

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



OFFICIAL NOTIFICATION OF DECISION

June 20, 2024

City of Albuquerque
Parks & Recreation Dept.
PO Box 1293
Albuquerque, NM 87103

Project # PR-2024-010368
SI-2024-00696 – Site Plan- EPC

LEGAL DESCRIPTION:

Consensus Planning, agent for the City of Albuquerque Parks and Recreation Department, request a Site Plan – EPC for Montgomery Park/Well Site Vol. Andia #2, Altamont Addition, located at 3700 San Mateo Blvd. NE, between San Mateo Blvd. NE and Alvarado Dr. NE, approximately a 1.2 acre portion of a 25-acre site (G-18-Z).

Staff Planner: Silvia Bolivar

On June 20, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010368/SI-2024-00696, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS – SI-2024-00696 – Site Plan – EPC

1. The request is for a Site Plan-EPC for Montgomery Park, a 25-acre site. The site is legally described as Montgomery Park/Well Site Vol. Andia #2, Altamont Addition, located at 3700 San Mateo Boulevard NE. The site is bounded by San Mateo Boulevard, Ponderosa and Palo Duro Avenues, Alvarado Drive, and Comanche Road NE (the “subject site”).
2. The City of Albuquerque Parks & Recreation Department is planning to expand the 2,340 sq. ft. Montgomery Pool Complex, which currently includes a 1,760 sq. ft. bath house and a 580 sq. ft. pump house, by an additional 816 sq. ft. This expansion will be located in the northeast section of the pool complex and will feature new lavatories, showers, an office, improved accessibility features, and enhancements to the existing north parking lot area.
3. The subject site is zoned NR-PO-A [Non-residential – Park and Open Space Zone District (City-owned or Managed Parks)].
4. The subject site is in an area that the Comprehensive Plan designated as an Area of Consistency. The Facility Plan for Arroyos also applies due to the adjacency to the Hahn Arroyo.

5. The subject site is located on San Mateo Boulevard, which is designated as a major transit corridor by the ABC Comprehensive Plan.
6. The request requires Site Plan-EPC approval because the subject site is zoned NR-PO-A, is over 10 acres, and there is no controlling Site Development Plan on file. Pursuant to IDO section 14-16-2-5(F)(3)(a), City Owned or Managed parks shall be reviewed by the EPC.
7. The request does not require compliance with IDO Section 5-2 Site Design and Sensitive Lands. Although not required, the subject site is in compliance with IDO Section 5-2 Site Design and Sensitive Lands.

The site has been assessed for sensitive lands. No areas identified as sensitive by the IDO are present on the subject site (see attachments). There are no unstable soils on the site as it is fully developed with buildings, pavement, and landscaped areas.

8. A Traffic Impact Study (TIS) is not required, as indicated by the Traffic Scoping Form signed by the Traffic Engineer on May 7, 2024.
9. A Certificate of No Effect is not required because the request pertains to just 1.2 acres of a 25-acre site, which has already been disturbed by previous land use. According to IDO Subsection 14-16-5-2(D)(1)(b), a Certificate of No Effect/Certificate of Approval is only necessary for projects that are 5 acres or larger.
10. The Albuquerque/Bernalillo County Comprehensive, the Facility Plan for Arroyos, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.
 - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The request aims to enhance, protect, and preserve the community by enabling further development within the park, contributing to the community's unique character. The area is characterized by single-family development with a variety of parcel and building sizes along with commercial development along San Mateo Blvd NE that are in Areas of Consistency. The request aligns with this goal as it proposes a small-scale, non-residential use within Montgomery Park, which has long served the community. The proposed development will expand the facilities by adding new lavatory/shower facilities and office space. Additionally, new sidewalk connections and ADA access will improve universal accessibility within the existing parking lot, minimizing the impact on the area's built environment.

- B. Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The surrounding residential neighborhoods and the larger community have been using the pool facilities since its' inception. The request will enable continued usage with new amenities that will benefit the area. The addition of new lavatories and showers, along with the resurfacing of the parking

lot to include ADA accessibility, represents a quality development that will serve the community while preserving its unique character.

- C. Policy 4.1.3 – Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Montgomery Park is a unique place within Albuquerque’s built environment, being among the first parks to offer a swimming pool for local residents and the broader community during the summer. The planned addition of lavatories and showers will greatly benefit visitors by improving the facility’s usability and enhancing the overall quality of life for residents. These new amenities will make the pool area more accessible and inviting, likely increasing its usage.

- D. Goal 4.3 – City Community Planning Area: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request is consistent with this goal because the new amenities proposed by the City of Albuquerque Parks & Recreation Department focus on prioritizing projects and programs tailored to the needs of various communities, neighborhoods, and sub-areas. The proposed development aims to expand the usage of the pool complex by adding lavatory/pool facilities and office space to better serve the community.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use.

- A. Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within 660 feet of San Mateo Boulevard, which is designated as a major transit corridor by the Comprehensive Plan. The request aims to foster community growth by developing robust centers interconnected through a versatile network of corridors. This is facilitated by the site's accessibility from both San Mateo Boulevard. Additionally, the site's access to the Paseo del Nordeste Trail, which passes through Montgomery Park, offers an alternative route for non-motorized traffic. This trail is an important recreational and transportation asset, promoting sustainable mobility and connecting the community to natural and recreational spaces. The trail also serves as a corridor that links different parts of the community, further strengthening the network of connections between residential, commercial, and recreational areas.

- B. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Enhancements to the Montgomery Pool will support and foster communities where residents can live, work, learn, shop, and play together because the request will expand the pool complex and add new amenities that will benefit everyone. These improvements will make the pool area more accessible and inviting, likely increasing its usage.

- C. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request will allow development patterns that maximize the utility of existing infrastructure and public facilities. There is access to transit from the site that will support the public good.

- D. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and major Public Open Space.

The subject site is located in an Area of Consistency and the development made possible by the request will protect and enhance the character of the existing single-family neighborhoods. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces that will be made possible by the proposed development. The new amenities will make the pool area more accessible and inviting while protecting and enhancing the character of the existing single-family neighborhoods.

13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Parks & Open Space.

- A. Goal 10.1 – Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

The request will provide amenities that are currently unavailable at Montgomery Park. It will enable the responsible use of natural resources, as the development will take place in the existing pool area, which will feature lavatories, showers, and office space. The proposed amenities and parking lot resurfacing will address the needs of all residents while ensuring the responsible use of natural resources.

- B. Policy 10.1.2 – Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

The request is consistent with this policy because the proposed amenities, including lavatories and showers, will cater to people of all ages and physical abilities. The Site Plan includes enhancements to the pool area and parking lot, improving accessibility for both pedestrians and vehicles in Montgomery Park. The restrooms will meet Americans with Disabilities Act (ADA) standards, ensuring accessibility for all visitors. Additionally, the resurfacing of the parking lot has been planned to incorporate ADA standards, increasing access and usability for individuals of all ages and physical abilities.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 14-16-6-6(I)(3)(a) As demonstrated by the policy-based analysis of the site plan, the request is consistent with applicable Comprehensive Plan Goals and Policies.
- B. 14-16-6-6(I)(3)(b) The subject site is zoned NR-PO-A; therefore, this criterion does not apply.
- C. 14-16-6-6(I)(3)(c) The site plan adheres to zoning regulations and development standards as outlined in the IDO and the DPM technical design standards are adhered to because the landscaping requirements, parking lot design, and signage regulations are followed. Furthermore, with the application of conditions of approval, the site plan will comply with all applicable provisions in the IDO.

- D. 14-16-6-6(I)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development.
 - E. 14-16-6-6(I)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
 - F. 14-16-6-6(I)(3)(f) The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.
 - G. 14-16-6-6(I)(3)(g) The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.
15. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, and Parks and Open Space, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the city's health, safety, morals, and general welfare.
16. As per the office of Neighborhood Coordination (ONC), the affected, registered neighborhood associations are the Hodgin NA and the District 7 Coalition of Neighborhood Associations. A neighborhood meeting was not requested. Property owners within 100 feet of the subject site were notified as required.
17. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL – SI-2024-00696

1. The EPC delegates final sign-off authority of this site development plan to the Development Facilitation Team (DFT) to ensure all technical issues are resolved. 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 DFT final sign-off, may result in forfeiture of approvals.
2. Conditions from the Transportation Development Review Services.

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).

An approved Traffic Circulation Layout will be required.

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, criteria.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **July 5, 2024**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

OFFICIAL NOTICE OF DECISION

PR-2024-010368

June 20, 2024

Page 6 of 6

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan M. Varela,
Planning Director

AV/MJ/SAB

CC:

City of Albuquerque Parks and Recreation Department, David Simon, Director, dsimon@cabq.gov

Consensus Planning, Jacqueline Fishman, AICP, fishman@consensusplanning.com

Pat Mallory, Hodgin NA, malloryabq@msn.com

Austin Walsh, Hodkin NA, austenwalsh@gmail.com

Janice Arnold-Jones, District 7 Coalition of Neighborhood Associations, jeanoldjones70@gmail.com

Michael Kious, District 7 Coalition of Neighborhood Associations, mikekious@aol.com

EPC File

Legal, dking@cabq.gov