



**Environmental  
Planning  
Commission**

**Agenda: 06  
Project Number: 1003450  
Case #: 15EPC-40029  
November 12, 2015**

**Supplementary Staff Report**

**(\*Originally scheduled for October 8, 2015. No hearing due to lack of a quorum.)**

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

**Staff Recommendation**

**APPROVAL of Case # 15EPC-40029 based on the Findings on Page 7 and the Conditions on Page 8.**

**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.

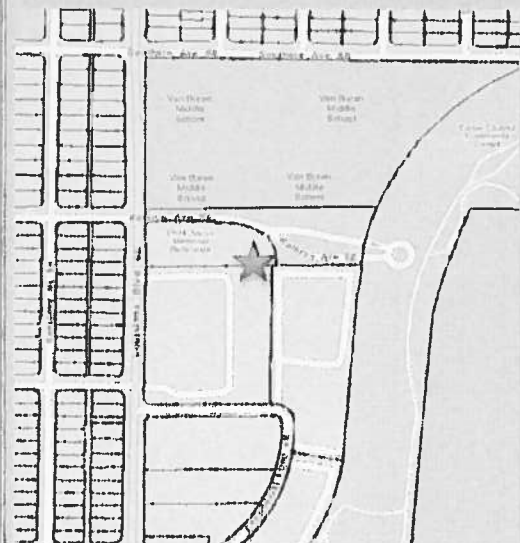
On Aug. 13, 2015 the EPC voted to continue hearing the case in 90 days due to outstanding issues. On Sept. 10, 2015, they approved the applicant's request to reschedule the next hearing to October 8<sup>th</sup> in order to move ahead with the project in a more timely and cost-effective manner.

The applicant team has revised the site development plan to address the EPC's concerns, by clarifying that the renovation project is phased and the modular building will be removed upon completion of the project, and by strengthening the justification for the provided parking.

The amended site development plan furthers a preponderance of the applicable goals and policies in the Comprehensive Plan and in the Trumbull Neighborhoods Sector Development Plan. It maintains a quality urban environment and the continuity of a critical service to the community while the existing facility is improved.

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

This staff report should be read in conjunction with the previous staff reports dated August 13, 2015 re. the project, and September 10, 2015 re. the rescheduling of the continuance



**Agenda Item #6- APD Southeast Area Command**

*Originally scheduled for October 8, 2015. No hearing due to lack of a quorum.*

*These Findings and Conditions replace those in the October Staff report, starting on p. 7*

***FINDINGS - 15EPC 40029, November 12, 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 10<sup>th</sup> hearing, the applicant requested that the continuance be rescheduled to October 8<sup>th</sup>, 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, November 12, 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, November 12, 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.
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.

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**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  
Valerie Gutierrez, Trumbull Village Assoc., 627 Chama SE, #4, ABQ, NM 87108  
Reynaluz Juarez, South San Pedro NA, 816 San Pedro SE, ABQ, NM 87108  
Donna Orozco-Geist, South San Pedro NA, 933 San Pedro SE, ABQ, NM 87108  
Pete Stromberg, Siesta Hills NA, 1423 Ridgecrest SE, ABQ, NM 87108  
Jeff Schleher, Siesta Hills NA, 1401 Odlum Dr. SE, ABQ, NM 87108  
Marian Jordan, Elder Homestead NA, 816 Arizona SE, ABQ, NM 87108  
Carmen Pennington, Elder Homestead NA, 1004 San Pedro SE, ABQ, NM 87108  
Charles Bennett, La Mesa Community Improvement Assoc., 600 San Pablo NE, ABQ, NM 87108  
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)

**Toffaleti, Carol G.**

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**From:** Lubar, Suzanne G.  
**Sent:** Friday, October 09, 2015 4:50 PM  
**To:** Brito, Russell D.; Toffaleti, Carol G.  
**Cc:** Williams, Brennon; Dicome, Kym  
**Subject:** FW: Support for SE Substation Improvements  
**Attachments:** APD\_Substation\_SHNA.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see below (and attached) and submit to EPC. Thank you.

Suzanne Lubar  
Planning Director  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87102  
(505) 924-3352 Direct  
(505) 924-3339 Facsimile

**From:** Pete Stromberg [<mailto:siesta.2pete@gmail.com>]  
**Sent:** Friday, October 09, 2015 12:57 PM  
**To:** Lubar, Suzanne G.  
**Cc:** Whisonant, John M.; Brandau, Molly Grady; Conley, Col. Don; Corcoran, David; Cranston, Cynthia; Don Daigle; Rod & Theresa Reay  
**Subject:** Support for SE Substation Improvements

Suzanne,  
Attached is a letter of support for the improvements at the SE Phil Chacon Substation. We greatly appreciate the efforts of our APD officers and facilities.

Regards,

--

Pete Stromberg President  
Siesta Hills Neighborhood Association  
[siestahills.org](http://siestahills.org)

**Peter Stromberg**  
**SHNA**  
**October 9, 2015**

**Suzanne Lubar**  
**City Planning Director**

**I am writing in support of the renovations at the APD SE heights substation. We have been working with APD and believe our officers need all the support that the community can offer. After a couple visits to the substation, I realized that the current location is heavily used and in need of upgrades and more space for the officers to come in and complete their work.**

**When we served food to the officers and their families, it made the whole concept of support for the APD staff closer to home. As these officers do risk their safety for us, we should show support by giving them an updated and comfortable work environment.**

**Sincerely,**  
**Peter Stromberg**  
**Siesta Hills Neighborhood Association**

**Cc:**  
**Commander John Whisonant**  
**SHNA Board**