

I. SUMMARY OF EPC DISCUSSION AT AUGUST HEARING

- *Parking.* The EPC expressed concerns about the adequacy of the parking since the modular building and fire protection area eliminate some existing parking spaces, and the renovation of the existing substation may require a staging area. They questioned APD about their parking needs in relation to operations and staffing levels.
 - The APD SE Area Commander testified that the theoretical maximum parking need is 45 spaces (see also memo attached to the August staff report) and that staffing levels are not expected to increase over the next 4 to 6 years due to retirements, stagnant recruiting and lag time for training new recruits. Individual members of the public drop in occasionally on business, but typically only stay a few minutes.

The EPC suggested that, if necessary, APD consider sharing parking with the City's Community Center and Park that are nearby.

- *Lack of clarity about the overall renovation project, and about control over the time period that the modular building will be in place.*
 - There was considerable discussion with City Legal of how to handle the request given that "temporary building" is not defined in the current Zoning Code. The City Building Official was consulted and conveyed that a temporary building permit is only currently allowed for a temporary building used during construction, typically a trailer. City Legal advised the EPC that the project should be treated the same as any other project, public or private.
 - Staff stated that the renovation of the substation would be submitted to EPC for review and approval under the SU-1 regulations because the change would be significant, ref. Section 14-16-2-22(A)(6) in the Zoning Code.
- *Design.* A Commissioner called for improving the visual quality of the modular building and new landscape buffer, especially given the lack of clarity about the timeline for the project.
 - APD responded that the modular building is already in their possession, and that a similar approach (a ready-made modular building) was also used when a new substation was developed on the northwest side of the city. The applicant confirmed that the buffer would remain upon completion of the renovation.

The EPC issues are also addressed in the rest of this staff report, in particular in the analysis of the site development plan.

II. UPDATE

The applicant team, consisting of Police and Municipal Development Department staff and the architect, met on two occasions with Planning and Legal staff to discuss the EPC issues and APD's needs for the site, and how to address all of them more fully in a revised submittal. The team also consulted the staff planner about incorporating changes in the site development plan to provide clarifying information for the EPC and a more complete record for the project as it moves forward. A copy of the revised submittal was given to Code Enforcement, the Fire Marshal and PNM for their

review. The City Metropolitan Redevelopment Agency also considered the proposal because the site is within the boundary of the Near Heights Metropolitan Redevelopment Area.

III. ANALYSIS OF REVISED SUBMITTAL

Overview

The main change is that the site development plan now includes information on the phasing of the renovation project for the Southeast Command substation, and how the modular building and related site improvements fit into the overall project.

The revised site development plan consists of four sheets, in addition to the topographic survey and a copy of the original site development plan approved on 3/3/89. (Note that the original 1989 site development plan was for a larger site as it included the entry to the future City park in addition to the substation.)

1. Sheet 1 still includes a joint site development and landscape plan, but it now represents Phase 01-A when the modular building is installed and related changes and improvements are made to the site. A significant addition to the text is the Phasing Notes (see 1st column): Note 1 explains that the modular building provides swing space during the renovation of the existing substation and that police staff or functions will not increase. Note 2 states that subsequent phases will return to the EPC for review. Note 3 stipulates that APD has 180 days to remove the modular building upon receipt of the certificate of occupancy for the final facility.

Staff recommends a condition that “staff” be removed from Note 1. While the applicant testified at the August hearing that staffing levels are not expected to increase in the foreseeable future, this is supporting information, and it is not necessary or appropriate to include on Sheet 1, the actual site development plan. The space used for the various functions of the substation, however, is indicated on Sheet 3 (see below).

2. Sheet 2 outlines the phasing plan. In Phase 01-A, the modular building will be installed and related landscaping and site work will be completed, as shown in detail on Sheet 1. Improvements to the interior of the modular building will be completed in Phase 01-B. Phase 2 will involve a use assessment and design work for the final facility, and determine whether the existing substation is renovated and expanded, or demolished and rebuilt from scratch. APD will then be ready to return to the EPC for review and approval of an amended site development plan for the selected building program. In the 3rd and final phase, the modular building will be removed. The area where the modular building was located will be repurposed and along with any other significant changes to the site will require approval by the EPC in Phase 02. Note that the term “temporary building” is no longer used in the packet because it is not defined in the City’s current Zoning Code.
3. Sheet 3’s primary purpose is to provide data on net leasable space for calculating parking per the general parking regulations in the Zoning Code to guide the EPC’s decision on parking and provide a baseline in the record. This “Maximum Occupancy Plan” details the net space in the existing substation, i.e. what is actively used not areas like storage and hallways, and extrapolates the same ratio of used/unused space to the modular building. While APD has stated they will not use all the space in both buildings simultaneously, this sheet essentially provides the worst case scenario.

4. Sheet 4 shows elevations for the modular building and details of the fence and parking signs.

Note: the rest of the analysis refers to Sheet 1/Phase 1-A unless indicated otherwise.

Site Plan Layout / Configuration

The layout has not changed: the modular building is still located in the southeast portion of the site. However, all the areas affected by work in Phase 01-A are shown, including two additional street trees on Louisiana Blvd, the pedestrian connection to the modular building and the fence along the south property line.

Sheet 2/Phasing Plan. This new sheet delineates the areas that will be affected by work in each phase and sub-phase of the project.

Staff recommends a condition that a continuous pedestrian path be maintained from Louisiana Blvd. to the modular building during Phase 02-B, e.g. by excluding the existing sidewalk along the west and south sides of the substation from the Phase 02-B work area.

Vehicular Access, Circulation and Parking

At the Fire Marshal's request, the fire protection area in the northeast portion of the site is now blocked off with parking barriers and an area is delineated for drivers to back out of their parking spaces.

The parking area at the entrance of the modular building has been redesigned to provide more circulation space, including for disabled drivers.

The Parking Notes (see column 1 of text) include revised parking calculations based on 1 space per 200 sf of the total net leasable area in both buildings and a transit reduction. In this case, "net leasable area" corresponds to the usable area detailed on Sheet 3/Maximum Occupancy Plan. This approach was vetted by City Code Enforcement. Including disabled spaces, the total provided parking exceeds the *theoretical, space-based* calculations by 2 spaces. Staff considers that the 54 spaces provided will meet the Command's *actual* needs during the renovation of the substation. Note that APD provided information about their needs, both in a memo attached to the August staff report and their testimony at the August hearing. APD recently clarified that it would not try to accommodate community meetings during the renovation on the site (see text box on public comment, att.).

Staff recommends that "required" be removed from the heading for the parking calculations, because, in this SU-1 zone, the EPC has discretion to approve the number of parking spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

A striped pedestrian path now leads from the existing sidewalk along the south side of the substation to the front entrance and ramp of the modular building.

A bike rack was already shown on the August site development plan, located on the north side of the modular building near the staff entrance. A second one, more visible and accessible to the public, has now been added on the west side of the existing substation near the main entrance.

Staff recommends that the second bike rack be moved near the main entrance of the modular building, or at a minimum outside the work area for Phase 02-B.

Walls/Fences

The fence detail on Sheet 4 now stipulates that the panels being added to the existing wrought iron fence are opaque, which complies with the screening required adjacent to a residential zone, per Section 14-16-3-10(E)(4)(c) of the Zoning Code.

Lighting and Security

The existing 20 foot high lightpoles are labeled "LP" on the plan and described in the legend.

The description does not need to specify whether or how long the lightpoles will remain. Staff recommends that this kind of detail be removed from Sheet 1 and left to the future amendment that focuses on the final design of the facility, which will also be reviewed by EPC.

Landscaping

The revised sheet provides more detail for the landscape buffer next to the modular building. The proposed female skyrocket juniper is well-suited to the physical constraints of the buffer, which fits between the modular building and solid fence and is below a low, parallel power line (14' 9"). This species is a fast-growing, columnar, evergreen shrub, which complies with general landscaping regulations of the Zoning Code and the Pollen Ordinance and is acceptable to PNM. The widened buffer with plantings and opaque fence brings the site into better compliance with current regulations, and will improve screening next to the apartment complex in the long term, since it can remain after the modular building is removed. Note that the City Traffic Engineer pointed out to staff that it is not desirable to widen the existing buffer along the south drive at this time because this parallel drive is already marginal in width.

A 20 foot long planter box has been added in front of the west facade of the modular building, which will improve the appearance of the most public side of the building. However, the plants are not identified.

Staff recommends a condition that Landscape Keyed Note 17 specify the species and size of the shrubs in the planter. The planter should include evergreen shrubs of a sufficient height to mask part of the plain façade of the building behind it.

Architecture

The modular building is already in the APD's possession and is being stored until it can be installed on the site. While the building is designed for functionality and mobility rather than aesthetics, it is a cost-effective and practical solution to meet the Southeast Area Command's needs during Phases 01 and 02 of the overall project. More importantly, it will not remain on the site permanently as stipulated in Phasing Note 3. In the meantime, the building will not be very visible to the public, because it is short (11' 8") and tucked away in the southeast portion of the site. Its narrow west facade will be setback at a significant distance from Louisiana; most of its north and east facades will be screened from Kathryn by the existing 6 foot high perimeter wall and mature vegetation; and the south side will be screened from the adjacent apartment complex by an opaque fence and a row of junipers. The long north facade will be visible within the site, but it is punctuated by windows and other architectural features.

Signage

No additional signage is proposed for Phase 01. Staff believes that directing visitors and service personnel to the entrance of the modular building would be helpful while it is in use, since the building is setback at a significant distance from Louisiana Blvd. and Kathryn.

Staff recommends a condition that way-finding signage be placed at an appropriate location on the site and/or a wall sign be added to the west facade of the modular building that complies with O-1 regulations, in accordance with Section 14-16-2-22(B)(27) SU-1 for Police Station.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Fire Marshal and PNM have no adverse comments on the revised site development plan. Code Enforcement staff did not comment, but will be available for any questions at the October hearing.

The Metropolitan Redevelopment Agency supports the proposal for the Southeast Area Command (see att. letter), because it helps implement the general vision for the Near Heights Metropolitan Redevelopment Area:

“Our Vision is to reduce crime with the use of Crime Prevention Through Environmental Design (“CPTED”) redesign concepts, to increase community involvement, and to introduce initiatives in order to create an environment for new businesses, an international market, new employers, the revitalization of Route 66, and housing and landscaping that change the image and public perception of the Metropolitan Redevelopment Area.”

[The plan is at <http://documents.cabq.gov/planning/metropolitan-redevelopment-plans/NearHeightsMRAPlan-1.pdf>]. Note that APD’s Crime Prevention Unit reviewed the original site development plan per the usual agency distribution process for EPC cases, and had no Crime Prevention or CPTED comments.

Neighborhood/Public

Supporting comments have been received from a resident who volunteers at the substation and from a member of the Clayton Heights/Lomas del Cielo Neighborhood Association (see att.)

A map of the SE Area Command is attached to show its extent.

V. CONCLUSION

The Albuquerque Police Department (APD) has secured funding to launch a much-needed upgrade of the Southeast Area Command substation at 800 Louisiana Blvd. SE in order to better fulfill its mission to the community. The City Department of Municipal Development (DMD) is managing the city project. APD proposes to install a modular building on part of the existing parking lot to accommodate the Command’s staff and operations while the existing substation is upgraded or rebuilt.

The request to begin the renovation process (by amending the 1989 site development plan for building permit) was first heard by the EPC on August 13, 2015. There was a lack of clarity about the overall project and what measures were appropriate and/or available to the EPC for controlling certain aspects of the development, in particular removal of the modular building upon completion of the permanent

facility. The EPC therefore requested APD to do further work and consultation, and voted to continue hearing the case. The continuance was originally set for November, but the applicant requested it be heard in October to hasten improvements to the facility and save on storage costs for the modular building.

The applicant team has since met with City Planning (including Code Enforcement) and Legal staff to discuss the EPC issues and APD's needs and has made revisions to address them.

The revised site development plan outlines the phasing of the overall project. It strengthens justification for the amount of parking that is provided after the modular building is in place, in order to account for the possibility, however remote given stagnant staffing levels, that it and the existing substation will be used simultaneously as the project moves into the renovation phases. The revised site development also stipulates that future amendments to the site development plan will return to the EPC, and sets a time limit for removing the modular building from the site.

The proposal furthers a preponderance of the applicable goals, objective and policies in the Comprehensive Plan and the Trumbull Neighborhoods Sector Development Plan for the Established Urban area and for Public Safety: by maintaining a quality urban environment through screening and buffering of the modular building and police operations adjacent to the residential zone; and by maintaining continuity of police protection and law enforcement services while the existing public facility is improved for the longer term. The proposal also helps implement the vision for a revitalized Near Heights Metropolitan Redevelopment Area.

The site development plan complies with applicable zoning regulations. Staff is recommending only minor changes to provide a clear record for the EPC's review of the subsequent phase(s) of the project.

Staff recommends approval of the request subject to conditions.

FINDINGS - 15EPC 40029, October 8, 2015, Site Development Plan for Building Permit Amendment

1. The proposal is a site development plan for building permit amendment for Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located at 800 Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop and containing approximately 1.8 acres.
2. A site development plan was approved by the EPC on June 17, 1988 (Z-88-54) for one larger parcel (Parcel 2) that was later split into Parcels 2-A and 2-B. The APD sub-station was developed on Parcel 2-A. Parcel 2-B was developed as a public access easement, including a sidewalk on its north side, street trees and landscaping, which serves the Van Buren Middle School, Phil Chacon park and Cesar Chavez community center. Parcel 2-B is currently owned by the Board of Education.
3. The Albuquerque Police Department (APD) has secured substantial funding to renovate the existing Southeast Area Command substation on Parcel 2-A and proposes to install a modular building on part of the site during the renovation, in order to accommodate their staff and improve the functionality of their operations and service. The substation has a square footage of approximately 9,300 gross sf, and the modular building approximately 8,760 gross sf.
4. The EPC first heard the proposal on August 13, 2015 when they voted for a continuance for 90 days due to outstanding issues. At the September 10th hearing, the applicant requested that the continuance be rescheduled to October 8th, in order to move forward with the renovation project in a more timely and cost-effective manner. The EPC approved the rescheduling request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, Near Heights Metropolitan Redevelopment Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the Comprehensive Plan goal for the Established Urban Area, and furthers the goal for Public Safety and the following applicable policies:
 - a. Policy II.B.5.i by improving the quality of the urban environment through better screening and landscape buffering between a service and residential use;
 - b. Policy II.B.5.p by utilizing the cost-effective technique of a modular building to maintain police operations during renovation of the existing substation.

- c. Policies II.D.10.c, II.D.10.d and II.D.10.e by providing a modular building that accommodates the full range of services provided by the Southeast Area Command to the community, while their permanent building is upgraded to improve their services in the longer term.

7. The request furthers Objective 7.a (1) of the Trumbull Neighborhoods Sector Development Plan by allowing the existing police substation to be improved, while APD also continues to serve the neighborhood.

8. The request implements the vision of the 2000 Near Heights MRA Plan referenced on page 17 of the plan by contributing to the safety and well-being promoted in the area.

9. The site development plan for building permit dated 9/14/15 provides the necessary development details for the period when the site modular building is in place, and establishes the review process for subsequent phases and a deadline for removing the modular building. The packet also outlines the phasing of the project and provides information that justifies the provided parking. The site development plan packet complies with applicable SU-1 and general regulations in the Zoning Code. Minor conditions are recommended to the site development plan primarily to provide a clearer record of the existing and proposed condition, which will also be useful for review of subsequent phase(s).

10. The affected neighborhood associations, the District 6 Coalition and surrounding property-owners were notified of the request. Supporting comments were received from a resident who volunteers at the substation and from a member of the Clayton Heights/Loma del Cielo NA.

RECOMMENDATION - 1003450, 15EPC 40029, October 8, 2015, Site Development Plan for Building Permit Amendment

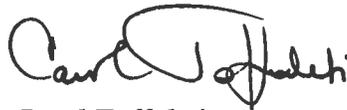
APPROVAL of Case No. 15EPC-40029, a Site Development Plan for Building Permit Amendment, for Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, based on the preceding Findings and the following Conditions.

CONDITIONS OF APPROVAL - 15EPC 40029, October 8, 2015, Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
4. Pedestrian Access: on Sheet 2/Phasing Plan, remove the existing sidewalk along the west and south sides of the substation from the Phase 02-B work area to maintain a continuous pedestrian path from Louisiana to the modular building.
5. Landscaping: on Sheet 1, Landscape Keyed Note 17 shall specify the species and size of the shrubs in the planter, which shall include evergreen shrubs of a sufficient height to mask a portion of the plain building façade behind it.
6. Signage: on Sheet 1, signage that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or west façade of the modular building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated. Sheet 4 shall include a detail of the signage.
7. Miscellaneous corrections:
 - a. Sheet 1/Phasing Note 1, line 5: remove “staff or” from sentence.
 - b. Sheet 1/Parking Notes:
 - i. Change “Required Parking” heading to “Parking per Standard for Retail/Service Use”; change “Subtotal” to “Total”.
 - ii. Under “Provided Parking”: on line 1, delete text after “47 spaces”; on line 2 add “Total = 54 spaces”
 - c. Sheet 1/Legend, re. Light Poles: on line 1, remove “until Phase 03-B”; on last line, remove “other”.
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.

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9. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.
10. PNM:
- a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
-



Carol Toffaleti
Senior Planner

Notice of Decision cc list:

William Slauson, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Cdr J.M. Whisonant, Albuquerque Police Department, 800 Louisiana Blvd SE, ABQ, NM 87108
Tina M. Reames, Cherry/See/Reames Architects PC., 220 Gold Ave. SW, ABQ, NM 87102
Maria Garcia-Cunningham, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Stacy Herrera, Albuquerque Department of Municipal Development, City Hall, ABQ, NM 87103
Joanne Landry, Trumbull Village Assoc., 7501 Trumbull SE, ABQ, NM 87108
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Nancy Bearce, District 6 Coalition of NAs, 600 San Pablo NE, ABQ, NM 87108
Roger Flegel, District 6 Coalition of NAs, 605 Valencia NE, ABQ, NM 87108
Isabel Cabrera, Clayton Heights/Loma del Cielo NA, 1720 Buena Vista SE, Albuquerque, NM 87106
Judy Jennings, Albuquerque, NM (email)

Attachments

EPC Notices of Decision dated August 13, 2015 and September 10, 2015

Agency Comments

PNM (email dated 9/28/15)

City of Albuquerque Metropolitan Redevelopment Agency (letter dated 9/30/15)

Neighborhood Information:

Judy Jennings (email received by Planning 9/8/15)

Isabel Cabrera, Clayton Heights/Loma del Cielo NA (email received by Planning 9/18/15)

Map of SE Area Command

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

September 11, 2015

Albuquerque Police Department
Southeast Area Command
800 Louisiana Blvd SE
Albuquerque, NM 87108

Project# 1003450
15EPC-40029 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Parcel 2-A Plat of
Parcels 2-A & 2-B, Van Buren School Lands of Board of
Education, zoned SU-1 for Police Substation, located on
Louisiana Blvd. SE, between Kathryn Ave. and
Continental Loop, containing approximately 1.8 acres.
(L-19)

Staff Planner: Carol Toffaleti

PO Box 1293

On September 10, 2015, the Environmental Planning Commission (EPC) voted to
RESCHEDULE CONTINUANCE of Project #1003450/15EPC-40029, Site Development Plan
Albuquerque for Building Permit Amendment, from November 12, 2015 to October 8, 2015.

Sincerely,

New Mexico 87103


for Suzanne Lubar
Planning Director

www.cabq.gov
SL/CT

cc: William Slauson, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102
Cdr J.M. Whisonant, Albuquerque Police Department, 800 Louisiana Blvd SE, ABQ, NM 87108
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OFFICIAL NOTICE OF DECISION

Project #1003450

September 11, 2015

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Judy Jennings, Albuquerque, NM

CITY OF ALBUQUERQUE

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OFFICIAL NOTIFICATION OF DECISION

August 14, 2015

Albuquerque Police Department
Southeast Area Command
800 Louisiana Blvd SE
Albuquerque, NM 87108

Project# 1003450
15EPC-40029 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Parcel 2-A Plat of
Parcels 2-A & 2-B, Van Buren School Lands of Board of
Education, zoned SU-1 for Police Substation, located on
Louisiana Blvd. SE, between Kathryn Ave. and
Continental Loop, containing approximately 1.8 acres.
(L-19)

Staff Planner: Carol Toffaleti

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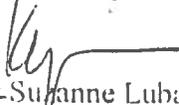
On August 13, 2015, the Environmental Planning Commission (EPC) voted to CONTINUE
Project #1003450/15EPC-40029, Site Development Plan for Building Permit Amendment, to the
hearing on November 12, 2015.

New Mexico 87103

www.cabq.gov

SL/CT

Sincerely,


For Suzanne Lubar
Planning Director

cc: Cdr J.M. Whisonant, Albuquerque Police Department, 800 Louisiana Blvd SE, ABQ, NM 87108
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OFFICIAL NOTICE OF DECISION

Project #1003450

August 13, 2015

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Roger Flegel, District 6 Coalition of NAs, 605 Valencia NE, ABQ, NM 87108

From: [Judith Novotny Suiter {Zephyr Design}](#)
To: [Toffaletti, Carol G.](#)
Cc: Laurie.Move@pnm.com
Subject: APD SE Area Command Center landscaping revisions
Date: Monday, September 28, 2015 9:08:42 AM

PNM comments on revised submittal

Hi Carol –

Hope all is well with you –

Laurie is out of the office and has asked me to respond to your email about the APD SE Area Command Center project's landscaping revisions. Yes, switching the landscaping to Skyrocket Junipers on the south side of the new modular building adjacent to PNM's distribution line will work fine.

Thank you for letting us review the changes!

Judy

Judith N. Suiter
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September 30, 2015

Carol Toffaleti, Senior Planner
City of Albuquerque, Planning Department
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Albuquerque, NM 87102

Environmental Planning Commission,

After reviewing the request by the Albuquerque Police Department for a site development plan for building permit amendment in the Trumbull Neighborhoods Sector Development Plan, it is the determination of the Metropolitan Redevelopment Agency that the applicants request (Project #: 1003450 / Case #: 15EPC-40029) contributes to the safety and well-being promoted in the 2000 Near Heights MRA Plan. The renovation of the existing SE Area Command substation implements the vision of the Plan referenced on page 17:

“Our Vision is to reduce crime with the use of Crime Prevention Through Environmental Design (“CPTED”) redesign concepts, to increase community involvement, and to introduce initiatives in order to create an environment for new businesses, an international market, new employers, the revitalization of Route 66, and housing and landscaping that change the image and public perception of the Metropolitan Redevelopment Area.”

The City of Albuquerque’s Metropolitan Redevelopment Agency supports the renovation of the Area Command substation because the project:

- Eliminates blight and prevents further deterioration of property values;
- Stimulates public and non-profit investments; and
- Promotes the image of a safer environment.

The renovation of the Area Command substation proposed project meets the overall vision of the MRA Plan while providing numerous benefits to the Trumbull Neighborhood and its residents.

Sincerely,

Rebecca Velarde
Manager, Metropolitan Redevelopment

NOTIFICATION &
NEIGHBORHOOD INFORMATION

From: [Garcia-Cunningham, Maria M.](#)
To: [Toffaletti, Carol G.](#)
Subject: FW: renovation of SE substation
Date: Tuesday, September 08, 2015 10:55:11 AM

Carol

I'm not sure if the email below is helpful but I figured I would forward it.

Maria Garcia-Cunningham
Albuquerque Police Department
Planning Manager
400 Roma Avenue NW
Albuquerque, NM 87102
Office (505) 768-2186
Cell (505) 934-2018

"Management is doing things right; leadership is doing the right things." – Peter F. Drucker

From: JJ Jennings [mailto:jjjennings2000@yahoo.com]
Sent: Wednesday, September 02, 2015 9:44 PM
To: Garcia-Cunningham, Maria M.
Subject: renovation of SE substation

I am writing to indicate my support of the proposed much-needed, long overdue renovations to the southeast substation. I have been an APD volunteer for a year and a half, providing assistance at the southeast substation. I also live within the large geographic area covered by this substation. The location has lots of potential to provide better service and improved interaction with the community. When compared to the newer substations, the inequities are glaring. As I have gotten to know the staff and the officers, I am constantly impressed by their competence, professionalism, and compassion when interacting with members of the community. They do this daily, in spite of the fact that the building does not lend itself to supporting their efforts.

I hope the process can begin soon, so that "my" substation can have a facility which will enable the men and women who work there to do an even better job of providing service to the community.

Sincerely,
Judy Jennings, Volunteer

From: [Garcia-Cunningham, Maria M.](#)
To: [Toffaletti, Carol G.](#)
Cc: [Whisonant, John M.](#); [Slauson, Bill R.](#)
Subject: FW: se substation renovation plan
Date: Friday, September 18, 2015 8:32:37 AM

See email below

Maria Garcia-Cunningham
Albuquerque Police Department
Planning Manager
400 Roma Avenue NW
Albuquerque, NM 87102
Office (505) 768-2186
Cell (505) 934-2018

"Management is doing things right; leadership is doing the right things." – Peter F. Drucker

From: Isabel F. [mailto:isabel_f_cabrera_617@msn.com]
Sent: Wednesday, September 09, 2015 7:26 AM
To: Garcia-Cunningham, Maria M.
Cc: Martinez-Pino, Sandy; esper_d@yahoo.com; e_molinadodge@yahoo.com; paulawelsg59@gmail.com; Lee Graham
Subject: se substation renovation plan

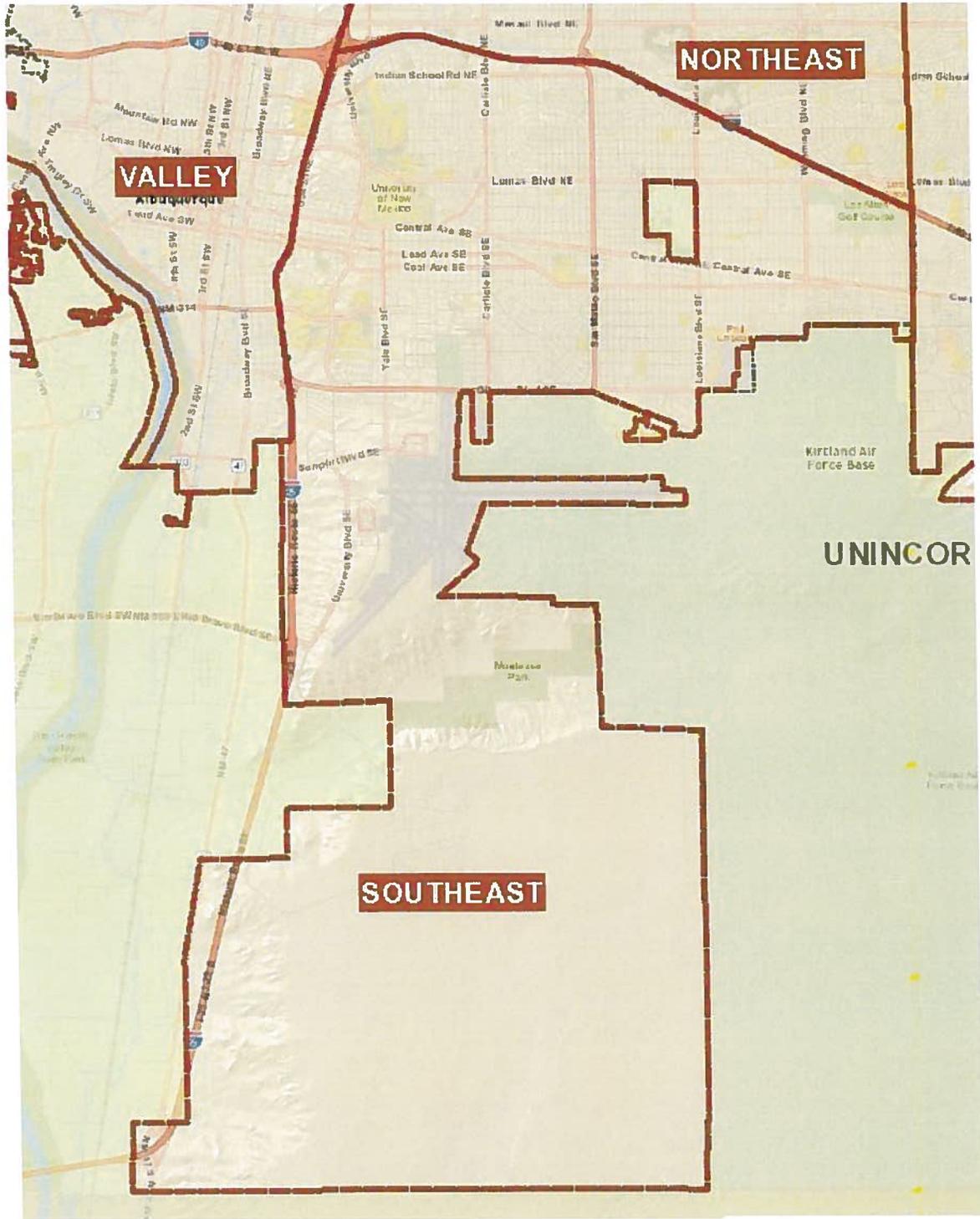
the members of the clayton heights/lomas del cielo neighborhood association strongly support the renovation plan for the apd se substation. in the past, our group has worked closely with both apd officers and civilian employees in order to improve problem properties and deal with other crime issues. we have had meetings at the substation and it would be great to have folks be able to walk in and meet there again.

Sent from Windows Mail

Clarification received from APD SE Area Commander by Planning (9/23/15)

"We no longer have room for community meetings. If we were to have one I would have to use the Veterans Memorial Facility or the Community Center behind the substation. I prefer we keep it that way throughout this process."

APD South East Area Command Boundary



APPLICATION INFORMATION

September 15, 2015

Mr. Peter Nicholls, EPC Chair
Environmental Planning Commission, City of Albuquerque
600 2nd Street NW, Albuquerque, NM 87102

RE: APD SE Area Command Center Project – Narrative

Dear Mr. Nicholls,

We are pleased to submit a revised, more detailed site development plan for your consideration. As you know, the City of Albuquerque (COA) and APD have plans to update the existing SE Area Command Center facility. The revised site development plan clarifies that the proposed improvement is a phased project that will require the completion of a facility use assessment to accurately evaluate the needs of the APD at the SE Area Command Center. The findings of this assessment will result in a facility reconstruction, renovation, or expansion project. A Site Development Plan for the final facility and site design will be presented to the EPC.

In order to complete the final reconstruction, renovation, or expansion project, a temporary modular building will be located on site so that normal functions can continue throughout the facility improvements. Normal functions include providing 24/7 operations for their personnel including offices, meeting space, restrooms, and containment space for apprehended individuals. This modular building will be necessary during the demolition, and completion of the final facility. During this process, the number of occupants, vehicles, and the respective traffic will not increase. Upon completion of the final facility, the modular building will be removed, and the final site-work will be completed.

The proposed building to be located on-site is a modular building measuring 147' x 60' (8,820 gross sf.). This building will require structural footings, and all utilities. It is currently housed in a storage facility, and the COA is paying a substantial amount of money to store it. It will remain in this storage facility until the site is prepared, and the building can be located on site.

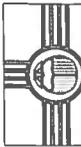
If you have any questions, please let us know.

Respectfully,



Tina M. Reames, AIA, RLA, LEED AP, CDT
President

SITE PLAN REDUCTIONS



CHERRY/SEE/BEAMES
ARCHITECTS, PC
225 West 10th Street, Suite 100
Albuquerque, NM 87102-1000
505-842-1000

AS BUILT INFORMATION	
NO.	DATE
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTOR'S APPROVAL	DATE
FIELD VERIFICATION BY	DATE
DRAWING CORRECTED BY	DATE
M/C/RG - FILM INFORMATION	
NO.	DATE
RECORDED BY	DATE

SURVEY INFORMATION	
NO.	DATE
BY	DATE
FIELD NOTES	
BENCH MARK	

REVISIONS/REMARKS	
NO.	DATE
BY	DATE
REVISIONS/REMARKS	
NO.	DATE
BY	DATE
REVISIONS/REMARKS	

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

CITY OF ALBUQUERQUE
ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

TITLE: PHASING PLAN

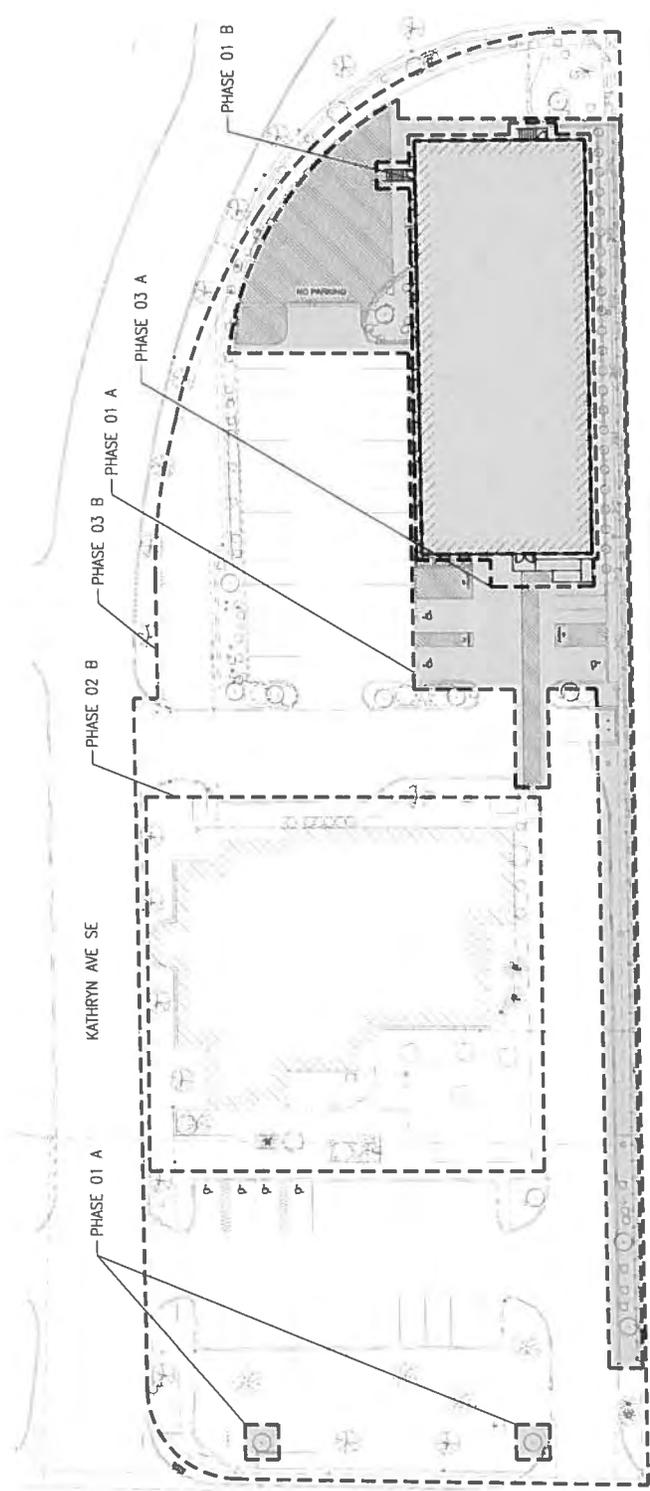
Design Review Committee City Engineer Approval

City Project No. 6273

Sheet Map No. L-19-Z

Sheet Design Update

Sheet of 4



SCALE: 1" = 20'

LEGEND

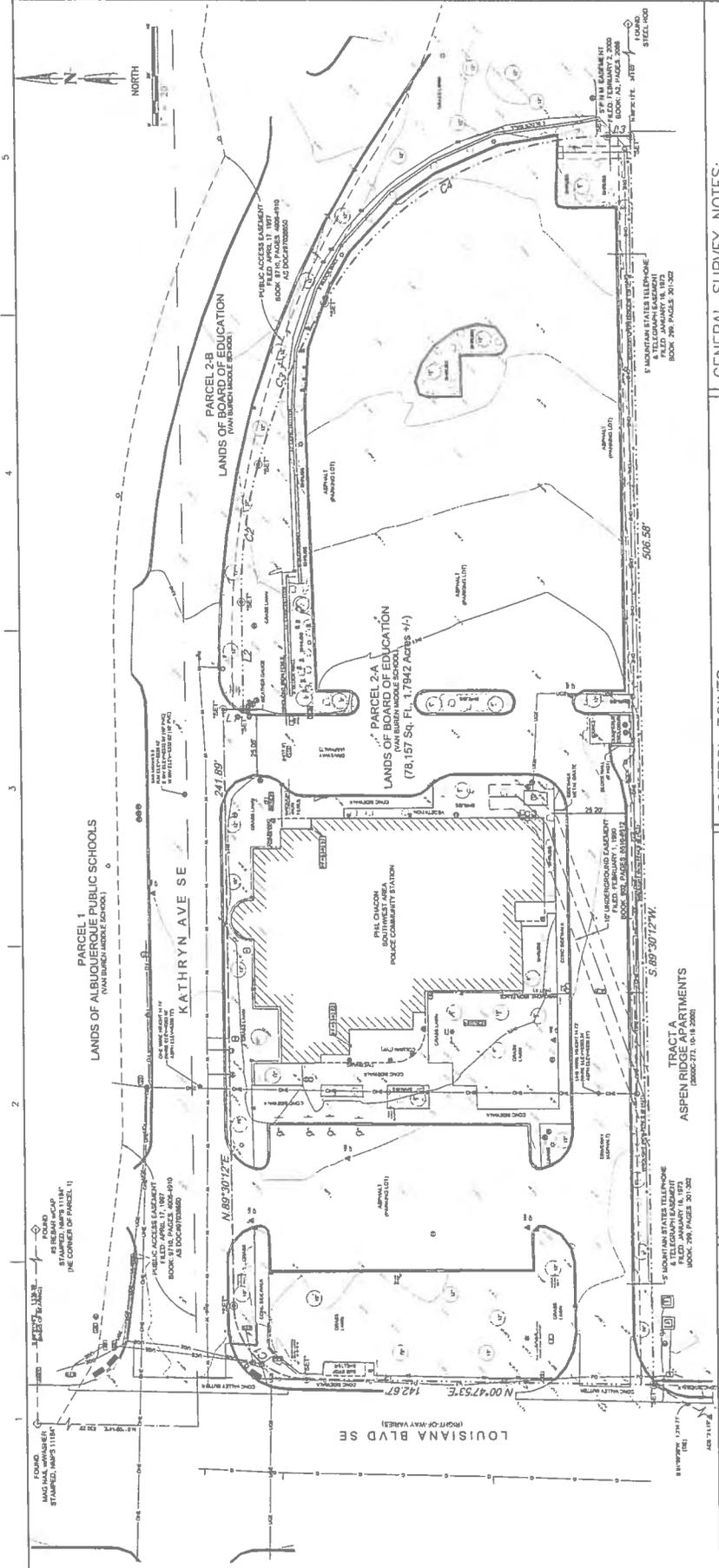
[Symbol]	EXISTING BUILDING
[Symbol]	NEW MODULAR BUILDING
[Symbol]	NEW ASPHALT STRIPING
[Symbol]	PROPERTY LINE
[Symbol]	EXTENT OF WORK TO TAKE PLACE PER PHASE
[Symbol]	AREA OF WORK FOR PHASE 01 A

PHASING LEGEND

[Symbol]	PHASE 01: MODULAR BUILDING AND SITE IMPROVEMENTS SUBMIT SITE DEVELOPMENT PLAN FOR SPEC REVIEW AND APPROVAL. PHASE 01 A: LOCATE MODULAR BUILDING AND CONDUCT ALL SITE WORK SHOWN ON THIS SITE DEVELOPMENT PLAN.
[Symbol]	PHASE 02: DEMOLISH AND CONSTRUCT LAWN AND FACILITY PHASE 02 A: DEMOLISH EXISTING LAWN AND CONSTRUCT LAWN AND FACILITY. PHASE 02 B: CONSTRUCT FINAL AND FACILITY. CHECK FINAL AND FACILITY AND SITE PLAN. SUBMIT SITE DEVELOPMENT PLAN FOR SPEC REVIEW AND APPROVAL.
[Symbol]	PHASE 03: MODULAR BUILDING DEMOLITION AND FINAL SITE WORKS PHASE 03 A: DEMOLISH MODULAR BUILDING. PHASE 03 B: NEW FINISHED SITE WORK AS SHOWN AND APPROVED BY THE CITY ENGINEER.

AT 199 PHASING PLAN

LOUISIANA BLVD SE



GENERAL SURVEY NOTES:

1. FIELD SURVEY PERFORMED IN JUNE 2015
2. HORIZONTAL DATUM: COORDINATES ARE UNIFIED GEODID GRID, CONTINENTAL ZONE, CHORDED GRID TO GRID FACTOR = 1.000141490. ALL DISTANCES SHOWN ARE GEODID BEARINGS & GRID BEARINGS.
3. VERTICAL DATUM: NAVD 83
4. ———— MONUMENTS UNDISCOVERED AS "SET" AND 5/8" REBAR WITH 1/2" SHIMMER, P.C. 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
5. ———— MONUMENTS BENCHMARK ARE FOUND MONUMENTS, AS NOTED

PRIMARY BENCHMARK:

CITY OF ALBUQUERQUE SURVEY CONTROL POINT 2101, 2101M, DO HERBY CERVY THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTS THE MEASUREMENT STANDARDS FOR SURVEYING IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

6-12-15
 DATE

WILIAM D. RUSK
 INMPS 11031

CONTROL POINTS:

CONTROL POINT	DESCRIPTION	CHORD BEARING	CHORD	DELTA
CONTROL POINT 102	N 117°02'00" W ELEV 5324.700 DESCRIPTION: REBAR w/CP	45.84°	18.50'	1850'24"
CONTROL POINT 103	N 117°02'00" W ELEV 5324.700 DESCRIPTION: REBAR w/CP	11.99°	288.55'	1427'00"
CONTROL POINT 104	N 117°02'00" W ELEV 5324.700 DESCRIPTION: REBAR w/CP	83.52°	11.11'	1427'00"
CONTROL POINT 105	N 117°02'00" W ELEV 5324.700 DESCRIPTION: REBAR w/CP	11.99°	288.55'	1427'00"
CONTROL POINT 107	N 117°02'00" W ELEV 5324.700 DESCRIPTION: REBAR w/CP	83.52°	11.11'	1427'00"

CURVE TABLE:

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	30.00'	46.84'	84.32°	41.84'	84°32'
C2	100.00'	161.28'	83.52°	156.42'	162°50'
C3	200.00'	322.56'	83.52°	312.84'	162°50'
C4	150.00'	229.74'	83.52°	229.74'	162°50'

LINE TABLE:

LINE	LENGTH	CHORD BEARING
L1	8.49'	83.52°
L2	49.31'	83.52°
L3	3.52'	83.52°

LEGAL DESCRIPTION:

PARCEL 2-A, 2000 BURKH MIDDLE SCHOOL, LANDS OF BOARD OF EDUCATION, C38-27

DOCUMENTS USED:

1. PLAT OF PARCELS 2-A & 2-B VAN BURKH SCHOOLS, LANDS OF BOARD OF EDUCATION, C38-27, APRIL 17, 1959, DOC#P703850
2. "PERMANENT EASEMENT" (PUBLIC ACCESS EASEMENT) APRIL 17, 1959, DOC#P703850
3. UNRELATED PARCEL 2-A, 2000 BURKH MIDDLE SCHOOL, LANDS OF BOARD OF EDUCATION, C38-27, APRIL 17, 1959, DOC#P703850



Project Data:

Title: Albuquerque Police Department
Southeast Area Substation

Address: 605 Louisiana Blvd., SE

Owner: City of Albuquerque

Architect: The Beahm Partnership, Inc.

Zone: SU-1 (Police Substation)

Zones Alia: L-19-2

Legal Description: Lands of Board of Education
Parcel 2

Related EPC Application: PHN Chisum Park Master Plan
File # 2-88-5D

Design Data:

Occupancy Type: B2

Construction Type: II-N

Total Site Acreage: 1,800 ACRES

Building Area: 9376 SF

Paving Area: 43,482 SF 86%

Landscaping Area: 23,376 SF 26%

Parking Data:

Spaces Required: 1,000/200 SF
47 Spaces

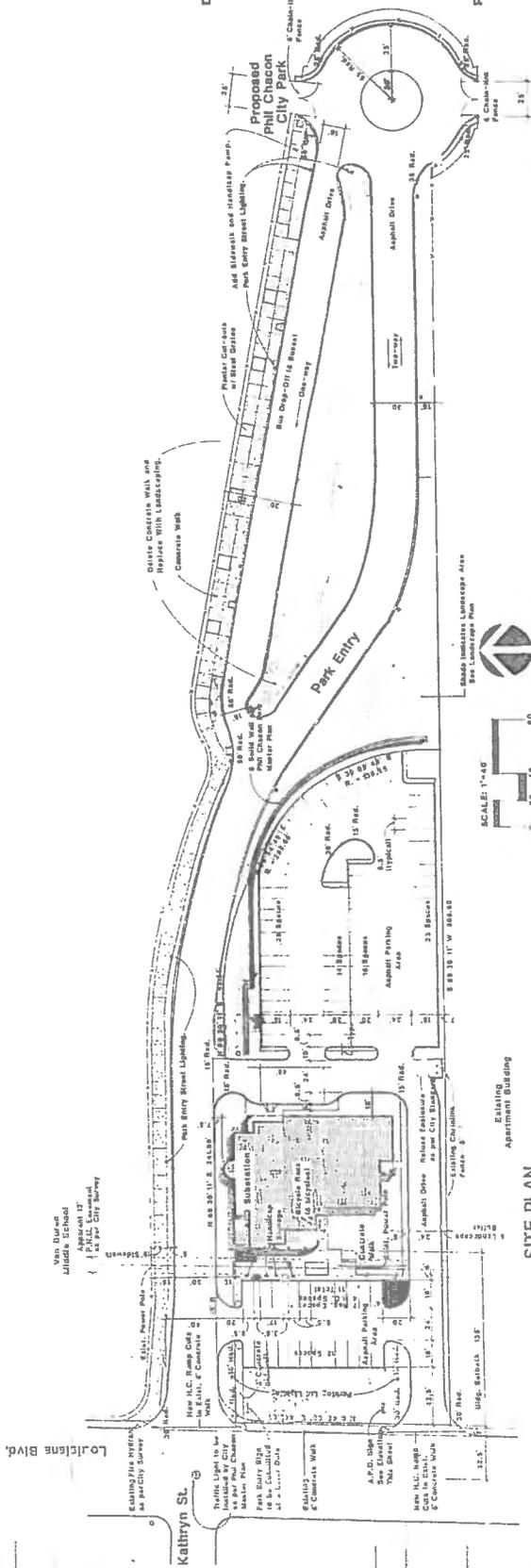
Spaces Provided: 101 Regular
4 Handicap

Park Entry Data:

Site Acreage: 1,838 Acres

Paving: 50,724 SF 84%

Landscaping: 24,068 SF 30%



SITE PLAN

DATE: 11/13/89

BY: [Signature]

I CERTIFY THAT THIS AREA IS ZONED SU-1 POLICE SUBSTATION, PARK, BUILDING CONSTRUCTION WITH THE CITY OF ALBUQUERQUE. THE DEVELOPMENT PLAN APPROVED AT THE EPC ON JUNE 17, 1988, AND HAS THE FINALITY IN THE OFFICIAL NOTICE DATE AND DATE OF THE PLAN.

3-3-89

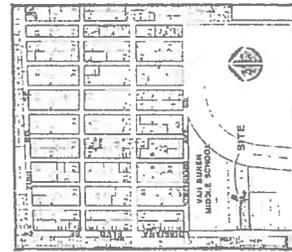
6/12/89

10/1/89

DATE

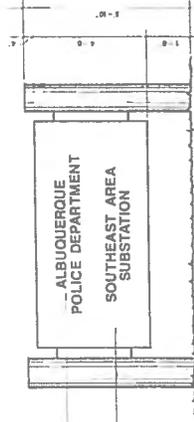
3-3-89

SITE PLAN



Site Location Plan

Exterior Sign-Plan



Exterior Sign-Elevation

32 S.F.

Revised 9/28/88
Revised 11/9/89

ALBUQUERQUE POLICE DEPARTMENT SOUTHEAST AREA SUBSTATION

SITE PLAN

DATE: JULY, 1988

BOEHRING PARTNERSHIP ARCHITECTS PLANNERS