



**Environmental
Planning
Commission**

Agenda #10.B
Project Number: 1003450
Case #: 15EPC-40029
September 10, 2015

Supplementary Staff Report

Agent	Cherry/See/Reames Architects PC
Applicant	Albuquerque Police Department (APD)
Request	Site Development Plan for Building Permit Amendment
Legal Description	all or a portion of Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education
Location	800 Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop
Size	approximately 1.8 acres
Existing Zoning	SU-1 for Police Substation
Proposed Zoning	no change

Staff Recommendation
RESCHEDULE CONTINUANCE of Case # 15EPC-40029 based on the Findings on Page 1, at the request of the applicant, from November 12, 2015 to October 8, 2015.

Staff Planner
Carol Toffaleti, Senior Planner

Analysis

APD has funding to renovate the existing SE Area Command substation over the next few years. The proposal is to install a modular building on part of the site in order to accommodate the command's staff and operations and improve functionality of their service during the renovation.

The proposal furthers a preponderance of the applicable goals and policies in the Comprehensive Plan and in the Trumbull Neighborhoods Sector Development Plan, by maintaining a quality urban environment and continuity of this critical service to the community while the existing facility is improved.

No public comments have been received and there is no known opposition to the request.

On Aug. 13, 2015 the EPC voted to continue hearing the case in 90 days, due to concerns including the lack of clarity about the "temporary" modular building in relation to the overall renovation project and the adequacy of parking during the renovation.

The applicant and their team are working closely with Planning and Legal staff to address these concerns in a revised site development plan. The APD requests that the date of the next hearing be brought forward one month in order to move ahead with the project in a more timely and cost-effective manner (see att. letter).

This staff report should be read in conjunction with the previous staff report dated August 13, 2015

FINDINGS - 15EPC 40029, September 10, 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. The Albuquerque Police Department (APD) has secured funding to renovate the existing Southeast Area substation 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.
3. The affected neighborhood associations, the District 6 Coalition and surrounding property-owners were notified. No written comments or verbal testimony have been received.
4. The applicant submitted a letter dated August 21, 2015 requesting that the continuance decided by the EPC at the August hearing be rescheduled from November 12, 2015 to October 8, 2015, in order to move forward with the renovation project in a more timely and cost-effective manner, and provide a functional area command within the district in the interim.
5. The applicant team has been working closely with Planning and Legal staff to address the EPC's concerns, and will be ready to present their case at the earlier October hearing.
6. The applicant team is currently revising the site development plan to describe the phasing of the substation project and clarify that the modular building in Phase 1 will be removed upon completion of the renovation. They will also strengthen justification for the parking provided during Phase 1.
7. The Planning Department supports this rescheduling request.

RECOMMENDATION - 1003450, 15EPC 40029, September 10, 2015, Reschedule Continuance of Site Development Plan for Building Permit Amendment

APPROVAL of Case No. 15EPC-40029, a request to Reschedule Continuance of 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, from November 12, 2015 to October 8, 2015.

CITY OF ALBUQUERQUE



Albuquerque Police Department



Gorden E. Eden, Jr., Chief of Police

August 21, 2015

Peter Nichols, Chair
Environmental Planning Commission
City of Albuquerque
Plaza Del Sol, 600 2nd Street Northwest
Albuquerque, New Mexico 87102

RE: Project# 1003450

Dear Mr. Nichols:

On behalf of the Albuquerque Police Department (APD), we are formally requesting that you reconsider allowing us to present the referenced case to the Environmental Planning Commission (EPC) at the October 10, 2015 meeting instead of November 12, 2015. APD is currently paying over \$5,000 a month in storage fees for the temporary modular unit we are proposing to place at the Southeast Area Command. We would like to have our case heard as soon as possible in order to reduce these monthly storage costs.

The APD staff is currently working closely with the City Urban Design and Development staff, as well as with the Code Enforcement Manager to identify alternative solutions in response to the concerns that the EPC had regarding this project. As mentioned at the EPC meeting, one of the concerns was that the City should not set a precedent for allowing temporary buildings in Special Use zoning. Our research showed that when APD constructed the Northwest Area Command (SU zoning), temporary modular units similar to the ones being proposed at the Southeast Area Command were utilized. Since the modular buildings were immediately removed after construction, we are hoping that our past history will reassure the EPC that APD will remove the modular at the Southeast Area Command immediately after the renovations are completed.

APD is also in communications with the Code Enforcement Manager to identify if the EPC could put a condition on the Certificate of Occupancy that the temporary building would be removed at the time the renovations are completed at the substation. Lastly, APD is working with its architect and DMD personnel to submit a revised site plan that will show the project being completed in phases including the removal of the temporary building at the time the renovations are completed.

400 Roma NW

Albuquerque

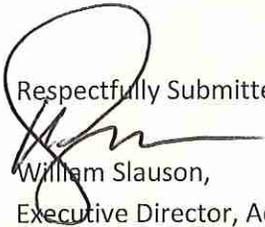
New Mexico 87102

www.cabq.gov

Based on this new information, we are respectfully requesting that we be allowed to present our case to the EPC in October versus November. This project has tremendous support from City Council with some Councilors providing funding as set-asides specific to this project. In consultation with APD's leadership, it was decided that it is extremely likely that all Southeast Area Command operations would be relocated to the modular building during the renovation. If APD is not allowed to place the temporary modular on-site, it could be a public safety concern for the community due to the fact that APD may not be able to have a functional area command within this district.

Should you have any questions or need additional information, please feel free to contact me at 768-2427.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'William Slauson', written over the printed name.

William Slauson,
Executive Director, Administrative Support Bureau