerque, NM 87111  
[slauson1@gmail.com](mailto: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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

Call the office of WH Pacific at (505) 348-5190.

**ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE**

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

Sincerely,



Rick DeIramo

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](mailto:highdesertmanager@hoamco.com); [kblythe@hoamco.com](mailto:kblythe@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@whpacific.com](mailto:rbeltramo@whpacific.com)

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**From:** Rick Beltramo  
**Sent:** Wednesday, September 26, 2018 9:09 PM  
**To:** 'clopez@hoamco.com' <[clopez@hoamco.com](mailto: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@whpacific.com](mailto:rbeltramo@whpacific.com)

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**Rick Beltramo**

---

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

Christopher Lopez is no longer with HOAMCO

Kindly redirect your e-mail to [highdesertmanager@hoamco.com](mailto:highdesertmanager@hoamco.com) or email or call Kathy Blythe at [kblythe@hoamco.com](mailto: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](mailto: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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

Call the office of WH Pacific at (505) 348-5190.

**ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Beltramo", written over a horizontal line.

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

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

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September 26, 2018

Tom Murdock  
High Desert Residential Owners Association  
5601 Mariola Place NE  
City of Albuquerque, NM 87111  
[murdock@swcp.com](mailto: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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

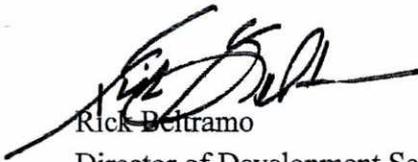
Call the office of WH Pacific at (505) 348-5190.

**ENVIRONMENTAL PLANNING COMMISSION PUBLIC HEARING NOTICE**

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

Sincerely,



Rick DeTramo  
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 Hilts.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

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September 26, 2018

Sue Hilts  
John B Robert NA  
11314 Overlook NE  
City of Albuquerque, NM 87111  
[suzy0910@comcast.net](mailto: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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

Call the office of WH Pacific at (505) 348-5190.

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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 9:20 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](mailto: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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto: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 8<sup>th</sup>. 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  
[resurgenthomesabq@gmail.com](mailto:resurgenthomesabq@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.

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Call the office of WH Pacific at (505) 348-5190.

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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 9:23 PM  
**To:** jlosmo@comcast.net  
**Cc:** Rick Beltramo  
**Subject:** Neighborhood Notification-James Dwyer Police Substation Parking Facility  
**Attachments:** 1-SITE PLAN AMENDMENT.pdf; Jack O'Guinn.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

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September 26, 2018

Jack O'Guinn  
Holiday Park NA  
11516 Golden Gate Avenue NE  
City of Albuquerque, NM 87111  
[jlosmo@comcast.net](mailto: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.

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Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

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Sincerely,

A handwritten signature in black ink, appearing to read "Rick DeItramo", with a long horizontal stroke extending to the right.

Rick DeItramo  
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 9:24 PM  
**To:** [dhc@zianet.com](mailto: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](mailto: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](mailto: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.

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Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com), or

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Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Beltramo', with a long horizontal line extending to the right.

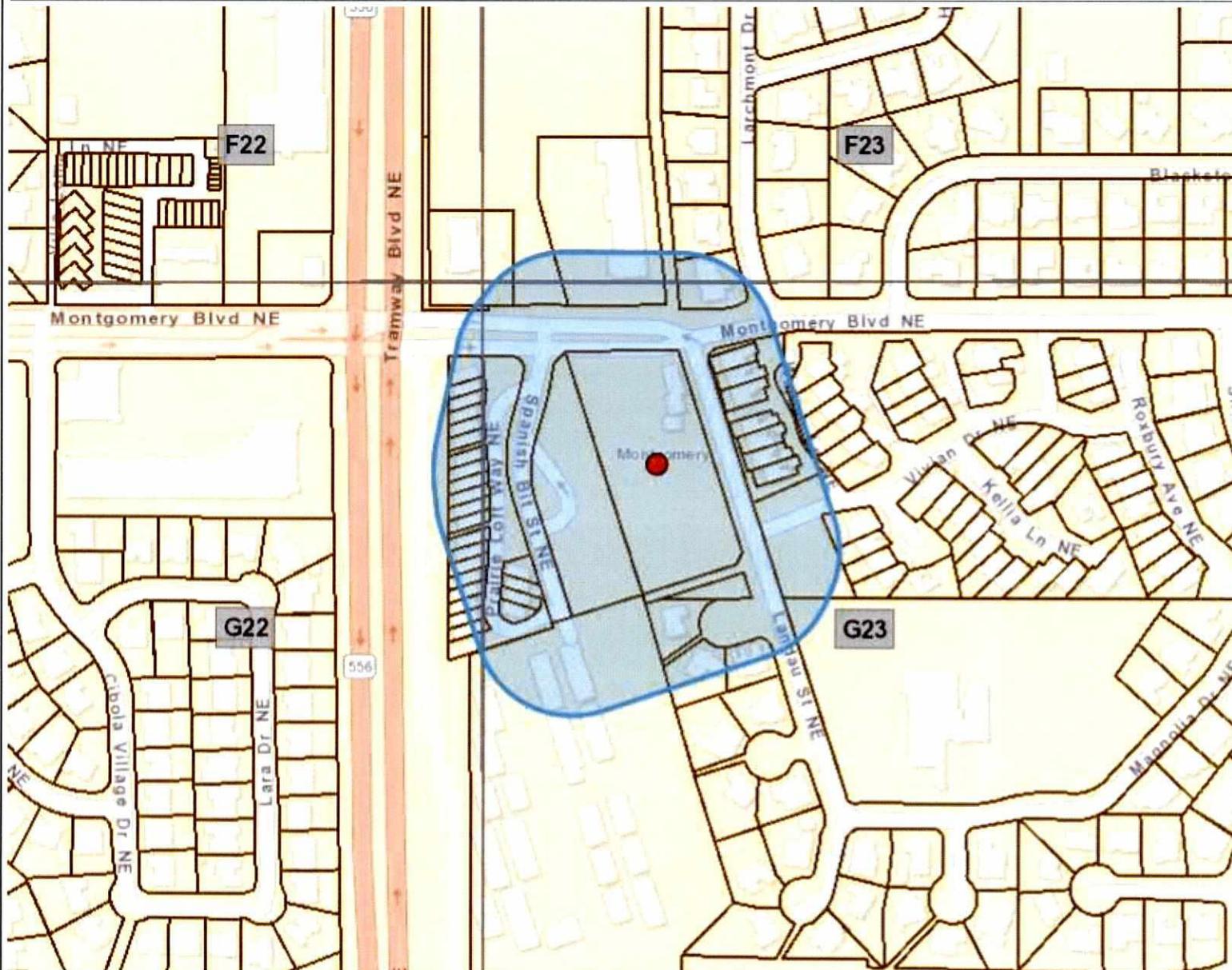
Rick Beltramo  
Director of Development Services

Attachments- Concept Site Plan

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



# 12700 Montgomery Blvd. Blvd. NE



## Legend

- Zone Grid
- Bernalillo County Parcels
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

## Notes

Buffer: 199ft.  
 ROW: Montgomery Blvd. 99ft.

601 0 300 601 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 9/27/2018 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

FRANKS JERRY L TRUSTEE FRANKS RVT  
4453 LINDEN LN NE  
ALBUQUERQUE NM 87111-4227

ALTA VISTA LIMITED PARTNERSHIP  
412 NW 5TH AVE SUITE 200  
PORTLAND OR 97209

PARK YOU BYONG & HUNG SUK  
CHANG  
4321 LANDAU ST NE  
ALBUQUERQUE NM 87111-4225

KUTT THOMAS J TRUSTEE KUTT LVT  
4427 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8712

BUICAN ILEANA G  
4309 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8714

DEUTSCH IVAN H  
1309 PRINCETON DR NE  
ALBUQUERQUE NM 87106-2618

RINER BRYAN & JUDY  
4401 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8712

SHADOW HILLS HOMEOWNERS ASSOC  
PO BOX 8885  
ALBUQUERQUE NM 87198

NASSAUZ PATRIC YVES TRUSTEE  
NASSAUX INVESTMENT FUND TRUST  
13214 CEDARBROOK AVE NE  
ALBUQUERQUE NM 87111-3022

RENEAU GENE D ETUX & PETERSON  
JAMES A  
2325 SAN PEDRO DR NE SUITE 2A  
ALBUQUERQUE NM 87110

RENEAU G D ETUX & PETERSON J A  
C/O NICKEL & CO LLC  
1014 VINE ST FLOOR 7TH  
CINCINNATI OH 45202-1141

ELLISON JAMES F JR  
7 DEL OSO LN  
CEDAR CREST NM 87008-9541

MANOLE NICK T & ASIMINA  
4501 LARCHMONT DR NE  
ALBUQUERQUE NM 87111-3042

FRANCHELL JAMES L & JEAN S  
4457 LINDEN LN NE  
ALBUQUERQUE NM 87111-4227

SPACKMAN GREGORY L & PAMELA S  
4457 WALDEN LN NE  
ALBUQUERQUE NM 87111

SHADOW HILLS HOMEOWNERS ASSN  
PO BOX 8885  
ALBUQUERQUE NM 87198

MEHRNOOSH HOOSHANG  
PO BOX 4158  
ALBUQUERQUE NM 87196

KILLEN PATRICK M  
4327 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8714

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

HOLTHUSEN KEITH & LINDA R  
TRUSTEES HOLTHUSEN LVT  
4331 PRAIRIE LOFT LP NE  
ALBUQUERQUE NM 87111-8714

SCHICK ANJELLA  
4435 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8712

MASSEY DAVID R TRUSTEE MASSEY  
RVT  
4335 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8714

CASS TIM & LAURA  
4300 PRAIRIE LOFT WAY  
ALBUQUERQUE NM 87111-8711

DAVIE AUDRA & DE SPAIN BRIAN  
4319 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8714

MCDONALDS CORPORATION C/O  
CONQUISTADORES INC  
PO BOX 92500  
ALBUQUERQUE NM 87199-2500

TUCKER ADELAIDE C  
4461 WALDEN LN NE  
ALBUQUERQUE NM 87111-4290

BROWN RICHARD G & CALHOON  
ELIZABETH  
4339 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8714

LEYBA LEE J JR & JOHNSON CATHY  
MARIE TRUSTEES LEYBA & JOHNSON  
RVT  
4449 LINDEN LN NE  
ALBUQUERQUE NM 87111-4227

MUSCARELLA VINCENT G  
4415 PRAIRIE LOFT WAY NE  
ALBUQUERQUE NM 87111-8712

BYRNE EDWARD A  
4437 WALDEN LN NE  
ALBUQUERQUE NM 87111

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](mailto:rbeltramo@whpacific.com), or

Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto: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 8<sup>th</sup>. 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,

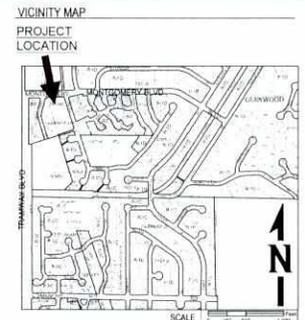
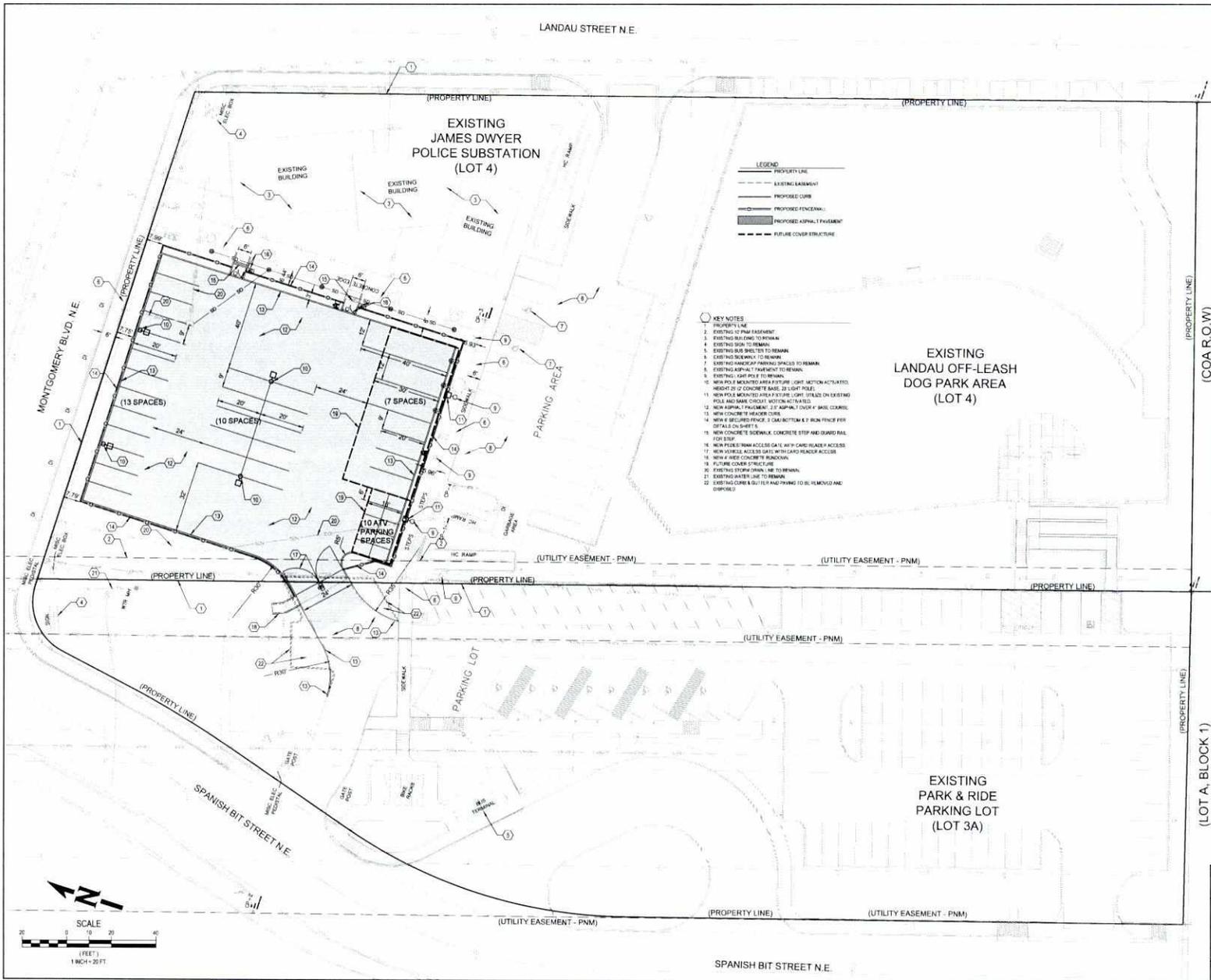


Rick Beltramo

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



PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
Environmental Health Department	Date _____
Solid Waste Management	Date _____
DRS Chairperson, Planning Department	Date _____

\*Environmental Health, if necessary

Site Development Plan Amendment for Police Substation, Transit Park and Ride & Dog Park  
LEGAL DESCRIPTION: LOTS 3A AND 4, BLOCK 2 GLENWOOD HILLS, ON MONTGOMERY BETWEEN SPANISH BIT AND LANDAU DRIVE  
ZONE ATLAS PAGE: G-23-Z, +/- 3.899 ACRES

EX ZONING: NON-RESIDENTIAL SPECIAL USE (NR-SU)  
PROPOSED ZONING: (NR-SU)

PROJECT DATA:

PARKING REQUIREMENTS	
APD COMMUNITY SUBSTATION	
Required Parking 4,700sf/200	23 spaces
Parking Provided	23 spaces
Required Accessible Spaces	2 spaces
Accessible Provided	2 spaces
Required Van Accessible Spaces	1 space
Van Accessible Provided	1 space
Required Regular Spaces	Line 20 Parking Spaces = 2 spaces

ADDED SECURED NON-PUBLIC PARKING FOR APD COMMUNITY SUBSTATION

Parking Provided	30 spaces
ATV Parking Provided	10 spaces

PARKING REQUIREMENTS: ALBUQUERQUE TRANSIT DEPARTMENT PARK AND RIDE & CITY PARK

Original Parking Provided	93 spaces
Original Required Accessible Spaces	8 spaces
Original Accessible Provided	8 spaces

Revised Parking Provided	80 spaces
Revised Required Accessible Spaces	8 spaces
Revised Accessible Provided	9 spaces

TITLE: JAMES DWYER SUBSTATION PARKING LOT EXPANSION  
SITE PLAN AMENDMENT

**WHPacific**

8921 Americas (Pkg) NE, Suite 400  
Albuquerque, NM 87110  
505-247-2334 Fax 505-242-4845  
www.whpacific.com

City Project No.	6526.03	Drawn	1
Scale	G-23-Z	Sheet	1 of 1





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](mailto: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](mailto:rbeltramo@whpacific.com)  
Jonathan Pena, PE Operations Manager, [jonathanpena@whpacific.com](mailto:jonathanpena@whpacific.com)  
Call the office of WH Pacific at (505) 348-5190.

---

Project Number:	0022127W		
Meeting Location:	James Dwyer Substation 12,700 Montgomery Blvd., NE	Meeting Date:	09/18/18
Minutes By:	RLB	Meeting Time:	6:30 PM

---

## 1 AGENDA/PRESENTATION

---

### INTRODUCTIONS

Councilor Trudy Jones	City of Alb.	City Council
Steve James, RA	City Of Alb.	DMD
Aziza Chavez	City Of Alb.	Representing Councilor 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

Councilor Jones provided an introduction and overview of the project. Councilor Jones offered several points why this project was good for the area and requested support from the community. Questions were asked of Councilor 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**

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- 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.
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- 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 categorially 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,

A handwritten signature in black ink, appearing to read "Woody Owens". The signature is fluid and cursive, with a large initial "W" and "O".

Forest "Woody" Owens  
GHNA President

*02/09/2018*

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

*ems. 1 9 26 18.*

cc: GHNA Board

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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	Glenwood Lofts, HOA
Keith Holthusen, Homeowner, Member	Glenwood Lofts, HOA
Rick Brown, Homeowner, Member	Glenwood Lofts, HOA
Steve James, RA, City Architect	City Of Alb., DMD
Aziza Chavez	City Of Alb., Representing Councilor Jones
Sgt. Chad Melvin	City Of Alb., Alb. Police Department
Rick Beltramo	WH Pacific, Consultant to City of Albuquerque

See attached "Sign-In" sheet (Exhibit A)

**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.

October 16, 2018

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 discuss 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 arounds the area where the new parking lot will be built. This area, near the existing pergola structure, is heavily over-grown, 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 8<sup>th</sup>, 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 10/16/18

<u>NAME</u>	<u>PHONE#</u>	<u>EMAIL</u>
Patrick Killen	505 269 7047	patrick.killen@gmail.com
KEITH HOLTHUSEN	505 400 9291	kholthusen@adlpom.com
RICK BROWN	505-328-6118	RG_BROWN@OUTLOOK.COM
Sgt. CHAD MELVIN	505-280-1894	CMELVIN@CABQ.GOV
STEVE JAMES	505 768-3857	stevejames@cabq.gov
Ayza Chavez	505-768-3106	azizachavez@cabq.gov
RICK BELTRAMO	(505) 948-7194	rbeltramo@wmpacific.com

EXHIBIT A

# EXHIBIT B

**Glenwood Lofts Homeowners Association**  
**Project Feedback/Questions – James Dwyer Substation Parking Lot Addition**  
**October 16, 2018**

*(Contact: Patrick Killen, HOA Secretary, 505-269-7047)*

## 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

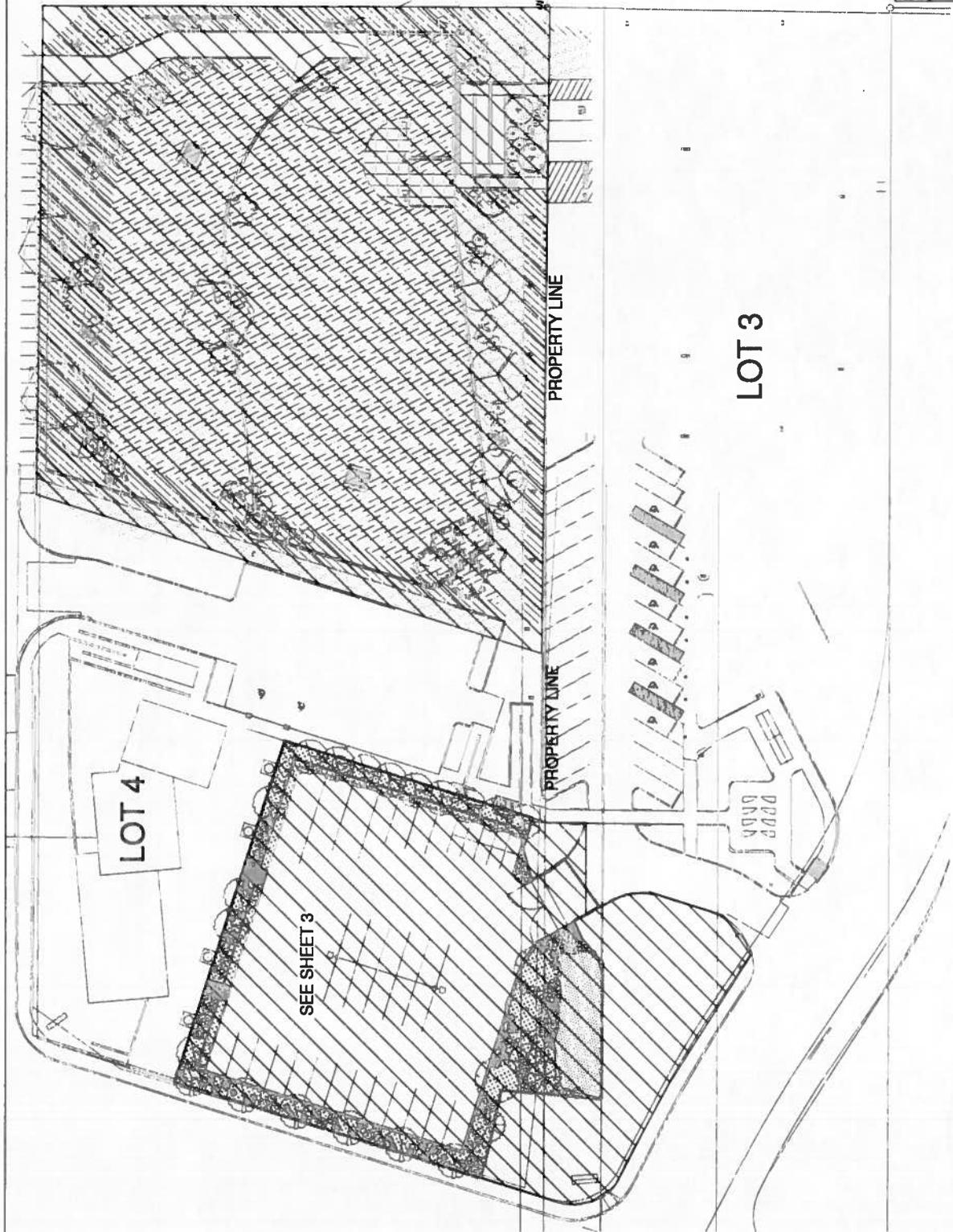
- How high will the wall be? Are there any renderings of the landscaping after the project is complete?
- Will appropriate fencing/walls be used for the perimeter, in a way that compliments the area and does not affect property values (i.e. no barbed wire fencing)?
- Can you leave a bit of the native 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





TITLE: JAMES DIVER SUBSTATION PARKING LOT EXPANSION OVERALL CONCEPTUAL LANDSCAPE PLAN	
DATE: 07/14/2014 DRAWN BY: J. D. [unreadable] CHECKED BY: [unreadable]	INDEX NO.: 11/15/2014 SCALE: 1" = 20'-0" SHEET NO.: 2 TOTAL SHEETS: 2
CITY PROJECT NO.: 6626.03 G-23-Z	

**WHPacific**  
 1021 - 15th St, Suite 100  
 San Francisco, CA 94103  
 Phone: 415.774.1400  
 Fax: 415.774.1401

gpcrcd.com  
 1000 California Street, Suite 1000  
 San Francisco, CA 94108

OVERALL CONCEPTUAL LANDSCAPE PLAN  
 PAGE 2









Plan # 100055 / 00150 0000 0001

Development Review Board DRB - 99-296  
Site Development Plan for Z-99-72  
Switching Permit

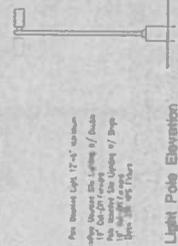
*Michael J. D'Amico*  
*David J. ...*  
*...*

Project Data Pulley Substation &  
Transit Park and Ride:

15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z

- 13 items
- 14 items
- 15 items
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- 18 items
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- 25 items
- 26 items
- 27 items
- 28 items
- 29 items
- 30 items

FOR ADDITIONAL NOTES AND COMMENTS, SEE SHEETS 15A THROUGH 15Z. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



Light Pole Elevation

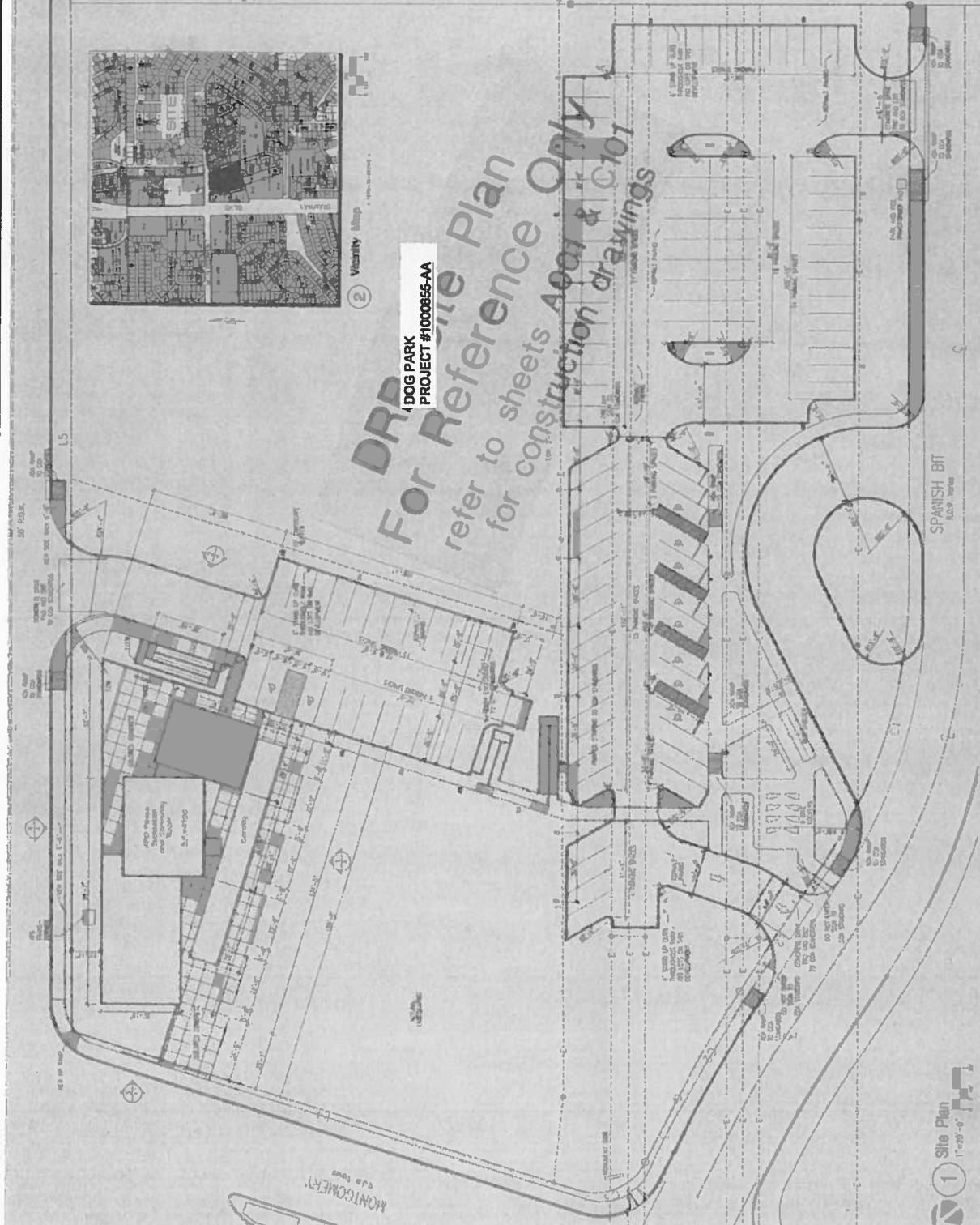
City of Albuquerque  
Public Works Department  
Engineering Development Group  
TITLE: Montgomery Transit Park Substation  
DRB Site Development Plan for Switching Permit  
PROJECT NO. 623001  
SHEET 0F 08  
DATE: 10/11/09



Vicinity Map

DOG PARK  
PROJECT #100055-AA

DRB Site Plan  
For Reference Only  
refer to sheets A-01 & C-101  
for construction drawings



1 Site Plan

