



## ***Environmental Planning Commission***

***Agenda Number: 5  
Project Number: 2020-004017  
Case Number: SI-2020-00528  
September 10, 2020***

### ***Supplemental Staff Report (to be read in conjunction with the original Staff report)***

<b><i>Agent</i></b>	Consensus Planning
<b><i>Applicant</i></b>	City of Albuquerque Police Department
<b><i>Requests</i></b>	<b>Major Amendment to Site Plan-EPC</b>
<b><i>Legal Description</i></b>	Parcel 2-A and a portion of Parcel 2-B, Plat of Parcels 2-A and 2-B of Van Buren School Lands of Board of Education, located at 800 Louisiana Blvd. SE, between Kathryn Ave. SE, and Louisiana Blvd. SE, approximately 2.5 acres (L-18) and (L-19)
<b><i>Location</i></b>	Between Kathryn Ave. SE and Louisiana Blvd SE.  800 Louisiana Blvd. SE
<b><i>Size</i></b>	Approximately 2.5 acres
<b><i>Existing Zoning</i></b>	NR-SU

### ***Staff Recommendation***

***APPROVAL of SI-2020-00528, based on the Findings beginning on p.5 and subject to the Conditions of Approval beginning on p. 10.***

***Staff Planner***

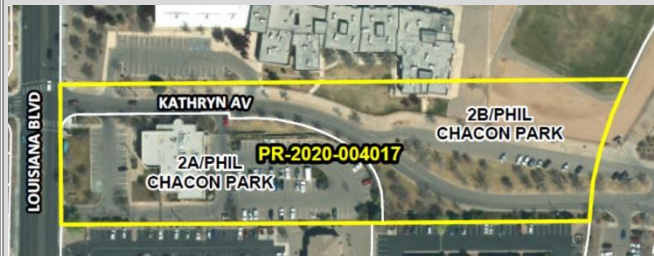
***Sergio Lozoya, Associate Planner***

### ***Summary of Analysis***

This proposal was deferred for 30 days at the August 13th EPC hearing to allow time for proper posting of notice at the site.

The applicant proposes to build a new police substation in two phases. Phase one includes new construction of an 8,100 square foot building and the expansion of the eastern parking lot. Phase two includes the demolition of the existing police substation and the new construction of a 14,000 square foot building.

During the 30-day deferral, the applicant has made changes to the site plan to comply with some of the conditions from the original staff report. The applicant requested that certain conditions be lifted, and provided adequate justification for their request.



## ***I. INTRODUCTION***

### ***Deferral***

This proposal was scheduled to be heard on August 13, 2020. The Environmental Planning Commission (EPC) voted to defer the hearing for 30 days to allow time for proper posting of public sign notice at the site, as per IDO Section 6-4(K)(3). Though the sign was not posted properly, there has been support expressed by the neighborhood.

### ***Proposal & Status Update***

This proposal is for a major site plan amendment to the controlling site development plan for an existing police substation.

The applicant proposes to build a new sub-station in two phases. Phase one includes new construction of an 8,100 square foot building and the expansion of the eastern parking lot. Phase two includes the demolition of the existing police substation and the new construction of a 14,000 square foot building.

During the 30-day deferral, the applicant has made minor changes to the proposed site plan in response to conditions of approval from the original Staff report, and discussions held with planning staff during the 30-day deferral period.

### ***Request, EPC Role, History & Background, Context, Comprehensive Plan Designations Transportation System, and Public Facilities/Community Services:***

» Please see p. 3-5 of the original Staff report (see attachment).

## ***II. ANALYSIS OF ADOPTED ORDINANCES, PLANS & POLICIES***

### ***Definitions, Zoning, Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

» Please see p. 5-11 of the original Staff report (see attachment).

## ***III. SITE PLAN MAJOR AMENDMENT***

» Please see p. 11-15 of the original Staff report (see attachment) for a discussion of the Request, Site Plan Major Amendment Approval Process and NR-SU Zones, Site Plan Layout/Configuration, Vehicle Access, Circulation & Parking, Pedestrian & Bicycle, Transit Access, Walls/Fences, Lighting & Security, Landscaping, Grading & Drainage Plan, Utility Plan, Architecture & Design, Signage and Open Space.

Staff received a revised site development plan set (version 3, or v.3) on August 27, 2020 (see attachment). This supplemental report reviews only the changes made since v.2. Staff also received a request to remove certain conditions for the September staff report, staff agrees with the request and has removed said conditions.



### ***Site Plan Major Amendment Approval Process and NR-SU Zones***

As shown in table 2-5-9 in the IDO, development standards for non-residential sensitive use zone districts are largely determined by the EPC Site Plan approval process. The analysis of the site plan in the staff report used applicable IDO standards, ultimately the EPC will decide whether or not any deviations from typical development standards are acceptable.

### ***Site Plan Layout/Configuration***

#### ***Section 5-1 Dimensional Standards:***

Dimensions from face of building to the property lines have been added to the site plan. The front, rear, and side setbacks are now clearly shown.

### ***Vehicular Access, Circulation, and Parking***

#### ***5-5 Parking and Loading:***

Parking calculations (including ADA, Motorcycle and Bicycle Parking) have been clarified and added to the site plan.

### ***Pedestrian, Bicycle, and Transit Access***

#### ***5-3 Access and Connectivity:***

Entrances are shown on the revised site plan, and demonstrate connectivity to surrounding pedestrian walkways using the on-site walkways.

On-site pedestrian crossings were added, and demonstrate compliance with IDO Section 5-3(D)(C) by calling for a change in material to alert motorists.

The applicant has submitted a formal request (see attached letter) and justification for the sidewalk widths. After discussion with the applicant, planning staff accepts the sidewalk widths shown on the site plan. They are adequate considering the use of the building and the NR-SU zone, the conditions will be updated accordingly.

### ***Walls and Security***

The proposed site amendment involves the construction of a 6' concrete split face block screen wall on the northeastern portion of the secure parking area. This wall faces Phil Chacon Memorial Park which is a City park. As per 5-7(E)(3), p. 278 any portion of a wall facing a public street, City park or trail, Major Public Open Space, or major arroyo must comply with one of the architectural features described in 5-7(E)(3). An elevation drawing showing compliance with IDO Section 5-7(E)(3)(d) has been added to the proposal.

### ***Lighting***

All new lighting has been adequately displayed on the site plan along with a lighting detail on sheet C-501. The detail adequately demonstrates the height and calls out compliance with the night sky ordinance.

### ***Landscaping***

The applicant requested that condition 4E from the original staff report be removed. The condition called for a 20' landscaped buffer in accordance with IDO Section 5-6(E)(3). The governing site plan has only a 5' buffer, the amendment provides a 7' buffer which is 2' wider than the what was originally approved. The location of the existing driveway on the southern portion of the site prevents the 20' landscape buffer from being feasible. Relocating the driveway would not be practical and would be detrimental to the project. The NR-SU zone calls for EPC discretion, and allows flexibility for site design as per IDO Table 2-5-9. Condition 4E will be removed from the September staff report, as requested by the applicant.

There was concern about the landscaped areas located within the utility easements on the southern portion of the site. The applicant has adequately explained that there will be a limited amount of plant material, and that the plants chosen have limited height and spread. Staff agrees with the justification provided and will update the conditions accordingly.

### ***Elevations/Architecture***

#### ***Signage***

Width of the signage has been provided on the elevation drawings.

#### ***Grading & Drainage Plan***

#### ***Utility Plan***

The utilities on the western portion of the site have been shown on all relevant sheets of the proposed major site plan amendment.

## **IV. AGENCY & NEIGHBORHOOD CONCERNS**

» Please see p. 16 of the original Staff report (see attachment).

The case was deferred during the August 10<sup>th</sup> EPC hearing because the public sign notice was not posted on the subject site for 15 consecutive days, as per IDO Section 6-4(K)(3). Though the applicant posted the sign for 7 consecutive days the EPC voted to defer the case until the September EPC hearing. As of August 25<sup>th</sup>, 2020 the public sign notice for the September EPC hearing has been posted.

## **V. CONCLUSION**

This proposal for a Major Amendment to an existing site development plan was deferred for 30 days during the August 10<sup>th</sup>, 2020 EPC hearing. It was deferred to allow the proper posting of a public notice sign on the subject site for a consecutive 15 days leading up to the September 10<sup>th</sup>, 2020 EPC hearing. The public sign notice for the September 10<sup>th</sup>, 2020 EPC hearing was posted on the subject site on August 25<sup>th</sup>, 2020 and is being monitored by the applicant to ensure it stays posted for the full 15 consecutive days.

During the 30-day deferral, minor adjustments were made to the proposed site development plan. The applicant also requested that certain conditions be removed and provided adequate justification for their request. Staff agrees with the applicants request and justification, and has revised the conditions accordingly. A summary of changes to the proposed site development plan was provided in this supplemental information document, above.

The applicant requests a Major Amendment to an existing site development plan, which has prior approval from the EPC. The applicant proposes to redevelop the Phil Chacon Memorial Police Substation which will expand the existing 9,375 square feet facility to roughly 21,104 square feet. In addition to the new building, site improvements will be made to the landscaped areas and parking lot.

Staff recommends approval with conditions of approval to improve compliance in a few areas and to ensure accurate documentation for the public record.

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***FINDINGS –SI-2020-00528, September 13<sup>th</sup>, 2020-Site Plan-EPC, Major Amendment***

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property described as Parcel 2-A and a portion of Parcel 2-B, Plat of Parcels 2-A and 2-B of Van Buren School Lands of Board of Education, located at 800 Louisiana Blvd. SE, between Kathryn Ave. SE, and Louisiana Blvd. SE, approximately 2.5 acres.
2. The subject site is zoned NR-SU (Non-Residential Sensitive Use). Primary land uses in this zone district are highly specialized public, civic, institutional, or natural resource-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 in Table 4-2-1 (p.130). As per section 14-16-2-5, police stations require NR-SU zones. The proposed upgrade to the existing police substation is a permissive use, along with the associated facilities.
3. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.
4. The applicant proposes the redevelopment of the approximately 2.5-acre site, including the police substation in two phases.
5. The requests consist of the following major changes/additions to the existing, governing site development plan: Phase 1 includes the new construction of an 8,100 square foot building and expansion of the eastern parking lot. Phase 2 involves the demolition of the existing substation and the construction of a 14,000 square foot facility. Both phases will involve making improvements to the parking and landscaped areas.
6. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to IDO Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the controlling site development plan prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
7. The subject site is located in an Area of Change and along on Major Transit Corridor, Louisiana Blvd SE, as designated by the comprehensive plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

9. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(H)(3) as follows:
  - A. 6-6(H)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Plan Goals and policies.
  - B. 6-6(H)(3)(b) The Phil Chacon Memorial Substation is within an NR-SU zone, which allows police stations as a primary land use. Prior to the adoption of the IDO the site was zoned SU-1 for Police Substation. The proposed major amendment is compliant with conditions specified in the adopted site plan and amendments thereafter. The major site amendment is within the existing Joint Powers agreement between the City and APS.
  - C. 6-6(H)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). Because the site is within a NR-SU zone district, it is the discretion of the EPC to determine whether the site plan is held to the standards in the IDO, and where deviances are acceptable (as per table 2-5-9 in the IDO).
  - D. 6-6(H)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
  - E. 6-6(H)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's technical conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
10. The request is consistent with the following Comprehensive Plan policy from Chapter 4:  
Community Identity:
  - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

A new police substation would work in line with this goal as it provides a brand-new facility to the International District. Part of the facility will be accessible by the public. It also enhances public services due to its proximity to other public facilities.
  - B. Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would facilitate redevelopment of the subject site, which is along a Major Transit Corridor and is located an Area of Change where development is generally encouraged. The proposed redevelopment includes improvements to the Phil Chacon police substation, which is located next to several other public facilities: Van Buren Middle School, Cesar E. Chavez

Community Center, and Phil Chacon Park. The police substation is congruent with current land uses and character of the area.

- C. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The requested project has the opportunity to create a space that will serve the community. Public amenities such as a community room, public restrooms, and large lobby area will make the community feel welcome within public spaces within the substation, and can lead to positive interactions between the City and community members. This remodel will improve the neighborhoods appearance and will complement the existing public facilities.

11. The request is consistent with the following Comprehensive Plan Goal and policy from chapter 5: Land Use:

- A. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The requested project is located along Louisiana Blvd. SE which is a premium transit corridor. There is a bus stop which is served by ABQ Ride Route 157 – Montano/Uptown directly abutting the site which allows those who use transit to easily access the site. The nearby public facilities are all within walking distance of the bus stop and proposed redevelopment. These factors promote walkability and the use of alternative modes of transit.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Occupants of the nearby single family detached housing and multi-family residential units can access the site through the existing sidewalk network and pedestrian crossings on Louisiana Blvd. Administrative staff and police officers working at the police substation have the option to ride the bus to work, and can easily walk to the existing amenities surrounding the site on foot, thus promoting walkability.

- C. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The requested project exists within an area that is well served by public infrastructure and facilities. As mentioned prior in this report, there are several public facilities adjacent to the subject site including: Van Buren Middle School, Phil Chacon Memorial Park, and Cesar E. Chavez Community Center. This area is served by ABQ Ride Route 157, and a bus stop for this route is located on the subject site.

12. The request is consistent with the following policy found in chapter 7: Urban Design, regarding infill development:

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed major amendment is consistent with Policy 7.3.4 by infilling on an existing site which houses the Phil Chacon Police station. The landscaping and the pronounced public

entrance, and building design and materials provide integrating elements to the surrounding public facilities and neighborhoods.

13. The request is consistent with the following Comprehensive Plan policy from chapter 9 Housing:  
Policy 9.4.3 Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the city and county, and proximate to transit.  
The proposed major amendment is consistent with Policy 9.4.3 by integrating within a cluster of existing public facilities: Van Buren Middle School, Cesar E. Chavez Community Center, and Phil Chacon Memorial Park. The proposed community room provides an opportunity for integration of public services within an existing network. There is a bus shelter on the subject site which is served by ABQ Ride Route 157 and is easily accessible by public transit.
14. The request is consistent with the following Comprehensive Plan policies from chapter 12: Infrastructure:
  - A. Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.  
The requested project is consistent with Policy 12.3.1 due to its proximity to residential land uses. There are multi-family dwellings abutting to the south and single-family detached housing to the west of the site across Louisiana Blvd SE. The public safety services provided by the police substation will be accessible by foot to the surrounding neighborhoods, and by public transit for those who do not live within walking distance.
  - B. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.  
The proposed project is consistent with Policy 12.3.4 by renovating and expanding an already existing police substation. The substation serves the south east command within the international district which has a high rate of crime. The increase in facility size will promote an increase in capacity of services which will assist in better serving the surrounding community.
  - C. Policy 12.4.4 Joint Use: Encourage joint use of public facilities, rights-of-way, and easements where uses are compatible and complementary.  
The proposed major site amendment is consistent with Policy 12.4.4 by providing a community room which can facilitate the strengthening of relations between APD and the public it serves. There is also an opportunity to work with the existing surrounding public facilities and their users to strengthen existing relationships and creation of new ones.
15. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.



16. Staff received a revised site development plan set (version 3, or v.3) on August 27, 2020 (see attachment). This supplemental report reviews only the changes made since v.2. Staff also received a request to remove certain conditions for the September staff report, staff agrees with the request and has removed said conditions.
17. APD has several recommendations for this project including the use of ballistic and/or shatter resistant glass throughout the building, establishing clear site lines without obstruction from landscaping, and access control concerns. Their list of complete comments can be found in the agency comments starting on page 26 of the original staff report.
18. The affected, registered neighborhood organizations are the Elder Homestead NA, the District 6 Coalition of Neighborhood Associations, the Trumbull Village Association, and the South San Pedro NA. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.
19. One member of the District 6 Coalition of Neighborhood Associations expressed that she is "glad to see this moving forward".
20. The applicant has demonstrated that there were no requests for a public meeting concerning this project.

***RECOMMENDATION – PR-2020-004017, SI-2020-00528, September 10<sup>th</sup> 2020***

**APPROVAL of project #2020-004017, Case # SI-2020-00528, a Major Amendment to an existing site development plan, for an approximately 2.5-acre site, located at the intersection of Louisiana Blvd SE, and Kathryn Ave SE (800 Louisiana Blvd SE.), zoned NR-SU, based on the preceding Findings and subject to the following Conditions of Approval.**

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**CONDITIONS OF APPROVAL - SI-2020-00528, August 13<sup>th</sup>, 2020**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. 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.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
4. The Site Plan shall address the following:
  - A. Both the landscape plan and the grading and drainage plan shall clearly show notches in curbing and a detail will be provided per 5-6(C)(13) and as acceptable to the City Hydrologist.
5. Conditions from Transportation Development Services
  - A. Replat is needed to contain public sidewalk within right-of-way on Louisiana Boulevard. It appears that right-of-way dedication is also needed for the existing bus shelter.
  - B. Easement widening is needed on Kathryn for a required 4-foot wide sidewalk, based on the number of properties that this easement serves.
  - C. Building of sidewalk along Kathryn in front of the site shall be part of DRB action. Include curb ramps at access points as needed.
  - D. Show how the east connection into the site is connecting into Kathryn. It appears that a shared agreement is needed at this location between property owners unless one has already been established.
  - E. A Knox box needs to be called out for each of the gate locations.
  - F. Call out on-site sidewalk widths, and where keyed note 11 is called out, graphically show curb ramp. Provide note that all sidewalk is to be built at 2% maximum cross-slope.
  - G. Show doorway access from on-site sidewalks.
  - H. Show ADA parking space calculations as part of the parking calculations.
  - I. Call out 6-8" high curb where curb is called out to separate parking lot from sidewalk and islands, and provide curb detail.

6. Conditions - Solid Waste Management Department

- A. Applicant shall demonstrate that the parking island east of the proposed facility does not interfere with refuse vehicle access to trash enclosure. If access is obstructed, the island shall be altered or the trash enclosure shall be relocated to ensure access by refuse vehicle. A site plan to scale will have to be provided to the Solid Waste Code Enforcement Department to determine accessibility.
- B. Concrete detail for the slab and apron must meet Solid Waste minimum requirements. (Concrete slab minimum requirements must be shown such as 6" thick 4000 psi 3/4 aggregate with 6x6- 10/10 wwm or equal slope to drain 1/8"per foot, Apron minimum requirements must be shown such as 4000 psi 3/4" aggregate with 6x6-10x10 wwm or equal with 1/2" expansion joint).
- C. Bollard detail will also have to meet Solid Waste minimum requirements (Bollards are to measure a minimum of 4' above concrete. Bollards are to be 6" outside diameter, concrete filled. steel pipe shall be encased in 12" concrete all around, and be embedded 2', side bollards are to measure no more than 6" from side cmu wall to center, rear bollards are to measure no more than 12" from back cmu wall to center).
- D. Chinese pistache (landscape page) located on the east parking island as the refuse vehicle approaches the trash enclosure will have to be relocated

7. Conditions - ABC Water Utility Authority (ABCWUA)

As a condition of approval the lot being developed shall request an Availability Statement. Requests can be made at the link [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Request shall include a City Fire Marshal approved Fire 1 Plan, a proposed utility plan, and a zone map showing the site location

8. PNM

- a. An existing overhead distribution line is located along the south side of the property on the subject site. It is the applicant's obligation to abide by any conditions or terms of those easements.
- b. There is a requirement for all electric utility poles to be shown on the site plan. None are shown.
- c. Landscaping choice of trees along the south side of the property adjacent to the distribution line need to be reviewed for electrical interference with the electric distribution line creating clearance issues. Mature growth width may interfere with conductors.
- d. Dumpster bin location is difficult to tell from the drawings. PNM's concern is the lifting of the garbage truck may touch the distribution line on the south side of the property.

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- e. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.
  - f. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
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*Sergio Lozoya*

**Sergio Lozoya  
Associate Planner**

***Notice of Decision CC list:***

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## Memorandum

**To:** Sergio Lozoya, Associate Planner; Russell Brito, Division Manager

**From:** Jacqueline Fishman, AICP, Principal

**Date:** August 26, 2020

**Re:** Phil Chacon Memorial / SE Area Command Substation

Thank you for meeting with our project team to discuss the major amendment to the Phil Chacon Memorial / SE Area Command Substation site plan. We have made a number of minor revisions to the Site Plan in response to our discussion and the proposed conditions of approval contained in the August 2020 staff report to the Environmental Planning Commission (EPC).

The Applicant (Albuquerque Police Department) is requesting a major amendment to a Site Plan for Building Permit that was approved by the EPC in 1989 (*see attached Site Plan package, sheet 2*). The amendment will facilitate the redevelopment of an existing City of Albuquerque public safety facility in response to a feasibility study that determined it to be operating severely above capacity and unable to accommodate the current number of officers or provide the necessary space to conduct police activities. The Applicant is proposing that the redeveloped building stay in the same location as it currently sits, and with the same configuration, limited access, parking areas and circulation, setbacks and buffers, as the existing approved Site Plan for Building Permit.

The subject property was previously zoned SU-1 for Police Station until the adoption of the IDO. The intent statement contained in Section 14-16-2-22 Special Use Zone in the former City of Albuquerque Comprehensive Zoning Code stated:

*“This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”*

Police station was listed in the old Zoning Code as a special use. The regulations required that the SU-1 zone occurred in conformance with an approved Site Development Plan. The EPC was given discretion in imposing requirements to the site and building design. The EPC reviewed and approved the Site Development Plan for Building Permit and APD subsequently built and has occupied the facility since that time.

With the effective date of the IDO on May 17, 2018, the Phil Chacon Memorial / SE Area Command Substation property was converted to NR-SU (Non-Residential – Sensitive Use Zone District). The purpose of the NR-SU zone is to:

*“... accommodate highly specialized public, civic, institutional, or natural resource-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 in Table 4-2-1”.*

Fire or police station is listed in the IDO as requiring an NR-SU zone district. The IDO gives discretion to the EPC to determine and approve appropriate dimensional standards in the NR-SU zone. The Applicant is requesting that the EPC recognize its own history of approving the existing Site Plan for Building Permit associated with this community facility, the constraints on the site that do not allow the Applicant to meet certain IDO standards, and the flexibility and discretion bestowed upon the EPC in reviewing and approving site plans in the NR-SU zone.

As we discussed last week, several of the proposed conditions of approval in the August staff report are of concern to the Applicant. I have listed those conditions and request, on behalf of the Applicant, that Planning staff consider the following

Condition 4B is in regard to **Section 5-3(D)(3)(a) On-site Pedestrian Connections, General:**

- **Condition 4B (page 23 of the August staff report):** “The site plan shall demonstrate sidewalk width calculations per 5-3(D)(3)(a).”

The proposed Site Plan shows a 6-foot sidewalk along the front façade of the building facing the visitor parking lot and 5-6 foot sidewalks within the gated area along the south side of the building that will only be utilized by the officers assigned to the SE Area Command. This provides adequate on-site pedestrian connections on a Police Substation property that does not receive, nor is it intended for, a large amount of foot traffic. This specific use is not comparable to other zoning districts – it is not residential, commercial retail, or office use that may need wider sidewalks than the 6 feet that the Applicant provides on the site plan. As stated above, this redevelopment site is constrained by the existing building footprint, limited access, parking area, and driveway that leads to the gated area of the substation. On behalf of the Applicant, we request Planning staff accept the on-site sidewalk widths as shown on the proposed Site Plan and not include this condition in the September staff report.

Condition 4E is in regard to **Section 5-6(E)(3) Development Next to a Multi-family Residential Zone District:**

- **Condition 4E (page 23 of the August staff report):** “The site plan shall comply with Section 5-6(E)(3) which calls for a 20 foot buffer between abutting Non-Residential [and] R-ML and R-MH lots. The southern portion of the lot abuts a lot zoned R-MH and shall provide a 20’ buffer.”

It should be acknowledged that the current EPC-approved 1989 Site Plan for Building Permit showed a 5-foot landscape buffer on the south side and the existing buffer is approximately 7 feet in width, 2 feet wider than what approved, and contains a wrought iron fence to allow for better site surveillance. It should also be noted that the Applicant has received conflicting comments from City departments and PNM regarding the provision of landscape on this site. The IDO requires landscape buffers where adjacent to residential development; PNM has commented on the height and proximity to the overhead electric lines; and APD is concerned about on-site surveillance. The design team feels that the proposed landscape buffer along the

south side of the property and the trees west of the visitor parking balances these competing interests.

This site is and has always been controlled by the approved 1989 site plan, which the Applicant is proposing to replace. The subject property is constrained in size and area, and thus, configuration. The south side of the property includes a 24-foot driveway that provides access to the gated area of the substation utilized by APD officers. The driveway cannot be moved north to accommodate the condition of approval. The proximity of this driveway along Louisiana to the signalized intersection cannot be modified as it would be non-compliant with the DPM. The Applicant cannot make the site larger to fit the 20-foot IDO landscape buffer requirement.

The NR-SU zone provides flexibility and the EPC with discretion to determine whether site plans are appropriately designed. Therefore, due to the constraints cited above and the discretion granted to the EPC by the IDO for development in the NR-SU zone, the Applicant is requesting that Planning staff accept the constrained condition of this long developed site, accept the landscape buffer and fencing as shown on the proposed Site Plan, and delete this proposed condition of approval for the September staff report as it is not feasible and would in turn render the project not feasible.

Condition 4I is in regard to **Section 14-16-5-8(D)(7) Outdoor Lighting, General Design and Illumination**

- **Condition 4I:** "A light pole detail indicating height, color, and finish shall be provided (IDO Section 14-16-5-8(D)(7)).

As discussed with Planning staff, this section of the IDO does not require the Applicant to identify the color or finish of light fixtures. However, the design team has added a keyed note and a light pole detail that both call out 20-foot maximum height, with shielding to avoid light trespass on adjacent properties and to comply with Night Sky regulations (*see Site Plan package, sheet 3*). We have also shown the light poles as all being replaced as part of the redevelopment of this site (*see Keyed Note 24*).

Condition 4M is in regard to **Section 14-16-5-6(C)(10) Planting near Utilities**

- **Condition 4M:** ""The site plan shall demonstrate that the landscaping in areas next to easements are installed pursuant to Section 5-6C(10)."

This section of the IDO requires: "Trees and shrubs to not be planted in utility easements unless there is no other practical location of the lot where the landscaping would achieve its intended purpose." The proposed Landscape Plan shows a limited amount of plant materials within the easement along the south side of the property. The plant materials (New Mexico Olive/*Forestiera neomexicana*; Beargrass/*Nolina texana*; and Gro-Low Sumac/*Rhus aromatica* 'Gro-low') were specifically chosen for their limited height and spread. In addition, the Site Plan and Landscape Plan show the overhead electric lights relocated from in front of the west façade of the building over to the landscape area just west of the visitor parking lot. Given the site constraints on this site, and the discretion afforded to the EPC, the Applicant is requesting that



Planning staff accept the landscape shown within the easement and delete this condition for the September staff report.

Condition 5 is in regard to regulations in the IDO:

- **Condition 5:** “Any deviations from regulations found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan.”

The Site Plan meets the intent of the IDO and the NR-SU zone for a sensitive use in proximity to residential neighborhoods. The IDO provides the EPC flexibility and discretion to determine what is appropriate in the NR-SU zone. The design team has more than adequately demonstrated that the proposed Site Plan works well for this special public safety use utilized by the SE Area Command. This is a redevelopment site with a building that will stay in the same location as it currently sits, and with the same configuration, limited access, parking areas and circulation, setbacks and buffers, as the existing approved Site Plan for Building Permit. The proposed Site Plan will improve the existing condition of this public safety facility with a larger facility, upgraded landscaping and lighting, a new perimeter wall along Kathryn Avenue, new outdoor seating, and an attractive building that will enhance the area. The Applicant and the design team have demonstrated substantial compliance with the IDO in a zone that does not carry any dimensional standards. This condition is open-ended and a catch all that could cause problems for APD later during building permit review. The Applicant is requesting that Planning staff accept the Site Plan and Landscape Plan as proposed and delete this proposed condition of approval for the September staff report.

Condition 6 is in regard to the existing 1989 Site Plan for Building Permit:

- **Condition 6:** “The subject site shall be called out on the governing site plan.”

We have added a cloud line around the subject site on the 1989 Site Plan and a note with the date of the proposed major amendment (*see Site Plan package, sheet 2*). The Applicant requests that Planning staff remove this condition as its been met on the revised Site Plan.

Lastly, Consensus Planning has reposted the signs well in advance of the hearing on September 10, 2020. Planning staff has been provided with photos of the posted signs and has been calling the Substation every day to ensure the signs remain posted.

Please do not hesitate to call or email me for any clarification or questions you may have about the Site Plan or this memo.



**Project Data:**

Title: Albuquerque Police Department  
Southeast Area Substation

Address: 800 Louisiana Blvd., SE

Owner: City of Albuquerque

Architect: The Boehning Partnership, Inc.

Zoned: SU-1 (Police Substation)

Zone Atlas Map #: L-19-Z

Legal Description: Lands of Board of Education Parcel 2

Related EPC Application: Phil Chacon Park Master Plan File # 2-85-59

**Design Data:**

Occupancy Type: B2

Construction Type: II-N

Total Site Area: 1,600 Acres

Building Area: 9375 SF

Paving Area: 42,462 SF 54%

Landscaping Area: 22,275 SF 28%

**Parking Data:**

Spaces Required: 1 space/200 SF 47 Spaces

Spaces Provided: 101 Regular 4 Handicap

**Park Entry Data:**

Site Area: 1,815 Acres

Paving: 50,724 SF 64%

Landscaping: 24,058 SF 30%

Revised: 9/26/88  
Revised: 11/8/89

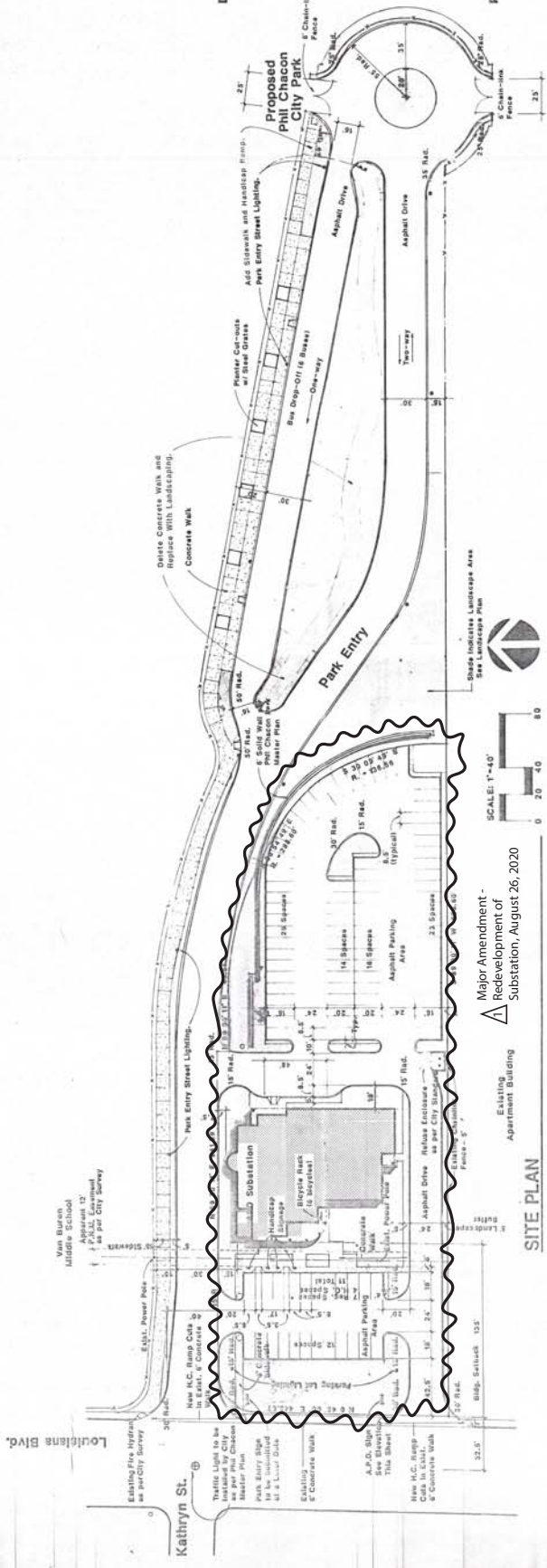
ALBUQUERQUE  
POLICE DEPARTMENT  
SOUTHEAST AREA  
SUBSTATION

SITE PLAN

DATE: JULY, 1989

SHEET: 1

T. H. L. BOEHNING PARTNERSHIP ARCHITECTS & PLANNERS



**SITE PLAN**

Major Amendment -  
Redevelopment of  
Substation, August 26, 2020

SCALE: 1"=40'

DATE: 8/26/20 2-30-51

1. CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE PROJECT AS APPROVED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE ALBUQUERQUE POLICE DEPARTMENT. THIS PLAN IS CONSIDERED TO BE THE FINAL PLAN FOR THE PROJECT AND NO OTHER CHANGES WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ALBUQUERQUE AND THE ALBUQUERQUE POLICE DEPARTMENT. IN THE EVENT OF ANY CHANGES, THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE ALBUQUERQUE POLICE DEPARTMENT.

3-3-89

3-3-89

3-3-89

3-3-89

3-3-89

ADMINISTRATIVE

DEVELOPMENT PLAN APPROVED

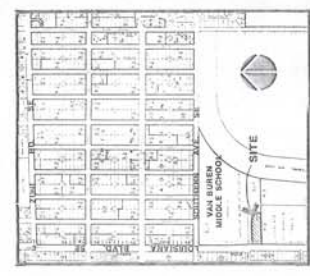
FILE NO. 7-22-24

at Albuquerque, New Mexico

8/26/20

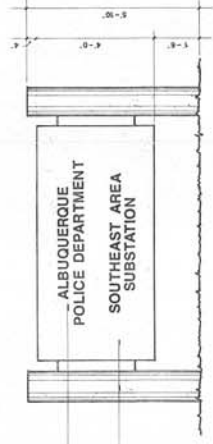
PLANNING DIRECTOR

**SITE PLAN**



**Site Location Plan**

**Exterior Sign-Plan**



**Exterior Sign-Elevation**

32' x 40'

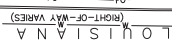








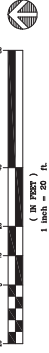
I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/INETYPE LEGEND THAT APPLY TO ALL SHEETS.



1. WATER LINE, 6" (9000 DRI4, PER DETAILS A4C-503, A1C-503, AND D4C-503).
2. CONCRETE, 4" (4000 DRI4, PER DETAILS A4C-503, A1C-503, AND D4C-503).
3. 1/2" VALVE BODY AND CONCRETE COUPLER PER DETAIL C3C-303.
4. DUCTILE IRON PIPE, 8" x 5'-0" AND F J TRANSITION COUPLING, RESTRAIN JOINTS.
5. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER FIRE SUPPRESSION PLANS.
6. 1/2" WATER LINE TO BUILDING, SEE PLUMBING SHEETS.
7. SANITARY SEWER, 4" (900 DSI35, PER DETAIL D2C-303).
8. 200" DRAIN CLEANOUT PER DETAIL F1C-504. SEE PLUMBING PLANS FOR CONTINUATION.
9. 10" EXISTING HOT GAS LINE.
10. 1" GAS LINE TO BUILDING AND SERVICE CONNECTION TO PUBLIC MAIN PER A3V4A STANDARD DWGS.
11. 2" PVC 9000 DOMESTIC WATERLINE.
12. 2" PVC 9000 DOMESTIC WATERLINE.
13. NEW OVERHEAD POWER LINES AND POWER LINES IN


NEW CURB AND GUTTER & SIDEWALK	Ø	EX WATER VALVE
EX CURB AND GUTTER & SIDEWALK	◀▶	PROP WATER VALVE
	⊘	EX FIRE HYDRANT
	◻	PROP FIRE HYDRANT
	◻	PROP WATER METER
		PROPERTY LINE
		RECORD BEARING AND DISTANCES
		N 00°07'22" W WEASURED BEARING AND DISTANCES

GRAPHIC SCALE

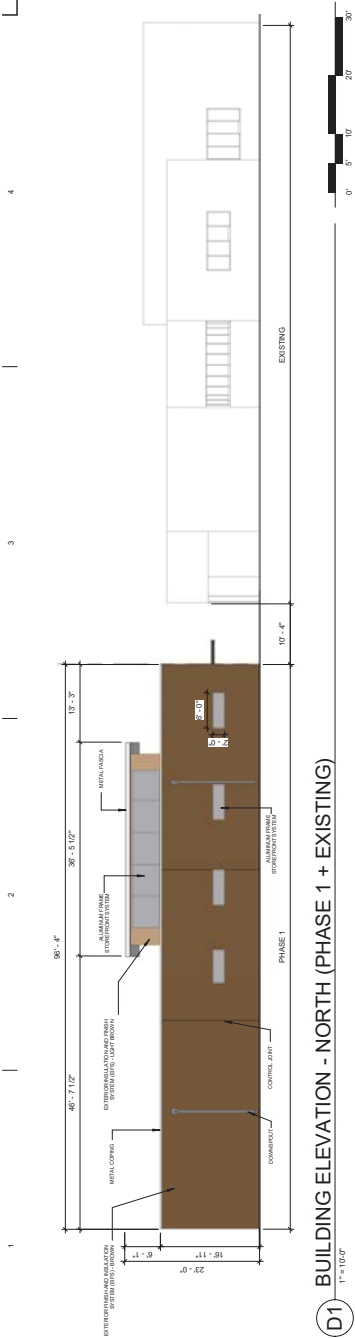


1 inch = 20 ft

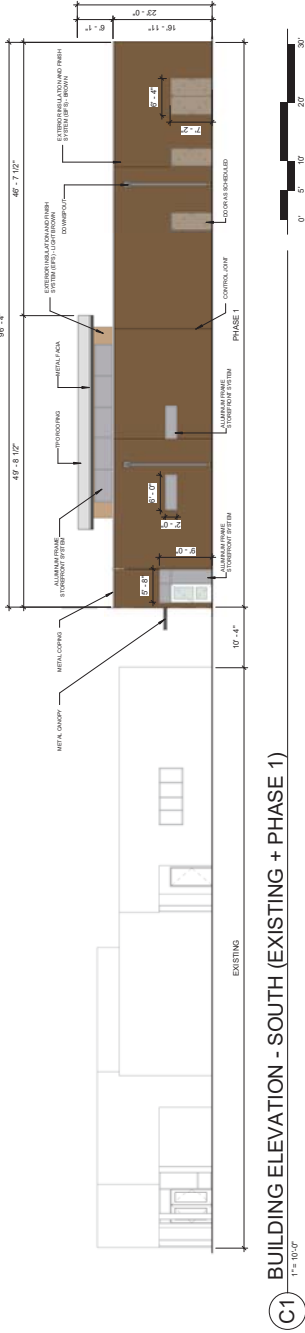
THE HARTMAN • MAJEWSKI  
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120 Vassar Dr SE Suite 100  
Albuquerque New Mexico 87106  
T 505.242.6880 • F 505.242.6881

	CITY OF ALBUQUERQUE CAPITAL IMPLEMENTATION PROGRAM		TITLE:    SOUTHEAST AREA COMMAND SITE PLAN - EPC CONCEPTUAL SITE UTILITY PLAN		No. (day/yr)	
	Design Review Committee	City Engineer Approval	Last Update	Design	Sheet	C-301
SITE PLAN - EPC		City Project No. 7781	Zone Map L-19-Z	Sheet C-301		

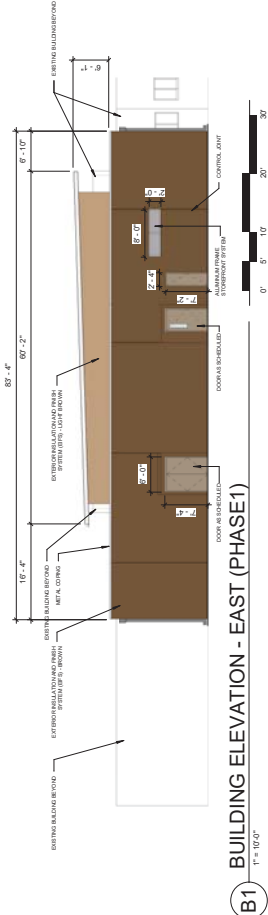




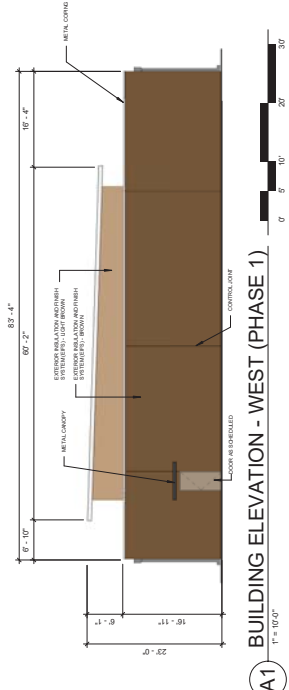
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C1 BUILDING ELEVATION - SOUTH (EXISTING + PHASE 1)

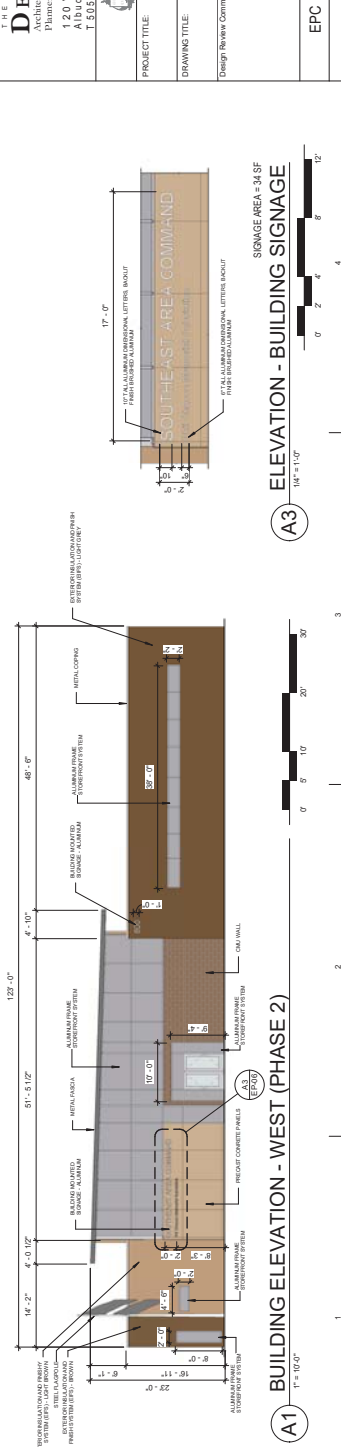
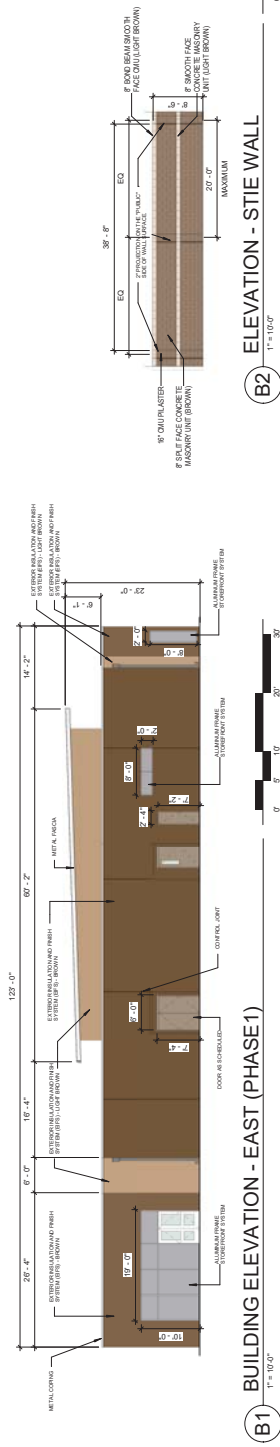
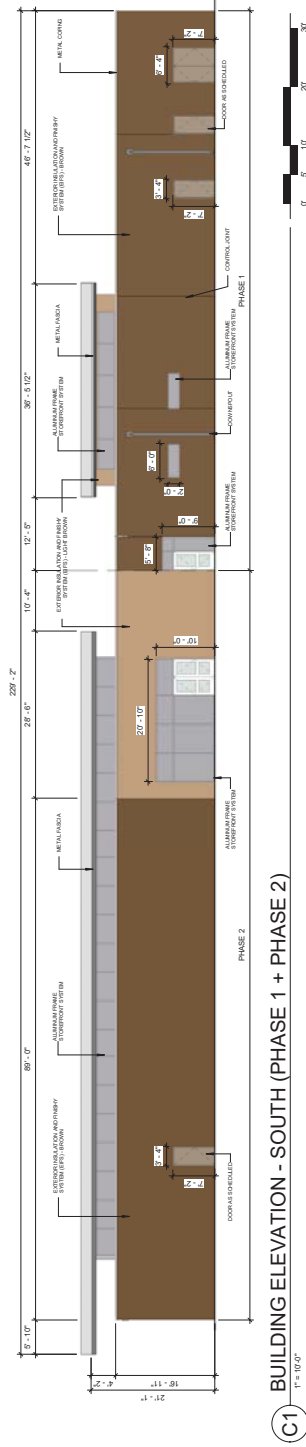
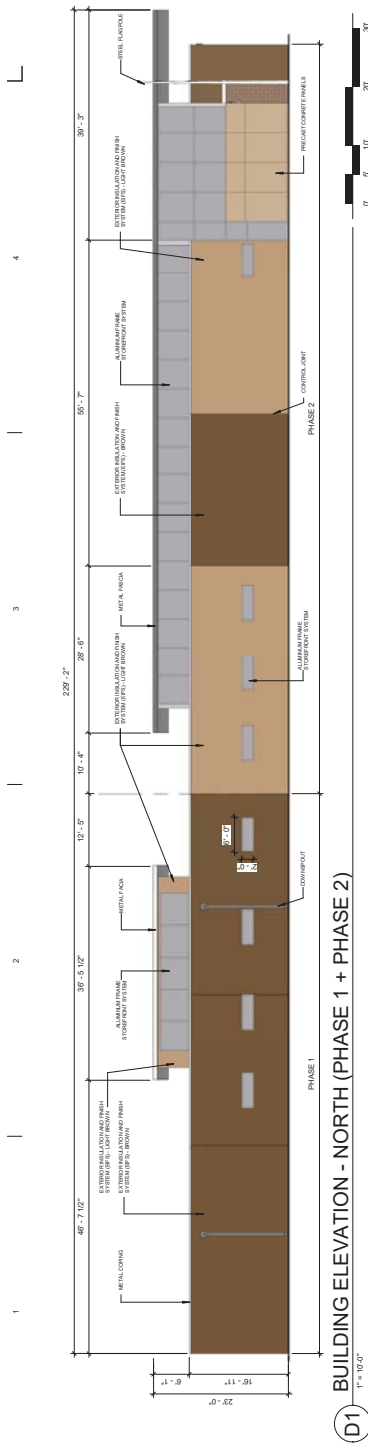


B1 BUILDING ELEVATION - EAST (PHASE 1)



A1 BUILDING ELEVATION - WEST (PHASE 1)


DESIGN GROUP		CITY OF ALBUQUERQUE	
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS • PLANNING • URBAN DESIGN • ENGINEERING		CAPITAL IMPLEMENTATION PROGRAM	
120 Vassar Drive Suite 100		SOUTHEAST AREA COMMAND	
Albuquerque, New Mexico 87106		BUILDING ELEVATIONS - PHASE 1	
T 505.242.8888 • F 505.242.8881		Design Review Committee	
City Engineer Approval		Last Design Update	
City Project No. 782592		Zone Map No. 2006	
EPC		EP-05	
Sheet		Sheet	
No. Date		REVISIONS	
By		REMARKS	
DESIGN		DATE: AUGUST 26, 2020	
Drawn By: KB		DATE: AUGUST 26, 2020	
Checked By: KB		DATE: AUGUST 26, 2020	
SURVEY INFORMATION		FIELD NOTES	
NO. BY DATE		BENCH MARKS	
CONTRACTOR		DATE	
AS-BUILT INFORMATION		MICRO-FILM INFORMATION	
NO. RECORDED BY DATE		DATE	



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		CITY OF ALBUQUERQUE CAPITAL IMPLEMENTATION PROGRAM	
PROJECT TITLE:  SOUTHEAST AREA COMMAND			
DRAWING TITLE:  BUILDING ELEVATIONS - PHASE 1+2			
Design Review Committee	City Engineer Approval	Last Design Update	
		No Day/yr.      No Day/yr.	
EPC	City Project No. 782592	Zone Map No. 10450	Sheet EP-06

AS-BUILT INFORMATION	
CONTRACTOR	DATE
MONITOR	STAMPED BY
INSPECTORS	DATE
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DISMANTLED	DATE
CORRECTED BY	DATE
RECORDED BY	NO.

[illegible]

	SURVEY INFORMATION
	FIELD NOTES
NO.	BY DATE

Designed By:	KB	DATE:	AUGUST 26, 2020
Drawn By:	JJLD	DATE:	AUGUST 26, 2020
Checked By:	KB	DATE:	AUGUST 26, 2020
DESIGN			
REVISIONS			
No.	Date	REMARKS	By



## Environmental Planning Commission

**Agenda Number:2**

**Project #: 2020-004017**

**SI-2020-00528**

**Hearing Date: August 13th, 2020**

### Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	City of Albuquerque Police Department
<b>Request</b>	<b>Major Amendment to Site Plan –EPC</b>
<b>Legal Description</b>	Parcel 2-A and a portion of Parcel 2-B, Plat of Parcels 2-A and 2-B of Van Buren School Lands of Board of Education, located at 800 Louisiana Blvd. SE, between Kathryn Ave. SE, and Louisiana Blvd. SE, approximately 2.5 acres (L-18) and (L-19)
<b>Location</b>	Between Kathryn Ave. SE and Louisiana Blvd SE. 800 Louisiana Blvd. SE
<b>Size</b>	Approximately (≈) 2.5 acres
<b>Zoning</b>	NR-SU

### Staff Recommendation

***APPROVAL of SI-2020-00528, based on the Findings beginning on p. 17 and subject to the Conditions of Approval beginning on p. 23.***

**Staff Planner**

**Sergio Lozoya, Associate Planner**

### Summary of Analysis

The request is for a Major Amendment to the controlling site development plan for an existing police substation.

The applicant proposes to build a new sub-station in two phases. Phase one includes: Phase two includes: The original building will be demoed in Phase two. The parking lot will extend into parcel 2-B which is owned by APS. An agreement between the City and APS on the terms of use is currently being drafted.

The applicant notified neighborhood associations and property owners as required, neither property owners or neighborhood associations requested to meet with the applicant/agent.

The substation is in what is known as the International District, which has a high rate of crime. The sub-station has potential for community use and should be welcoming to the community it serves. This can be achieved through proper lighting, landscaping, and accessibility.



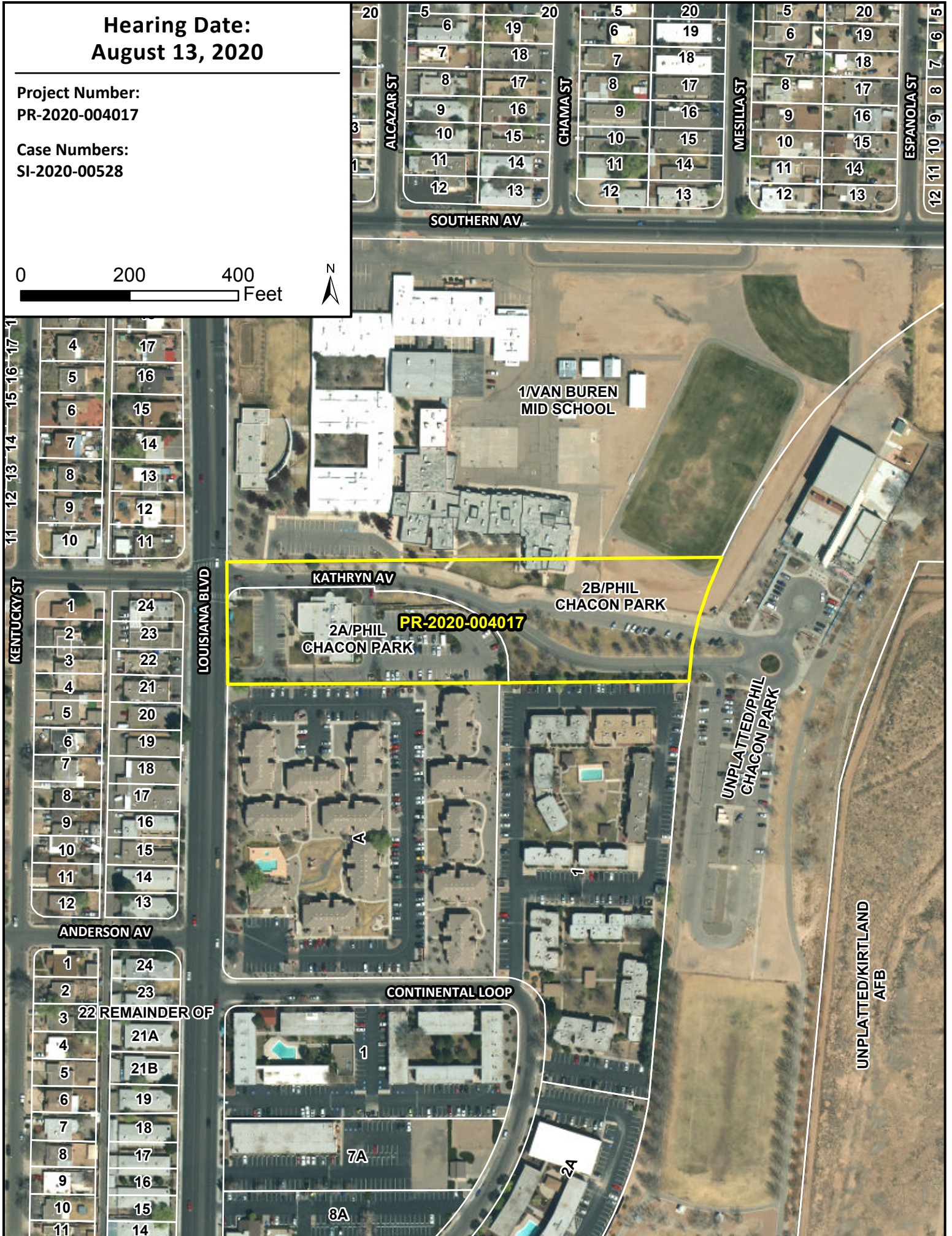


Hearing Date:  
August 13, 2020

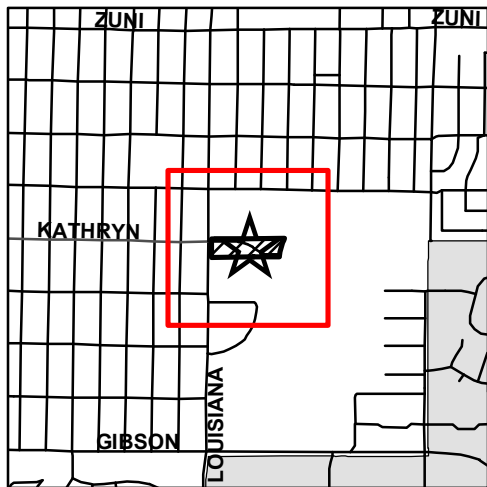
Project Number:  
PR-2020-004017

Case Numbers:  
SI-2020-00528

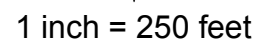
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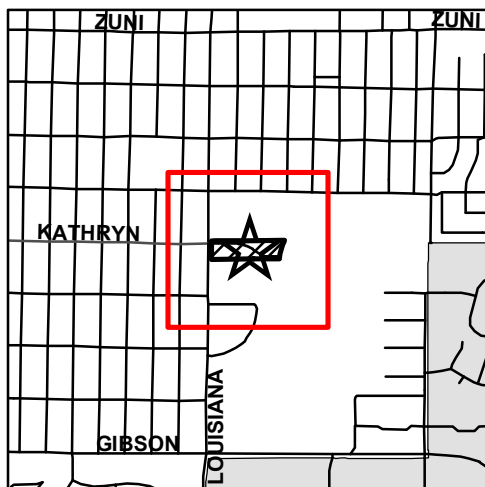
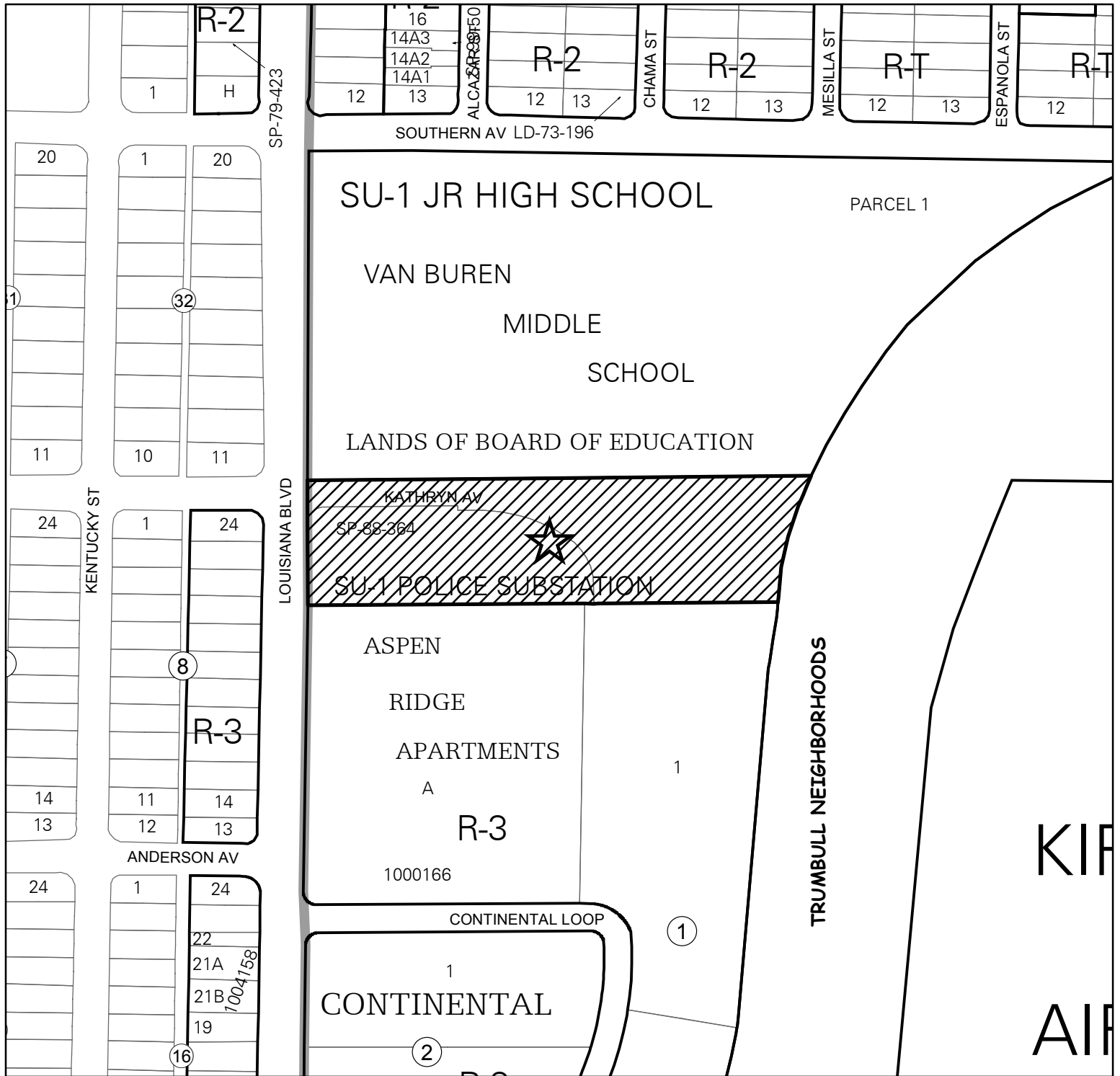


Note: Gray shading indicates County.



**Hearing Date:**  
8/13/2020  
**Project Number:**  
PR-2020-004017  
**Case Numbers:**  
SI-2020-00528

**Zone Atlas Page:**  
**L-18 & L-19**



## OLD ZONING MAP

Note: Gray shading indicates County.



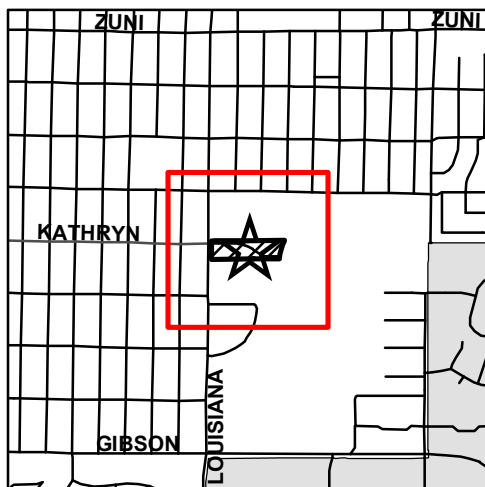
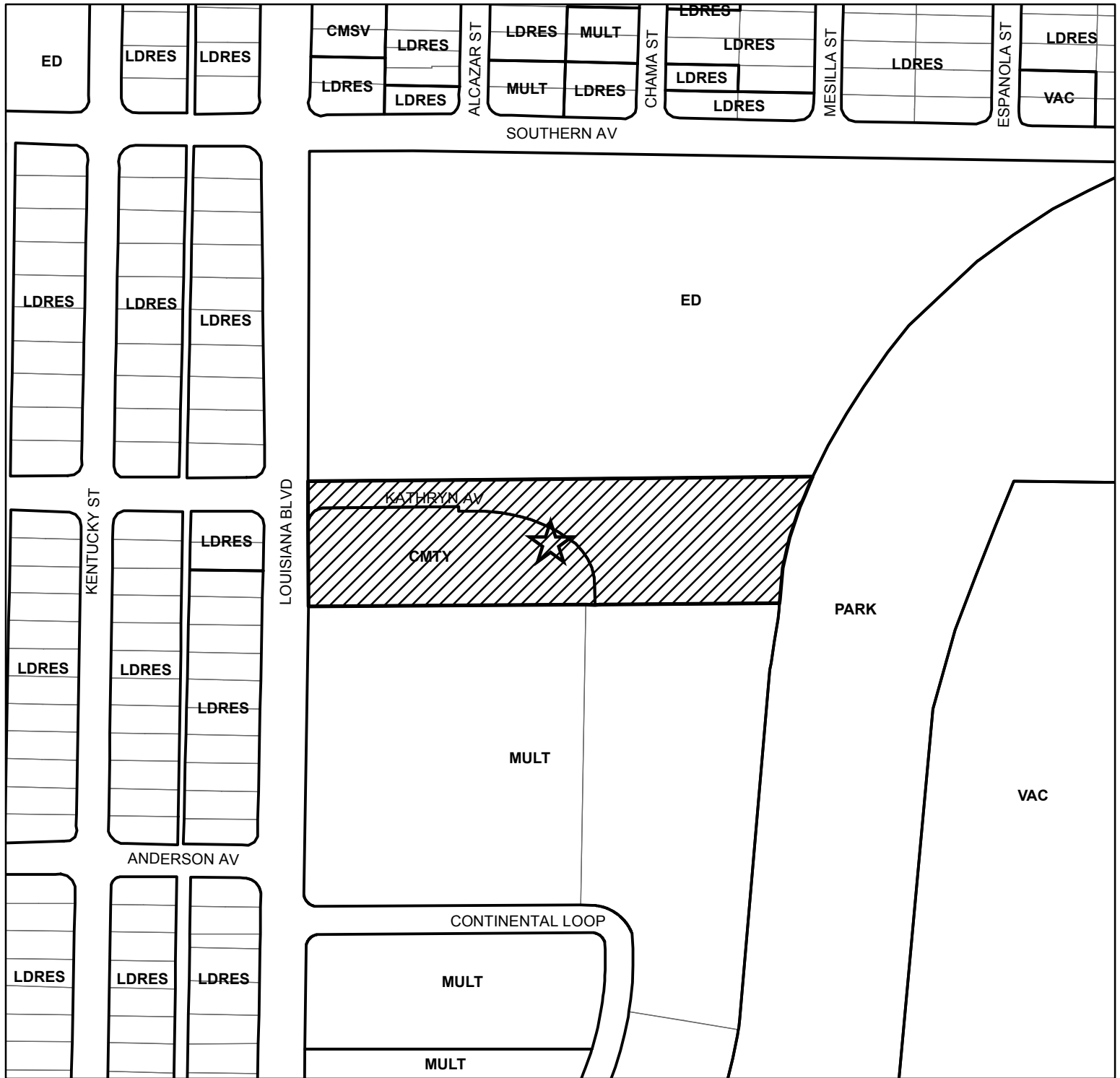
1 inch = 250 feet

Hearing Date:  
8/13/2020

Project Number:  
PR-2020-004017

Case Numbers:  
SI-2020-00528

Zone Atlas Page:  
L-18 & L-19



## LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED   Educational	CMTY   Community
	KAFB   Kirtland Air Force Base



1 inch = 250 feet

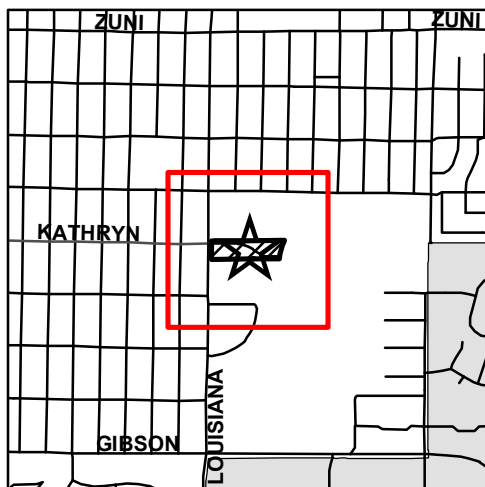
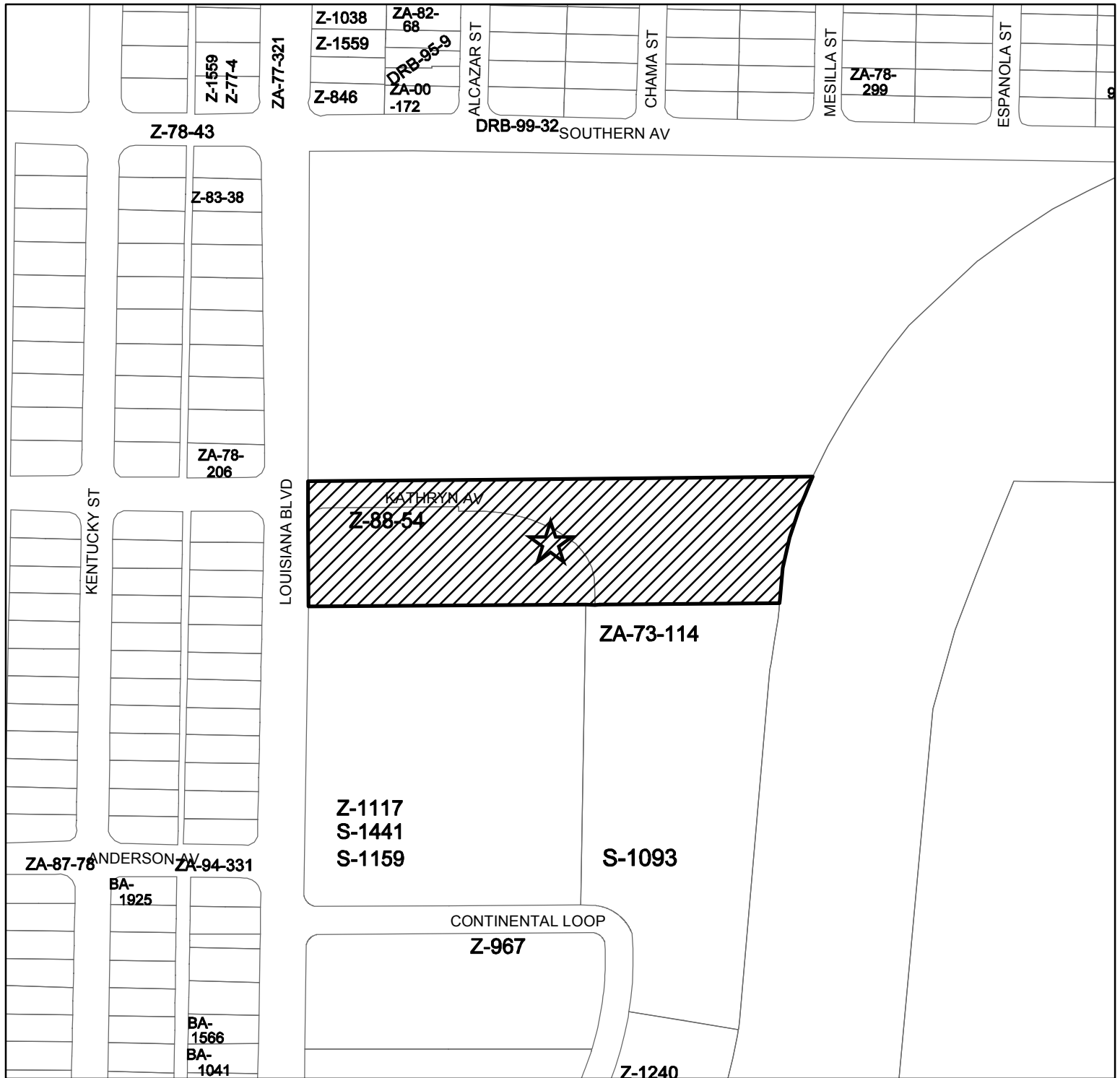
Hearing Date:  
8/13/2020

Project Number:  
PR-2020-004017

Case Numbers:  
SI-2020-00528

Zone Atlas Page:  
L-18 & L-19





## HISTORY MAP

Note: Gray shading  
indicates County.



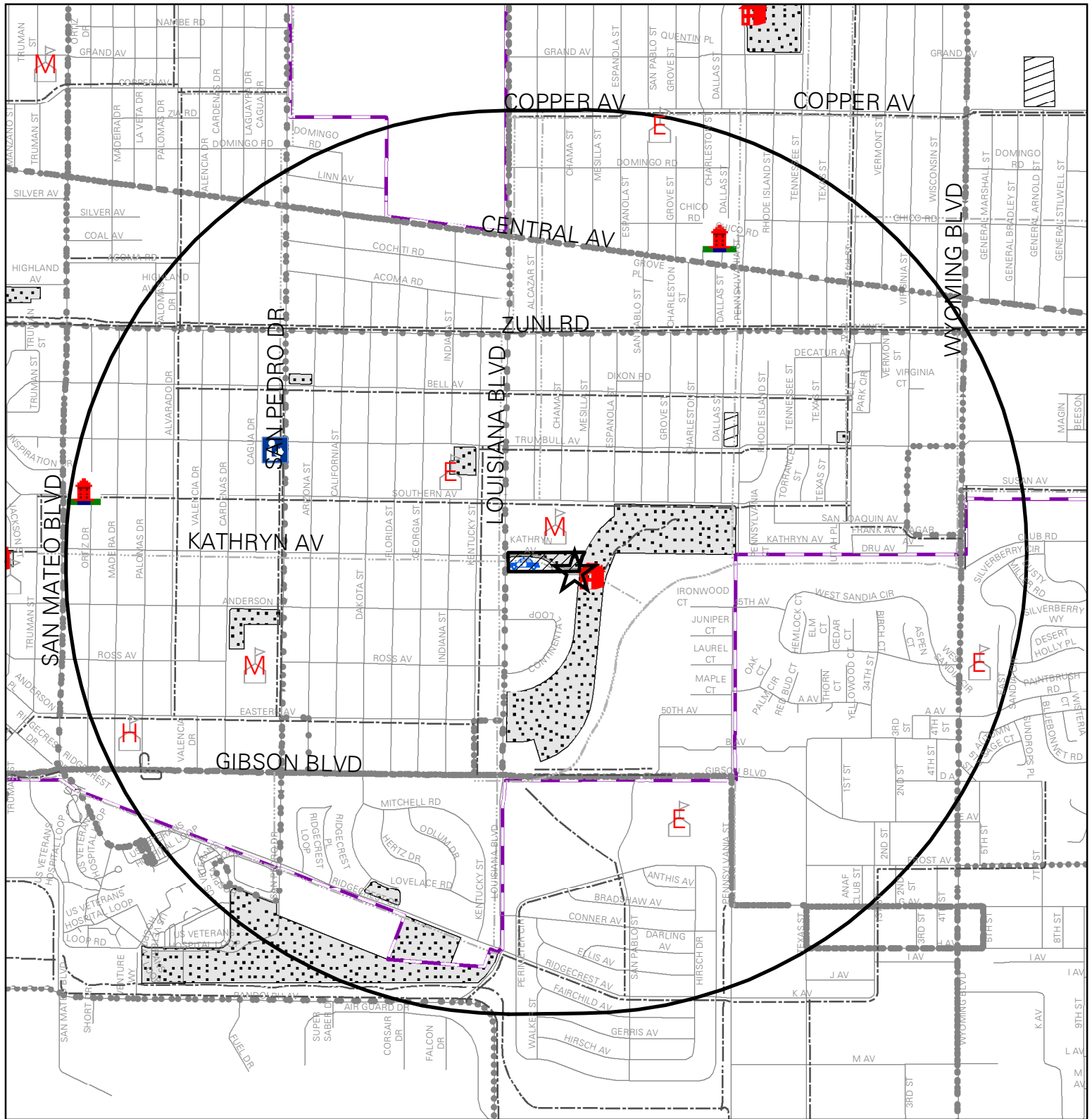
1 inch = 250 feet

Hearing Date:  
8/13/2020

Project Number:  
PR-2020-004017





















Case Numbers:  
SI-2020-00528

Zone Atlas Page:  
L-18 & L-19

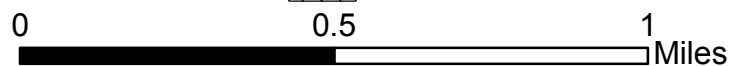


## Public Facilities Map with One-Mile Buffer



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

Project Number: PR-2020-004017



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Attachments

## **I. INTRODUCTION**

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	NR-SU	Change/Consistency	Police Sub-Station
<b><i>North</i></b>	R-ML	Change	Educational – Van Buren Middle School
<b><i>South</i></b>	R-MH	Change	Multi-family
<b><i>East</i></b>	NR-PO-A	Consistency	Parks and Open Space
<b><i>West</i></b>	R-MH	Change	Low-density Residential

### ***Request***

The request is for a Major Amendment to an existing, prior-approved site development plan. The applicant proposes to redevelop the Phil Chacon Memorial Police Substation which will expand the existing 9,375 square feet facility to roughly 21,104 square feet. The project will happen in two phases:

Phase 1: Involves the new construction of an 8,100 square foot building and expansion of the eastern parking lot. This facility will include an evidence storage area, a prisoner processing area, and administrative offices.

Phase 2: Involves the demolition of the existing substation and the construction of a 14,000 square foot facility. The new facility includes a lobby area, community room, reception and administrative area, offices, staff lounge, staff fitness areas and locker rooms.

As part of this request, a small portion of Parcel 2-B (owned by Albuquerque Public Schools) will be used to create additional parking. Currently, there is an access agreement between the City and APS in place. This agreement will be revised to allow the encroachment of the substation parking lot onto APS property, among other unrelated terms.

The site plan governing Parcel 2-A and Parcel 2-B was approved by the EPC in 1988 (Z-88-54), an amendment to this site plan was approved by the EPC in 2015 (Project#1003450/15EPC40029). Both of those requests were prior to the adoption of the Integrated Development Ordinance (IDO). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid.

### ***EPC Role***

The Environmental Planning Commission (EPC) is hearing this case pursuant to the IDO Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO.

The request exceeds the thresholds for a Minor Amendment, and therefore is being considered

pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for the subject site prior to the effective date of the IDO. Pursuant to IDO Section 14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(H). This is a quasi-judicial matter.

### ***History/Background***

The site development plan for one large parcel was initially approved by EPC on June 17<sup>th</sup>, 1988 (Z-88-54) for one larger parcel (Parcel 2). The parcel was then split into two, Parcel 2-A and Parcel 2-B. The APD Substation was built on Parcel 2-A and a public access easement, including a sidewalk, street trees, and landscaping, which serves Van Buren Middle School, Phil Chacon Park, and Cesar Chavez community center was built on Parcel 2-B, which is owned by the Board of Education (APS).

An amendment to the site plan was approved by the EPC in 2015 (Project#1003450/15EPC40029). The amendment involved a renovation to the substation and the addition of a modular building on the southeast corner of the lot. The modular building was to remain on site during the renovation, in order to continue operations during the renovation. The substation was approximately 9,300 square feet and the modular building was approximately 8,760 square feet. There were minor alterations to the landscaping and to the east parking area in order to accommodate the modular building which were approved by the DRB in 2016.

### ***Context***

The approximately 2.5-acre site is located at the south east intersection of Louisiana Blvd SE and Kathryn Ave SE. The site is bounded by Louisiana Blvd Se on the west, and Kathryn Ave SE on the north and east portion. The site is surrounded by various land uses, most of which are residential. To the north across Kathryn Ave SE is Van Buren Middle school. To the north-west of the project site is Cesar E. Chavez Community Center, and to the north-west of the site is Phil Chacon Park. Beyond Phil Chacon park is land owned by Kirtland Airforce Base. The school, community center, and park are all served by the public easement that exists on Plat 2-B.

### ***Comprehensive Plan Designations***

The subject site is designated as an Area of Change by the Comprehensive Plan. The subject site is not located in a designated activity center.

The Comprehensive Plan designates Louisiana Blvd as a Major Transit Corridor. Major transit corridors are thought to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors should prioritize transit above other modes of transportation to promote a convenient and efficient transit system. Walkability in these corridors is key to providing a safe environment for walkers, cyclists, and transit users.

The subject site is located within the Airport Protection Overlay zone (APO). The APO is in

place to ensure compliance with Federal Aviation Administration (FAA) regulations that protect the public from noise, vibrations, and hazard impacts of airport operations and that protect the safety of aircraft operators.

***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and future, proposed roadways.

The LRRS map classifies Louisiana Blvd SE as a Community Principal Arterial. Kathryn Ave SE is classified as a local road.

***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed bicycle and trail facilities. Neither Louisiana Blvd SE or Kathryn Ave SE have existing bike pathways, but both are proposed for future bike pathways.

***Transit***

The subject site is well-served by Transit, there is a bus stop which is served by ABQ Ride Route 157 – Montano/Uptown directly abutting the site which allows those who use transit to easily access the site. The route is in operation Monday through Friday and runs along Louisiana Blvd through Kirtland Airforce Base, and to the Uptown area. The nearby public facilities are all within walking distance of the bus stop and proposed redevelopment.

***Public Facilities/Community Services***

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services within one mile of the subject site.

***II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES***

***Integrated Development Ordinance (IDO)***

***Definitions***

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development is encouraged, primarily in Centers, other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Clear Sight Triangle: An area of unobstructed vision at street intersections at least 3 feet and no more than 8 feet above the gutter line and within a triangular area at the street corner or driveway, regulated by the DPM.

Non-residential Development: Development of allowable land uses on a property that includes no residential development.

Pedestrian-oriented Areas: Areas that are intended primarily to provide access, amenities, or space for services that benefit people on foot. They include, but are not limited to, sidewalks, walkways, multi-use trails, transit stops, spaces for outdoor seating or vending, plazas, parks, and public facilities associated with City Major Public Open Space.

Project Site: A lot or collection of lots shown on a Subdivision – Minor or Major or on a Site Plan. This term refers to the largest geography specified in the earliest request for decision on the first application related to a particular development. For example, if a large parcel is subdivided and submitted for development in phases, any regulation referring to the project site would apply to the entirety of the land in the original parcel included in the Subdivision application.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

### ***Zoning***

The subject site is zoned NR-SU (Non-Residential-Sensitive Use Zone District), a zoning designation received upon adoption of IDO in May 2018. The subject site was formerly zoned SU-1 for Municipal Park, Police Substation, and related facilities.

The purpose of the NR-SU zoned district is to accommodate highly specialized public, civic, institutional, or natural resource-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 in Table 4-2-1 (p.130). As per section 14-16-2-5, police stations require NR-SU zones.

Other allowable uses in NR-SU zones include but are not limited to: Airports, Campgrounds or recreational vehicle park, cemetery, correctional facility, crematorium, fairgrounds, natural resource extraction, solid waste convenience center, stadium or racetrack, and waste and/or recycling transfer station. The previous zoning of SU-1 determines what would be allowable in the newly adopted NR-SU zones.

Although many design and dimensional standards do not apply to NR-SU, it is important to ensure that the neighborhoods and surrounding areas are considered in the design process. The EPC will determine whether or not the design of the proposed site amendment protects the safety and character of surrounding properties.

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The subject site is located in an area that the Comprehensive Plan has designated as an Area of Change. Areas of Change policies generally allow for a mix of uses and intense development

that is higher in density and that can be served by multiple modes of transportation. Areas of Change are intended to have urban scale development and should encourage development that can create jobs and housing options (Comprehensive Plan, p. 5-23).

Applicable Goals and policies are listed below, followed by Staff analysis in ***bold italic*** text. Please note that, pursuant to IDO 14-16-6-6(H)(a), the purpose of policy analysis of a site plan is to determine if the proposed site plan is consistent with the Comprehensive Plan.

*Chapter 4: Community Identity*

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

***The subject site is located within the City's International District which is a distinct community within the city. A new police substation would work in line with this goal as it provides a brand-new facility to the area, part of which is accessible by the public. It also enhances public services due to its proximity to other public facilities.***

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

***The request would facilitate redevelopment of the subject site, which is along a Major Transit Corridor and is located in an Area of Change where development is generally encouraged. The proposed redevelopment includes improvements to the Phil Chacon police substation, which is located next to several other public facilities: Van Buren Middle School, Cesar E. Chavez Community Center, and Phil Chacon Park.***

***Since the subject site is located next to the public facilities mentioned above, it is congruent with current land uses and character of the area.***

***Other amenities in the area include Talin Market, and other locally-owned ethnic restaurants and businesses. The remodel of the Phil Chacon Substation provides the opportunity to continue to serve and protect these community amenities. The phased construction of the project ensures that the City can continue to operate with limited closure during construction.***

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

***The requested project has the opportunity to create a space that will serve the community. Phase 2 of the project includes constructing a community room which can lend itself to housing interactions between the City and the community. The project will also have a lobby/entrance area along with public restrooms. These amenities will make the community feel welcome within public spaces within the substation, and can lead to positive interactions between the City and community members. This remodel will improve the neighborhoods appearance and will complement the existing public facilities.***

*Chapter 5: Land Use*



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Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

*The requested project is located along Louisiana Blvd. SE which is a premium transit corridor. There is a bus stop which is served by ABQ Ride Route 157 – Montano/Uptown directly abutting the site which allows those who use transit to easily access the site. The route is in operation Monday through Friday and runs along Louisiana Blvd through Kirtland Airforce Base, and to the Uptown area. The nearby public facilities are all within walking distance of the bus stop and proposed redevelopment. These factors promote walkability and the use of alternative modes of transit.*

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*Occupants of the nearby single family detached housing and multi-family residential units can access the site through the existing sidewalk network and pedestrian crossings on Louisiana Blvd. Administrative staff and police officers working at the police substation have the option to ride the bus to work, and can easily walk to the existing amenities surrounding the site on foot, thus promoting walkability.*

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The requested project exists within an area that is well served by public infrastructure and facilities. As mentioned prior in this report, there are several public facilities adjacent to the subject site including: Van Buren Middle School, Phil Chacon Memorial Park, and Cesar E. Chavez Community Center. This area is served by ABQ Ride Route 157, and a bus stop for this route is located on the subject site.*

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

*The requested project is located within an Area of Change and involves the expansion of an existing police substation. The existing Phil Chacon Substation is 9,232 square feet. At completion of Phase 1 and 2, the square footage of the police station will more than double to 22,100 square feet. Areas of Change are intended to absorb this type of growth. The subject site is served by ABQ Ride Route 157 and located near several other public facilities with adequate existing infrastructure.*

Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comp Plan land use goals and policies.

*The upgrade to the Phil Chacon Substation is a public investment in the community that is consistent with Comp Plan land use goals and policies (see above and below). The project is coordinated with APS and surrounding amenities.*

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

*The proposed major amendment is consistent with Policy 7.3.4 by infilling on an existing site which houses the Phil Chacon Police station. The current facility is spatially deficient, so instead of creating a second police substation, the City is expanding an existing one. The landscaping of Phase 1 and the pronounced public entrance on the west face of Phase 2 provide integrating elements to the surrounding public facilities and neighborhoods. The colors and materials used in the redevelopment will be pronounced and provide more welcoming features as compared to the existing facility.*

#### Chapter 9: Housing

Policy 9.4.3 Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the city and county, and proximate to transit.

*The proposed major amendment is consistent with Policy 9.4.3 by integrating with a cluster of existing public facilities: Van Buren Middle School, Cesar E. Chavez Community Center, and Phil Chacon Memorial Park. The proposed community room provides an opportunity for integration of public services within an existing network. There is a bus shelter on the subject site which is served by ABQ Ride Route 157 and is easily accessible by public transit.*

#### Chapter 12: Infrastructure

Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

*The requested project is consistent with the above Policy 12.3.1 due to its proximity to residential land uses. There are multi-family dwellings abutting to the south and single-family detached housing to the west of the site across Louisiana Blvd SE. The public safety services provided by the police substation will be accessible by foot to the surrounding neighborhoods, and by public transit for others.*

Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

*The proposed project is consistent with Policy 12.3.4 by renovating and expanding an already existing police substation. The substation serves the south east command within the*

*international district which has a high rate of crime. The City displays current crime statistics on the website called crimemapping.com. There are several crimes/citations/incidents that occur on a weekly basis within just ½ a mile of the station site. Some of these crimes include: disturbing the peace, burglary, assault, vehicle break-in/theft, motor vehicle theft, and larceny. The most prominent crime reported within ½ mile of the station is disturbing the peace. The increase in facility size will promote an increase in capacity of services which will assist in better serving the surrounding community.*

Policy 12.4.4 Joint Use: Encourage joint use of public facilities, rights-of-way, and easements where uses are compatible and complementary

*The proposed major site amendment is consistent with Policy 12.4.4 by providing a community room which can facilitate the strengthening of relations between APD and the public it serves. The programming of the space offers an opportunity to combine different types of services that are to be provided at the police substation. There is also an opportunity to work with the existing surrounding public facilities and their users to strengthen existing relationships and creation of new ones.*

#### **Site Plan-EPC Review & Decision Criteria**

As of August 6<sup>th</sup>, 2020 there is no public sign notice posted on the subject site as per IDO Section 6-4(K)(3), which is grounds for deferral. The EPC shall determine if one week of sign posting is not sufficient for this area, considering the importance of this project and given that the application has neighborhood support already expressed. Once notified about non-compliance the applicant worked quickly to address the sign postage and posted end of day August 6<sup>th</sup>, 2020.

IDO Section 14-16-6-6(H)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

*As demonstrated by the policy analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.*

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

*The Phil Chacon Memorial Substation is within an NR-SU zone, which allows police stations as a primary land use. Prior to the adoption of the IDO the site was zoned SU-1 for Police Substation. The proposed major amendment is compliant with conditions specified in the adopted site plan and amendments thereafter. There is an existing Joint Powers agreement between APS and the City which describes the updated terms in which the City can encroach on a*

*portion of lot 2-B for parking for the Phil Chacon Police Substation. The agreement also describes other land use items concerning Van Buren Middle School, Phil Chacon Park, and the public easement on Kathryn. This proposed major site amendment is within the applicable terms described by the Joint Powers Agreement.*

- 6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

*With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Non-Residential development are acceptable in this proposed major amendment.*

- 6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

*The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.*

- 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

*The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.*

### **III. SITE PLAN MAJOR AMENDMENT**

#### ***Request***

The request is for a Major Amendment of an existing site development plan, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds one of the thresholds for a minor amendment in Table 6-4-5, so it cannot be classified as a Minor Amendment (which Staff can approve). Because the request is for more than a 10% increase in approved, gross square footage, a Major Amendment is required.

The request consists of the following major changes/additions to the existing, governing site development plan:

Phase 1: New construction of an 8,100 square foot building and expansion of the eastern parking lot. Improvements to the landscaping and replacement of foliage that has reached the end of their useful lifecycle.

Phase 2: Demolition of the existing substation and the construction of a 14,000 square foot facility. The new facility includes a lobby area, community room, reception and administrative area, offices, staff lounge, staff fitness areas and locker rooms. The total square footage at completion will be 21,104 square feet.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. Regarding any instances of non-compliance or lack of clarity, Staff has crafted conditions of approval to address them. Rather than describe what's shown on the proposed site plan (see attachment), the following analysis focuses on applicable requirements

#### ***Site Plan Major Amendment Approval Process and NR-SU Zones***

As shown in table 2-5-9 in the IDO, development standards for non-residential sensitive use zone districts are largely determined by the EPC Site Plan approval process. The analysis of the site plan below uses applicable IDO standards, ultimately the EPC will decide whether or not any deviations from typical development standards are acceptable. Deviations shall be called out by the applicant as to create a reliable record for this Major Site Plan Amendment.

#### ***Site Plan Layout/Configuration***

The proposed major site amendment is primarily located within the boundaries of the existing Phil Chacon Memorial Police Substation, which is located in Parcel 2-A, except for the expansion of the parking lot on the eastern portion of the site, which encroaches slightly onto the western portion Parcel 2-B. The proposed building is centrally located on the northern boundary of the lot along Kathryn Ave. The western area of the site is bordered by Louisiana Blvd and is used as public parking. The southern portion of the site is used as access to the eastern part of the site which is private, secure parking.

*Section 5-1 Dimensional Standards:* The subject site is zoned NR-SU. There are no set dimensional standards for this zone district, the prior existing site plan does not explicitly call out minimum required setbacks. The drawings provided do not dimension the building setbacks. The EPC will determine whether the proposed setbacks are adequate for this major amendment.

*Note:* Section 5-2, Site Design and Sensitive Lands does not apply to this subject site.

#### ***Vehicular Access, Circulation, and Parking***

Louisiana Blvd runs along the western boundary of the site. Kathryn Ave bounds the site to the north, and runs east west. There is one entrance off of Louisiana, and two from Kathryn Ave. The eastern entrance on Kathryn is gated as it leads into the secure parking area.

*5-3 Access and Connectivity:* Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

*5-5 Parking and Loading:* Parking calculations are shown on the first sheet of the Site Plan (SP-1). The applicant used the off-street parking requirements found in table 5-5-1 of the IDO for police station, but they used total lot square footage instead of using GFA. The required parking is 2 spaces / 1,000 sq. ft. GFA. The total GFA for this project is 22,100 square feet. 2 spaces / 1,000 sq ft for 22,100 sq ft requires 44 parking spaces. The plan exceeds the parking by providing a total of 80 spaces. This was due to using the incorrect square footage, parking calculations shall be revised per the conditions found later in this report. The eastern parking lot will encroach on parcel 2-B which is owned by APS. There will be an agreement between APS and the City to allow for this encroachment.

The parking calculations include ADA spaces; however, the applicant only provides ADA spaces required for 35-50 spaces. Calculations for ADA parking should be revised for total parking spaces provided.

As per IDO section 14-16-5-5(D), motorcycle parking is required, and is provided in accordance of table 5-5-4, though the calculations are not displayed on the drawings. The applicant shall display parking calculations in order to ensure adequate parking has been met.

### ***Pedestrian, Bicycle, and Transit Access***

The subject site is located along a Major Transit Corridor. Transit service is available to serve employees and members of the community who wish to access the services provided by the police substation. There is a bus shelter located on site within parcel 2-A, and existing sidewalks in the public right of way connect walkways within the site. The entrances are not currently shown on the site plan, but elevations show that the main entrance is on the western face of Phase 2.

Section 5-3(D)(2) of the IDO determines sidewalk standards in Mixed-use and Non-residential development. The site is zoned NR-SU, therefore the standards in 5-3(D)(2) do not apply. The EPC will determine if the proposed sidewalk widths are adequate.

As per 5-3(D)(3) there is adequate connectivity from onsite pedestrian walkways to surrounding uses. Currently the site plan does not show on site pedestrian crosswalks that comply with 5-3-(D)(3)(C), which requires that said crosswalks use change in materials to alert motorists.

As per 5-3(D)(3)(b), there is adequate connectivity from the on-site walkways to the surrounding civic and institutional uses.

### ***Walls and Security***

The proposed site amendment involves the construction of a 6' concrete split face block screen wall on the norther portion of the secure parking area. This wall faces Phil Chacon Memorial Park which is a City park. As per 5-7(E)(3), p. 278 any portion of a wall facing a public street, City park or trail, Major Public Open Space, or major arroyo must comply with one of the architectural features described in 5-7(E)(3). It is our determination that the proposed wall enclosing the secure parking area should be built under said guidelines.

### ***Lighting***

Light poles are not clearly shown. There is a note for new and existing lighting but only the new lighting is shown. No lighting details were provided on the site plan.

### ***Landscaping***

The site plan is generally in compliance with the landscaping requirements pursuant to section 5-6. The minimum surface area of 15% of total lot area minus the building area (.15\*67,875) brings the minimum required landscaping of this site to 10,812 sq ft. The applicant is providing close to double at 20,204 sq ft of landscaped area. The plan replaces existing landscaping within the site and provides a visually appealing landscape. There are also street trees in accordance to section 5-6(D), the street trees average a spacing of 25' on center.

As per section 5-6(C)(13)(b), surface runoff within NR-SU zone districts shall be directed into depressed water collection areas that are located in landscaped areas and that meet all applicable standards in the DPM. The landscape drawing demonstrates that the western most portion of the landscaped area shall be used for surface runoff collection, however, no notches are shown on the landscape plan nor the grading and drainage plan.

The landscaping in the southern portion of the lot may be problematic as there are trees and plants shown to be installed very close to underground and overhead utility easements. The applicant is to ensure that the landscaping in areas next to easements are installed pursuant to section 5-6(C)(10).

The southern portion of the lot also abuts a lot zoned R-MH, which would typically require a 20' landscape buffer. This landscape area is only shown to be just under 7' in width, which falls short of the 20' buffer requirement.

The plants used in the landscape plan characterized as low or medium use species per the ABCWUA's xeric plant list. The plants will be irrigated by low water use bubblers.

### ***Elevations/Architecture***

Section 5-11 contains standards for non-residential development, however pursuant to section 5-11(E), these standards do not apply to development in NR-SU zones. The elevation drawings demonstrate elements of architecture commonly found in institutional buildings. Not all materials are called out in the drawings but colors are. The colors seem to be from a color pallet of earthy tones, they are brown and light brown.

Phase 1 will be built east of the existing structure and although it does not have many windows on the perimeter walls, it does have an architectural feature known as a clerestory. The clerestory is a section of wall that runs higher than the rest of the building, and contains a series of windows. The clerestory is typically used to allow additional lighting and/or ventilation into and through the building.

Phase 2 is intended to be the main entrance, as the western elevation (which faces Louisiana Blvd) is the most welcoming. The main entrance is composed of CMU wall, precast concrete panels, and an aluminum frame storefront system, and has the most glazing of all sides of the building. Similar to Phase 1, Phase two display a prominent clearstory feature, which would bring additional light into the lobby/entrance and other areas of the building.

### ***Signage***

No new onsite signage is being proposed, only the existing prior approved signage is displayed in the site plan. Building signage is shown on the elevations but anchoring is not clearly demonstrated as per 5-12(E)(4). The total area of the building signage is not demonstrated on the elevations.

### ***Grading & Drainage Plan***

The grading and drainage plan demonstrate a drop in elevation from the eastern portion of the site over to the western portion of the site and towards Louisiana Blvd. As per 5-6(C)(13)(b), stormwater should be directed onto a portion of depressed landscaped area on the site. The grading and drainage plan does not demonstrate any curb cuts, but it does indicate to which area of landscape the water will drain. Most of the water will flow on the southern portion of the site off to Louisiana Blvd, it may be difficult to direct the water to the landscaped area as it is slightly higher in elevation.

### ***Utility Plan***

Water and Sewer lines will feed into the north face of the building from Kathryn Ave SE. There is 5' Mountain States Telephone and Telegraph Easement that is called out on the southern portion of the site, however, it is not clearly indicated that there are overhead utilities that run along the western edge of the proposed Phase 2 building.



#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies***

As of August 6<sup>th</sup>, 2020 there is no public sign notice posted on the subject site as per IDO Section 6-4(K)(3), which is grounds for deferral. The EPC shall determine if one week of sign posting is not sufficient for this area, given that the application has neighborhood support already expressed. Once notified about non-compliance the applicant worked quickly to address the sign postage and posted end of day August 6<sup>th</sup>, 2020.

Long Range Planning Staff indicate that police stations are a use allowed only in NR-SU (Non-residential Sensitive Use) zone districts, and require site plan review and approval by the EPC. The IDO has no use specific standards for police stations. Given the proximity to other public facilities (Van Buren Middle School, Phil Chacon park, and Cesar E. Chavez community center), the EPC should carefully review lighting, pedestrian access/safety, entrance locations and architectural articulation, and any areas intended for public congregation while maintaining a secure facility. In regards to the current public health emergency, Long Range recommends providing permanent shade areas near the entrance with good pedestrian connection to the entrance that can provide space for queuing while maintaining social distancing standards.

Transportation Development services had a number of technical comments which can be found in the agency comments sections. Other agencies that commented are Solid Waste Management Department, the Police Department, ABCWUA, APS, and others. All agency comments can be found on page 26.

##### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Elder Homestead NA, the District 6 Coalition of Neighborhood Associations, the Trumbull Village Association, and the South San Pedro NA. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.

At the time of the submittal of this report, there was no sign posted as per 6-4(K)(3)

One member of the District 6 Coalition of Neighborhood Associations expressed that she is "glad to see this moving forward". Other than the single comment, staff has not received any NA or neighborhood concerns from community members. The applicant has demonstrated that there were no requests for a public meeting concerning this project.

#### **V. CONCLUSION**

The request is for a Major Amendment to an existing site development plan, which has prior approval from the EPC. The applicant proposes to redevelop the Phil Chacon Memorial Police Substation

which will expand the existing 9,375 square foot facility to roughly 21,104 square feet. The project will happen in two phases:

Phase 1: Involves the new construction of an 8,100 square foot building and expansion of the eastern parking lot. This facility will include an evidence storage area, a prisoner processing area, and administrative offices.

Phase 2: Involves the demolition of the existing substation and the construction of a 14,000 square foot facility. The new facility includes a lobby area, community room, reception and administrative area, offices, staff lounge, staff fitness areas and locker rooms.

The subject site is along a Major Transit Corridor; it is not in a designated activity center. The request generally furthers applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Housing.

Generally, not finding any conflicts with IDO or other regulations, Staff recommends approval with Conditions of Approval to improve compliance in a few areas and to provide clarification.

***FINDINGS –SI-2020-00528, August 13<sup>th</sup>, 2020-Site Plan-EPC, Major Amendment***

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property described as Parcel 2-A and a portion of Parcel 2-B, Plat of Parcels 2-A and 2-B of Van Buren School Lands of Board of Education, located at 800 Louisiana Blvd. SE, between Kathryn Ave. SE, and Louisiana Blvd. SE, approximately 2.5 acres.
2. The subject site is zoned NR-SU (Non-Residential Sensitive Use). Primary land uses in this zone district are highly specialized public, civic, institutional, or natural resource-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 in Table 4-2-1 (p.130). As per section 14-16-2-5, police stations require NR-SU zones. The proposed upgrade to the existing police substation is a permissive use, along with the associated facilities.
3. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.
4. The applicant proposes the redevelopment of the approximately 2.5-acre site, including the police substation in two phases.
5. The requests consist of the following major changes/additions to the existing, governing site development plan: Phase 1 includes the new construction of an 8,100 square foot building and expansion of the eastern parking lot. Phase 2 involves the demolition of the existing substation

and the construction of a 14,000 square foot facility. Both phases will involve making improvements to the parking and landscaped areas.

6. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to IDO Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the controlling site development plan prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
7. The subject site is located in an Area of Change and along on Major Transit Corridor, Louisiana Blvd SE, as designated by the comprehensive plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. As of August 6<sup>th</sup>, 2020 there is no public sign notice posted on the subject site as per IDO Section 6-4(K)(3), which is grounds for deferral. The applicant worked quickly to address the sign postage and posted required notification end of day August 6<sup>th</sup>, 2020.
10. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(H)(3) as follows:
  - A. 6-6(H)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Plan Goals and policies.
  - B. 6-6(H)(3)(b) The Phil Chacon Memorial Substation is within an NR-SU zone, which allows police stations as a primary land use. Prior to the adoption of the IDO the site was zoned SU-1 for Police Substation. The proposed major amendment is compliant with conditions specified in the adopted site plan and amendments thereafter. The major site amendment is within the existing Joint Powers agreement between the City and APS.
  - C. 6-6(H)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). Because the site is within a NR-SU zone district, it is the discretion of the EPC to determine whether the site plan is held to the standards in the IDO, and where deviances are acceptable (as per table 2-5-9 in the IDO).
  - D. 6-6(H)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

- E. 6-6(H)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's technical conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
11. The request is consistent with the following Comprehensive Plan policy from Chapter 4: Community Identity:
- A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.
- A new police substation would work in line with this goal as it provides a brand-new facility to the International District. Part of the facility will be accessible by the public. It also enhances public services due to its proximity to other public facilities.
- B. Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.
- The request would facilitate redevelopment of the subject site, which is along a Major Transit Corridor and is located in an Area of Change where development is generally encouraged. The proposed redevelopment includes improvements to the Phil Chacon police substation, which is located next to several other public facilities: Van Buren Middle School, Cesar E. Chavez Community Center, and Phil Chacon Park. The police substation is congruent with current land uses and character of the area.
- C. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.
- The requested project has the opportunity to create a space that will serve the community. Public amenities such as a community room, public restrooms, and large lobby area will make the community feel welcome within public spaces within the substation, and can lead to positive interactions between the City and community members. This remodel will improve the neighborhoods appearance and will complement the existing public facilities.
12. The request is consistent with the following Comprehensive Plan Goal and policy from chapter 5: Land Use:
- A. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
- The requested project is located along Louisiana Blvd. SE which is a premium transit corridor. There is a bus stop which is served by ABQ Ride Route 157 – Montano/Uptown directly abutting the site which allows those who use transit to easily access the site. The

nearby public facilities are all within walking distance of the bus stop and proposed redevelopment. These factors promote walkability and the use of alternative modes of transit.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Occupants of the nearby single family detached housing and multi-family residential units can access the site through the existing sidewalk network and pedestrian crossings on Louisiana Blvd. Administrative staff and police officers working at the police substation have the option to ride the bus to work, and can easily walk to the existing amenities surrounding the site on foot, thus promoting walkability.

- C. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The requested project exists within an area that is well served by public infrastructure and facilities. As mentioned prior in this report, there are several public facilities adjacent to the subject site including: Van Buren Middle School, Phil Chacon Memorial Park, and Cesar E. Chavez Community Center. This area is served by ABQ Ride Route 157, and a bus stop for this route is located on the subject site.

13. The request is consistent with the following policy found in chapter 7: Urban Design, regarding infill development:

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed major amendment is consistent with Policy 7.3.4 by infilling on an existing site which houses the Phil Chacon Police station. The landscaping and the pronounced public entrance, and building design and materials provide integrating elements to the surrounding public facilities and neighborhoods.

14. The request is consistent with the following Comprehensive Plan policy from chapter 9 Housing:

Policy 9.4.3 Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the city and county, and proximate to transit.

The proposed major amendment is consistent with Policy 9.4.3 by integrating within a cluster of existing public facilities: Van Buren Middle School, Cesar E. Chavez Community Center, and Phil Chacon Memorial Park. The proposed community room provides an opportunity for integration of public services within an existing network. There is a bus shelter on the subject site which is served by ABQ Ride Route 157 and is easily accessible by public transit.

15. The request is consistent with the following Comprehensive Plan policies from chapter 12: Infrastructure:

- A. Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

The requested project is consistent with Policy 12.3.1 due to its proximity to residential land uses. There are multi-family dwellings abutting to the south and single-family detached housing to the west of the site across Louisiana Blvd SE. The public safety services provided by the police substation will be accessible by foot to the surrounding neighborhoods, and by public transit for those who do not live within walking distance.

- B. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

The proposed project is consistent with Policy 12.3.4 by renovating and expanding an already existing police substation. The substation serves the south east command within the international district which has a high rate of crime. The increase in facility size will promote an increase in capacity of services which will assist in better serving the surrounding community.

- C. Policy 12.4.4 Joint Use: Encourage joint use of public facilities, rights-of-way, and easements where uses are compatible and complementary.

The proposed major site amendment is consistent with Policy 12.4.4 by providing a community room which can facilitate the strengthening of relations between APD and the public it serves. There is also an opportunity to work with the existing surrounding public facilities and their users to strengthen existing relationships and creation of new ones.

16. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.
17. APD has several recommendations for this project including the use of ballistic and/or shatter resistant glass throughout the building, establishing clear site lines without obstruction from landscaping, and access control concerns. Their list of complete comments can be found in the agency comments starting on page 26.
18. The affected, registered neighborhood organizations are the Elder Homestead NA, the District 6 Coalition of Neighborhood Associations, the Trumbull Village Association, and the South San Pedro NA. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.
19. One member of the District 6 Coalition of Neighborhood Associations expressed that she is "glad to see this moving forward".

20. The applicant has demonstrated that there were no requests for a public meeting concerning this project.

***RECOMMENDATION – PR-2020-004017, SI-2020-00528, August 13<sup>th</sup> 2020***

**APPROVAL of project #2020-004017, Case # SI-2020-00528, a Major Amendment to an existing site development plan, for an approximately 2.5 acre site, located at the intersection of Louisiana Blvd SE, and Kathryn Ave SE (800 Louisiana Blvd SE.), zoned NR-SU, based on the preceding Findings and subject to the following Conditions of Approval.**



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**CONDITIONS OF APPROVAL - SI-2020-00528, August 13<sup>th</sup>, 2020**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. 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.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
4. The Site Plan shall address the following:
  - A. Building setbacks shall be clearly identified, including front, side, and rear setbacks.
  - B. The site plan shall demonstrate sidewalk width calculations per 5-3(D)(3)(a).
  - C. Parking calculations shall use the Gross Floor Area of the building as per section 5-5(C)(2).
  - D. ADA Parking spaces shall reflect total parking spaces provided, calculations to be revised and shown on site plan.
  - E. The site plan shall comply with IDO Section 5-6(E)(3) p.261 which calls for a 20' landscape buffer between abutting Non-Residential R-ML, and R-MH lots. The southern portion of the lot abuts a lot zoned R-MH, and shall provide a 20' landscape buffer.
  - F. Both the landscape plan and the grading and drainage plan shall clearly show notches in curbing and details per 5-6(C)(13) and as acceptable to the City Hydrologist.
  - G. The site plan shall provide a front facing wall detail as per 5-7(E)(3), p. 278. Any portion of a wall facing a public street, City park or trail, Major Public Open Space, or

major arroyo must comply with one of the design options described in sections 5-7(E)(3)(a) through 5-7(E)(3)(e).

- H. The refuse enclosure detail shall specify materials, colors, and finish. Ensure specifications required by Solid Waste are met and shown on the site plan.
  - I. A light pole detail indicating height, color, and finish shall be provided [IDO Section 14-16- 5-8-(D)(7)].
  - J. The site plan shall specify all materials, colors, and finishes on all applicable keyed notes in the elevation drawings.
  - K. The site plan shall illustrate building mounted signage to comply with section 5-12(E)(4), and shall provide detail showing vertical and horizontal dimensions, and a section detail demonstrating how signage will be anchored onto building.
  - L. The site plan shall detail and show any overhead utility lines that run through the western portion of the lot, and display this easement on the utility plan, including a dimensioned distance from overhead easement to building to ensure adequate clearance.
  - M. The site plan shall demonstrate that the landscaping in areas next to easements are installed pursuant to section 5-6(C)(10).
  - N. The site plan shall provide missing detail drawings (wall detail, curb cut detail, lighting detail) as needed.
  - O. The site plan shall show existing lighting to remain/to be removed and clarify the discrepancy between notes 20 and 24.
- 5. Any deviations from regulations found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan.
  - 6. The subject site shall be called out on the governing site plan.
  - 7. Conditions from Transportation Development Services
    - A. Replat is needed to contain public sidewalk within right-of-way on Louisiana Boulevard. It appears that right-of-way dedication is also needed for the existing bus shelter.

- B. Easement widening is needed on Kathryn for a required 4-foot wide sidewalk, based on the number of properties that this easement serves.
  - C. Building of sidewalk along Kathryn in front of the site shall be part of DRB action. Include curb ramps at access points as needed.
  - D. Show how the east connection into the site is connecting into Kathryn. It appears that a shared agreement is needed at this location between property owners unless one has already been established.
  - E. A Knox box needs to be called out for each of the gate locations.
  - F. Call out on-site sidewalk widths, and where keyed note 11 is called out, graphically show curb ramp. Provide note that all sidewalk is to be built at 2% maximum cross-slope.
  - G. Show doorway access from on-site sidewalks.
  - H. Show ADA parking space calculations as part of the parking calculations.
  - I. Call out 6-8" high curb where curb is called out to separate parking lot from sidewalk and islands, and provide curb detail.
8. Conditions - Solid Waste Management Department
- A. Applicant shall demonstrate that the parking island east of the proposed facility does not interfere with refuse vehicle access to trash enclosure. If access is obstructed, the island shall be altered or the trash enclosure shall be relocated to ensure access by refuse vehicle. A site plan to scale will have to be provided to the Solid Waste Code Enforcement Department to determine accessibility.
  - B. Concrete detail for the slab and apron must meet Solid Waste minimum requirements. (Concrete slab minimum requirements must be shown such as 6" thick 4000 psi 3/4 aggregate with 6x6- 10/10 wwm or equal slope to drain 1/8" per foot, Apron minimum requirements must be shown such as 4000 psi 3/4" aggregate with 6x6-10x10 wwm or equal with 1/2" expansion joint).
  - C. Bollard detail will also have to meet Solid Waste minimum requirements (Bollards are to measure a minimum of 4' above concrete. Bollards are to be 6" outside diameter, concrete filled. steel pipe shall be encased in 12" concrete all around, and be embedded 2', side bollards are to measure no more than 6" from side cmu wall to center, rear bollards are to measure no more than 12" from back cmu wall to center).
  - D. Chinese pistache (landscape page) located on the east parking island as the refuse vehicle approaches the trash enclosure will have to be relocated
9. Conditions - ABC Water Utility Authority (ABCWUA)

As a condition of approval the lot being developed shall request an Availability Statement. Requests can be made at the link [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Request shall include a City Fire Marshal approved Fire 1 Plan, a proposed utility plan, and a zone map showing the site location

10. PNM

- a. An existing overhead distribution line is located along the south side of the property on the subject site. It is the applicant's obligation to abide by any conditions or terms of those easements.
  - b. There is a requirement for all electric utility poles to be shown on the site plan. None are shown.
  - c. Landscaping choice of trees along the south side of the property adjacent to the distribution line need to be reviewed for electrical interference with the electric distribution line creating clearance issues. Mature growth width may interfere with conductors.
  - d. Dumpster bin location is difficult to tell from the drawings. PNM's concern is the lifting of the garbage truck may touch the distribution line on the south side of the property.
  - e. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.
  - f. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
- 

*Sergio Lozoya*

**Sergio Lozoya**  
**Associate Planner**

**Notice of Decision CC list:**

Elder Homestead NA, Marian Jordan, [maranjor@aol.com](mailto:maranjor@aol.com)  
Elder Homestead NA, Sandra Perea, [sp-wonderwoman@comcast.net](mailto:sp-wonderwoman@comcast.net)  
District 6 Coalition of Neighborhood Associations, Dominic Peralta, [4district6@gmail.com](mailto:4district6@gmail.com)  
District 6 Coalition of Neighborhood Associations, Patricia Wilson, [info@willsonsstudio.com](mailto:info@willsonsstudio.com)  
Trumbull Village Association, Alyce Ice, [alyceice@gmail.com](mailto:alyceice@gmail.com)  
Trumbull Village Association, Joanne Landry, [landry54@msn.com](mailto:landry54@msn.com)  
South San Pedro NA, Zabdiel Aldaz, [zabdiel505@gmail.com](mailto:zabdiel505@gmail.com)  
South San Pedro NA, Khadija Bottom, [khadijahasili@vizionz.org](mailto:khadijahasili@vizionz.org)

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning / Code Enforcement***

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

Police stations are included in the list of uses that require NR-SU (Non-residential Sensitive Use) zoning and site plans to be reviewed and decided by the EPC. The purpose of the NR-SU zone district is:

to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties.

There are no use-specific standards for police stations in the IDO. Given the proximity of Van Buren Middle School to the north and Phil Chacon park to the east, the EPC should carefully review lighting, pedestrian access to and across the site balanced with safety concerns and need for access control, potential conflicts between pedestrians and automobile access (including high-speed entry/exit of vehicles), entrance locations and architectural articulation, and any areas intended for public congregation, which should be encouraged given this public facility but weighed against safety concerns and need for access control. Given changes to customer service related to the current public health emergency, permanent shade areas near the entrance or with good pedestrian connections to the entrance that can provide queuing / triage / reception areas should be considered.

#### ***Metropolitan Redevelopment***

#### ***Neighborhood Coordination***

### ***CITY ENGINEER***

#### ***Hydrology***

Hydrology has standing comments that any development that exceeds 1000sf of building, 10,000sf of paving, or 500cy of grading an approved grading and drainage plan is required. This needs to be submitted to Hydrology through the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) email with a filled in DTIS sheet.

#### ***Transportation Development Services***

- Replat is needed to contain public sidewalk within right-of-way on Louisiana Boulevard. It appears that right-of-way dedication is also needed for the existing bus shelter.

- 
- Easement widening is needed on Kathryn for a required 4-foot wide sidewalk, based on the number of properties that this easement serves.
  - Building of sidewalk along Kathryn in front of the site shall be part of DRB action. Include curb ramps at access points as needed.
  - Show how the east connection into the site is connecting into Kathryn. It appears that a shared agreement is needed at this location between property owners unless one has already been established.
  - A Knox box needs to be called out for each of the gate locations.
  - Call out on-site sidewalk widths, and where keyed note 11 is called out, graphically show curb ramp. Provide note that all sidewalk is to be built at 2% maximum cross-slope.
  - Show doorway access from on-site sidewalks.
  - Show ADA parking space calculations as part of the parking calculations.
  - Call out 6-8" high curb where curb is called out to separate parking lot from sidewalk and islands, and provide curb detail.

**Municipal Development Department (DMD) Transportation**

**Police Department/Planning**

Regarding the above referenced EPC case, I respectfully submit the following comments:

- ✓ Ensure adequate lighting throughout the project, to include public and employee parking areas and pedestrian walkways.
- ✓ 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. Utilize fencing materials that are open-picket design or sturdy metal mesh to provide for visibility.
- ✓ 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.
- ✓ Ensure there are no potential landscaping/lighting conflicts.
- ✓ Limit and clearly delineate access to the property; i.e. Police/Employee Parking, Visitor Parking, Employee Entrance, Community Access.
- ✓ 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. Electronic locks provide audit capability and access can be changed periodically to increase security.
- ✓ Consider use of ballistic and/or shatter-resistant glass throughout the building.

- ✓ Consider the use of ballistic glass and materials to separate the lobby from employee work space.
- ✓ Consider gated, controlled access police/employee parking.
- ✓ Control access between community meeting area, the lobby and employee only areas.
- ✓ Consider video surveillance systems to monitor building entrances/exits, evidence storage, prisoner holding/processing 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**

The parking island east of the proposed facility will have to be altered for refuse vehicle access to the trash enclosure, or the trash enclosure will have to be relocated for refuse vehicle accessibility. A site plan to scale concrete slab minimum requirements must be shown such as 6" thick 4000 psi 3/4 aggregate with 6x6- 10/10 wwm or equal slope to drain 1/8" per foot, apron minimum requirements must be shown such as 4000 psi 3/4" aggregate with 6x6-10x10 wwm or equal with 1/2" expansion joint). bollard detail will also have to meet Solid Waste minimum requirements (bollards are to measure a minimum of 4' above concrete).

Bollards are to be 6" outside diameter, concrete filled. steel pipe shall be encased in 12" concrete all around, and be embedded 2', side bollards are to measure no more than 6" from side cmu wall to center, rear bollards are to measure no more than 12" from back cmu wall to center).

Chinese pistache (landscape page) located on the east parking island as the refuse vehicle approaches the trash enclosure will have to be relocated.

Will have to be provided to the Solid Waste Code Enforcement Department to determine accessibility. Concrete detail for the slab and apron must meet Solid Waste minimum requirements

### **Transit Department**

#### **ABC Water Utility Authority (ABCWUA)**

*Regarding Project #2020-004017*

*SI-2020-00528 – Site Improvement*

*Availability 160205, written for the site, has since expired. As a condition of approval the lot being developed shall request an Availability Statement. Requests can be made at the link [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Request shall include a City Fire Marshal approved Fire 1 Plan, a proposed utility plan, and a zone map showing the site location.*

*For Information only:*



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*FROM THE PROPOSED UTILITY PLAN PROVIDED WITH THE SUBMITTAL IT IS UNDERSTOOD THAT THE SITE INTENDS TO INSTALL A NEW WATER, SANITARY SEWER, AND FIRE LINE SERVICES FOR THE SITE. THE ORIENTATION APPEARS TO BE ACCEPTABLE. THE AVAILABILITY STATEMENT COMMITTING SERVICE WILL VERIFY.*

**Albuquerque Public Schools**

- a. EPC Description: SI-2020-00528 – Site Plan and Improvements.
- b. Site Information: Van Buren Lands of Boards of Education Subdivision, Tract 2-A and 2-B.
- c. Site Location: 800 Louisiana Boulevard SE, between Kathryn Ave. SE and Louisiana Blvd.
- d. Request Description: Request for amendments to two-phased site development plan at Phil Chacon Memorial Police Substation on approximately 2 acres, zoned NR-SU (Non-Residential, Sensitive Use). The application includes expansion to the east and construction of prisoner processing facility.
- e. APS Case Comments: No adverse impacts. Site is directly across the street from Van Buren Middle School and within walking distance of Emerson Elementary School. Plan involves revision to access agreement between CABQ and APS, as part of Tract 2-B is owned by Albuquerque Public Schools.

**Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)**

No adverse comments.

**County of Bernalillo**

**Mid-Region Council of Governments (MRCOG)**

No adverse comments.

**Public Service Company Of New Mexico**

**New Mexico Department of Transportation (NMDOT)**

NMDOT has no comments at this time.

**Middle Rio Grande Conservancy District**

**PNM Gas Company**

- a. An existing overhead distribution line is located along the south side of the property on the subject site. It is the applicant's obligation to abide by any conditions or terms of those easements.
- b. There is a requirement for all electric utility poles to be shown on the site plan. None are shown.
- c. Landscaping choice of trees along the south side of the property adjacent to the distribution line need to be reviewed for electrical interference with the electric distribution line creating clearance issues. Mature growth width may interfere with conductors.

- d. Dumpster bin location is difficult to tell from the drawings. PNM's concern is the lifting of the garbage truck may touch the distribution line on the south side of the property.
- e. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.
- f. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

**Petroglyph National Monument**

**Aviation Department**

**Kirtland Air Force Base**



Figure 1: Looking east at the existing building's western elevation.

Figure 2: Looking west towards Louisiana Blvd while standing on subject site.



Figure 3: Looking at the northern elevation of the building along Kathryn. Notice the boarded-up window.





Figure 4: Looking at existing CMU wall along the northeastern portion of site.

Figure 5: Looking south at adjacent lot zoned R-MH while standing on subject site.



Figure 6: Looking east along southern portion of site at the gate for secure parking area.

Figure 7: Looking south at the entrance for secure parking on the northern side of site



## ZONING

Please refer to IDO Sections 14-16-2-5(E) for the NR-SU Zone District.

## HISTORY



# 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

November 13, 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

Albuquerque

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE  
Project #1003450/15EPC-40029, a Site Development Plan for Building Permit Amendment,  
based on the following findings:

New Mexico 87103

### FINDINGS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

www.cabq.gov

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

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

Page 2 of 6

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



OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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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 (NAs), 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 and of Siesta Hills NA.

CONDITIONS - 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/Phasing Notes, add a note - signage in Phase 2-B 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

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated.

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.



OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

Page 5 of 6

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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 EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

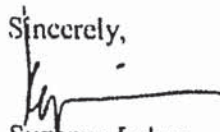
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of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

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
for Suzanne Lubar  
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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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  
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 Odium 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  
Judy Jennings, Albuquerque, NM

## APPLICANT INFORMATION





<b>Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<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)
<b>APPLICATION INFORMATION</b>		
Applicant: City of Albuquerque Police Department		Phone: 505-256-2050
Address: 800 Louisiana Boulevard SE		Email:
City: Albuquerque	State: New Mexico	Zip: 87108
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: City of Albuquerque and Albuquerque Public Schools	
<b>BRIEF DESCRIPTION OF REQUEST</b>		
A Major Amendment to the existing Site Development Plan for redevelopment of the Phil Chacon Memorial Police Substation.		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 2-A and 2-B	Block:	Unit:
Subdivision/Addition: Van Buren Lands of Board of Education	MRGCD Map No.:	UPC Code: 101905602225630214 and 101905607025630215
Zone Atlas Page(s): L-18-Z and L-19-Z	Existing Zoning: NR-SU	Proposed Zoning: N/A
# of Existing Lots: 2	# of Proposed Lots: N/A	Total Area of Site (acres): ~ 2 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 800 Louisiana Boulevard SE	Between: Kathryn Avenue SE	and: Louisiana Boulevard SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
Project #1003450/15EPC-40029; Z-88-54		
Signature:	Date: 6/25/2020	
Printed Name: JACQUELINE FISHMAN	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
SI-2020-00528 -	SP-EPC	\$570
-		
-		
Meeting/Hearing Date: August 13, 2020		Fee Total: \$570
Staff Signature: Vanessa A Segura	Date: 6/25/2020	Project # PR-2020-004017

**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**

- ☒ Interpreter Needed for Hearing? NO 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

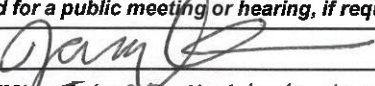

**☒ SITE PLAN – EPC****☐ MASTER DEVELOPMENT PLAN****☐ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN****☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ 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
- N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- ☒ 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)
- N/A 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**

— 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.*

<b>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.</b>	
Signature: 	Date: 6/25/2020
Printed Name: JACQUELINE FISHMAN	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
PR-2020-004017	SI-2020-00528
	-
	-
Staff Signature: Vanessa A Segura	
Date: 6/25/2020	

May 20, 2020

Dan Serrano, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Chairman:

The purpose of this letter is to provide authorization to Consensus Planning and The Hartman + Majewski Design Group to act as our agents on behalf of the Albuquerque Police Department (owner of the property) for all requests related to the proposed expansion of the Phil Chacon Memorial Substation - Southeast Area Command. This includes a Site Plan-Major Amendment that will be reviewed and approved by the Environmental Planning Commission (EPC), and subsequently, by the Development Review Board (DRB).

The subject property is located at 800 Louisiana Boulevard SE and is legally described as PARCEL 2-A PLAT OF PARCELS 2-A & 2-B VAN BUREN SCHOOL LANDSOF BOARD OF EDUCATION CONT 1.800 AC +- / 78,408 SQ FT +-.

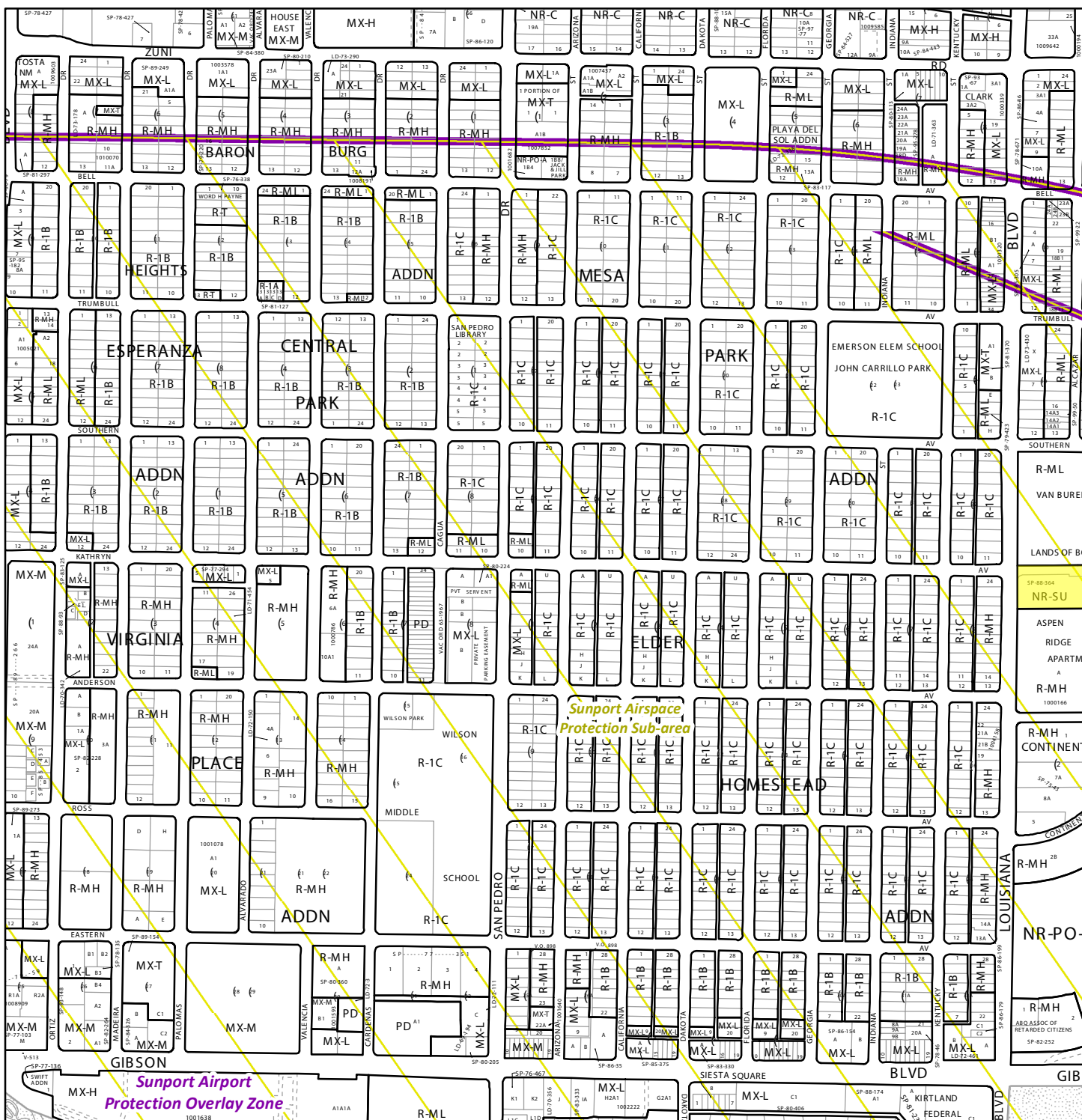
Sincerely,

DocuSigned by:

Sarita Nair

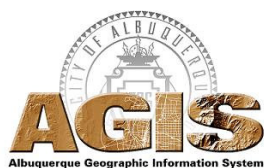
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Sarita Nair  
Chief Administrative Officer  
City of Albuquerque

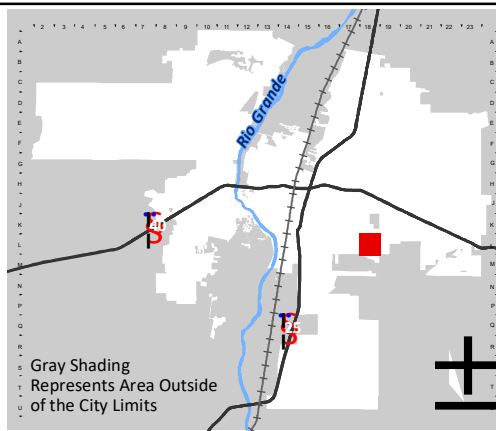


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

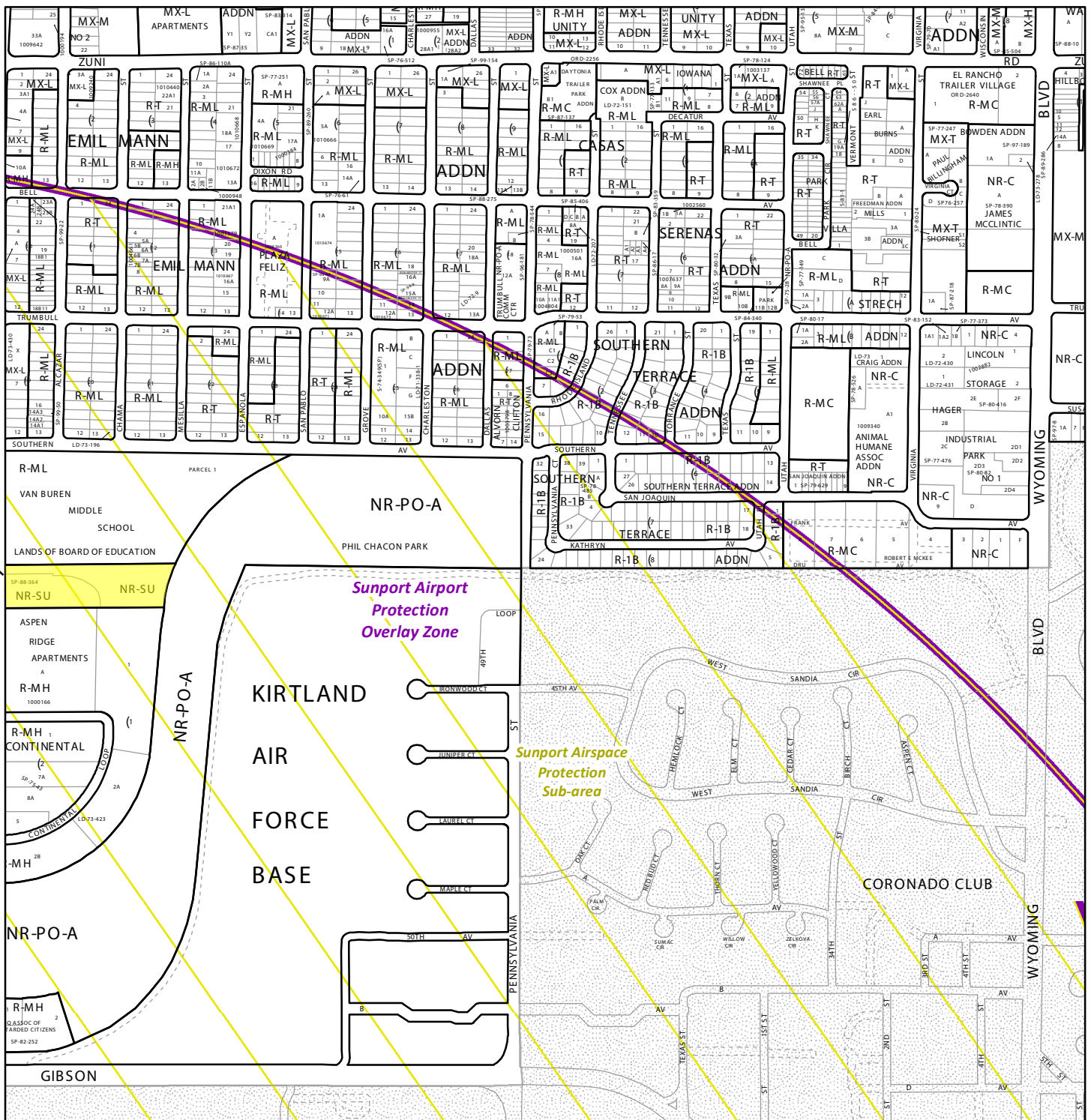


Zone Atlas Page:  
**L-18-Z**

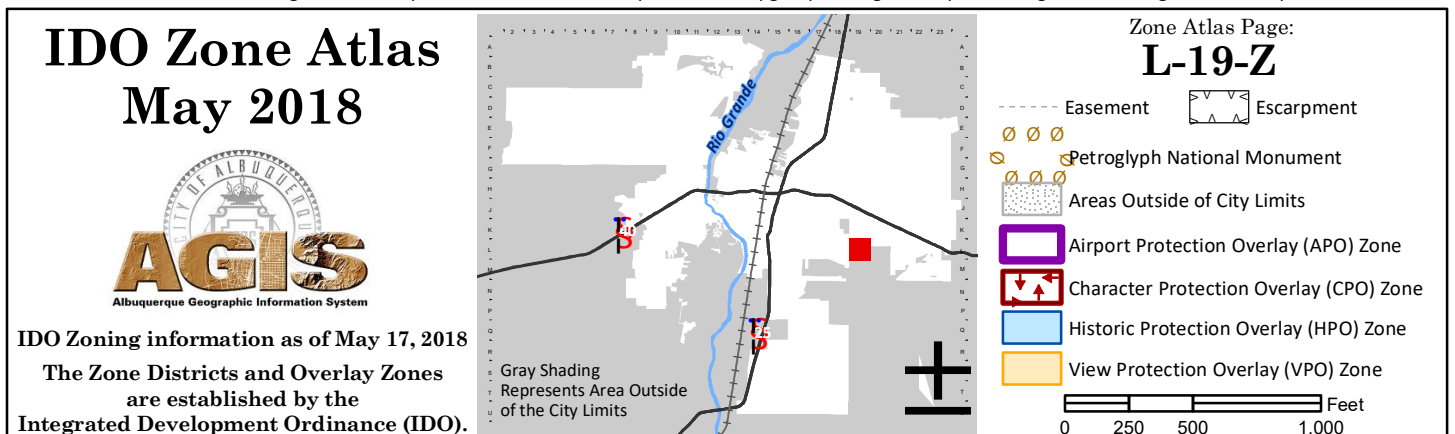
- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-291 Date: ~~09/30/19~~ 10/1/19 Time: 1:00pm  
 Address: 800 Louisiana Blvd SE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Whitney Phelan  
 Code Enforcement: Conchetta  
 Fire Marshall: \_\_\_\_\_  
 Transportation: Mojgan  
 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: RENOVATE EXISTING AREA COMMAND SUBSTATION  
3 ADD COMMUNITY ROOM - ADDING 10,000 SF.

SITE INFORMATION:

Zone: NR-SU Size: 1.8 ACRES  
 Use: POLICE SUBSTATION Overlay Zone: \_\_\_\_\_  
 Comp Plan Area Of: \_\_\_\_\_ Comp Plan Corridor: \_\_\_\_\_  
 Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_  
 Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_  
 Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_  
 Use Specific Standards: \_\_\_\_\_  
 Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

\*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: SITE PLAN- EPC (MAJOR AMENDMENT)  
 Review and Approval Body: EPC Is this PRT a requirement? YES



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-291 Date: 10/1/19 Time: 1:00 pm  
Address: 800 LOUISIANA BVD SE

NOTES: \_\_\_\_\_

NR-SU 6-4(x)(3) MAJOR AMENDMENT  
Pg 367

6-4(y)(b) MAJOR AMENDMENTS  
Pg 368

Table 2-5-9 NR-SU Applicable IDO Sections  
Pg 50 2-5(E)(3) Districts Standards

Pg 327 Table 6-1-1 Development Review  
Procedures

Site Plan-EPC 6-6(H) Pg 397

JAN. 9 HEARING → DEADLINE NOV. 28TH

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Albuquerque Police Department DATE OF REQUEST: 06/12/2020 ZONE ATLAS PAGE(S): L-18-Z and L-19-Z

**CURRENT:**

ZONING NR-SU

PARCEL SIZE (AC/SQ. FT.) 1.8 acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # Parcel 2-A BLOCK # \_\_\_\_\_

SUBDIVISION NAME Van Buren School

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]

BUILDING PERMIT [X] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [X]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: \_\_\_\_\_

BUILDING SIZE: 21,104 (sq. ft.) *In two phases:  
Phase one = 7,968 sq. ft.  
Phase two = 13,192 sq. ft.*

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 6/17/2020

(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 [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

**Officer and Staff Numbers for the Albuquerque Police Department Southeast Area Command**

Number of Officers/Staff On-site by Day							
Shift Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6:30 am to 4:30 pm	18	18	18	18	26	20	14
2:00 pm to 12:00 am	14	14	11	11	18	18	14
10:00 pm to 8:00 am	11	14	8	8	11	11	11

**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.**

 P.E.

6/17/2020

TRAFFIC ENGINEER

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   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER

DATE



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from July 29, 2020 To August 13, 2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
(Applicant or Agent)

6/25/2020  
(Date)

I issued 1 signs for this application, 6/25/2020, Vanessa A Segura  
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-004017

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

 6/25/2020  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

## SHEET #1 - SITE PLAN

### A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

## SITE PLAN CHECKLIST

- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Legend
- ☒ 6. Scaled vicinity map
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing and proposed easements (identify each)
- ☒ 9. Phases of development, if applicable

### B. Proposed Development

#### 1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Signs (freestanding) and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Existing zoning/land use of all abutting properties

#### 2. Parking, Loading and Internal Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
  - ☒ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - ☒ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - ☒ 3. On street parking spaces
- ☒ B. Bicycle parking & facilities
  - ☒ 1. Bicycle racks – location and detail
  - ☒ 2. Other bicycle facilities, if applicable
- ☒ C. Vehicular Circulation (Refer to DPM and IDO)
  - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
  - ☒ 2. Drive aisle locations, including width and curve radii dimensions
  - ☒ 3. End aisle locations, including width and curve radii dimensions
  - ☒ 4. Location & orientation of refuse enclosure, with dimensions
  - ☒ 5. Loading, service area, and refuse service locations and dimensions
- ☒ D. Pedestrian Circulation
  - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ 3. Location and description of amenities, including patios, benches, tables, etc.
- N/A E. Off-Street Loading
  - ☐ 1. Location and dimensions of all off-street loading areas
- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - ☐ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - ☐ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - ☐ 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
  - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
  - N/A 4. Identify existing and proposed medians and median cuts
  - ☒ 5. Sidewalk widths and locations, existing and proposed
  - ☒ 6. Location of street lights
  - ☒ 7. Show and dimension clear sight triangle at each site access point
  - ☒ 8. Show location of all existing driveways fronting and near the subject site.
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
  - ☒ 1. Bikeways and bike-related facilities
  - N/A 2. Pedestrian trails and linkages
  - ☒ 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
  - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - ☒ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - N/A Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
  - ☒ A. Existing, indicating whether it is to be preserved or removed.
  - ☒ B. Proposed, to be established for general landscaping.
  - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Planting Beds, indicating square footage of each bed
- ☒ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for Maintenance (statement)
- ☒ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ☒ 14. Planting or tree well detail
- ☒ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☒ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☒ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

#### B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas, erosion and sediment control facilities.
- ☒ 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SITE PLAN CHECKLIST

### SHEET #4- UTILITY PLAN

- ☒ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☒ B. Distribution lines
- ☒ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ E. Proposed water, sewer, storm drainage facilities (public and/or private)

### SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

#### A. General Information

- ☒ A. Scale
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
  - ☒ 1. Identify facade orientation
  - ☒ 2. Dimensions of facade elements, including overall height and width
  - ☒ 3. Location, material and colors of windows, doors and framing
  - ☒ 4. Materials and colors of all building elements and structures
  - ☒ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

#### B. Building Mounted Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.
- ☒ 7. List the sign restrictions per the IDO



June 25, 2020

Dan Serrano, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

RE: Request for Approval of Site Plan, Major Amendment – EPC for the Phil Chacon Memorial Substation “SE Area Command”

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Site Plan, Major Amendment – EPC on behalf of the City of Albuquerque Police Department (APD). The subject site is located at 800 Louisiana Boulevard SE, at the southeast corner of Kathryn Boulevard and Louisiana Boulevard (see Figure 1). It is comprised of Parcel 2-A and a small portion (.17 acres) of Parcel 2-B, Plat of Parcels 2-A and 2-B, Van Buren School, Lands of Board of Education.

Figure 1: Location Map



## Project Description

The request is for approval of a Major Amendment to an existing approved Site Development Plan. The intent of the Major Amendment is to allow the redevelopment of the Phil Chacon Memorial Substation “SE Area Command”. The current facility was determined, through a City-commissioned feasibility study, to be operating severely above its capacity and unable to accommodate the current number of officers and staff, or provide the necessary space to conduct related police activities (administrative, suspect process and holding, evidence storage, etc.) The proposed Site Plan will expand the current 9,375 square foot facility to approximately 21,104

## PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



square feet. The expansion and redevelopment will occur in two phases as described below:

Phase 1 consists of constructing an 8,100 square foot building and expanding the parking lot to the east. The building will include a prisoner processing area, an evidence storage area, and administrative offices.

Phase 2 includes the demolition of the existing substation building and construction of a 14,000 square foot building that will include a lobby, community room, reception and administrative area, offices, staff lounge, staff fitness area, and locker rooms.

As part of the redevelopment of the Phil Chacon Substation, a small portion of the project (.17-acres) will include Parcel 2-B, which is owned by Albuquerque Public Schools (APS), to allow for more parking at the facility. The City and APS currently have an access agreement in place, which will be revised to expand the encroachment of this facility onto APS property.

### **Phil Chacon Memorial Substation History**

A Site Development Plan for Building Permit for the Phil Chacon Memorial Substation was first approved by Environmental Planning Commission (EPC) on June 17, 1988 (Z-88-54). The Substation was developed on Parcel 2-A with the addition of a public access easement granted by the Board of Education to serve Van Buren Middle School, Phil Chacon Park, and Cesar Chavez Community Center.

The Phil Chacon Memorial Substation was constructed in 1989 and serves as the home for the APD Southeast Area Command. The Substation and adjacent park were named after Officer Phil Chacon who was killed on the line of duty in 1980.

In 2015, an amendment was approved by the EPC (Project #1003450/15EPC-40029). The amendment proposed to install a temporary 8,760 square foot modular building on-site during the renovation to accommodate the displaced uses. In addition, there were temporary alterations made to the east parking area and landscaping due to the modular building.

### **About the Southeast Area Command**

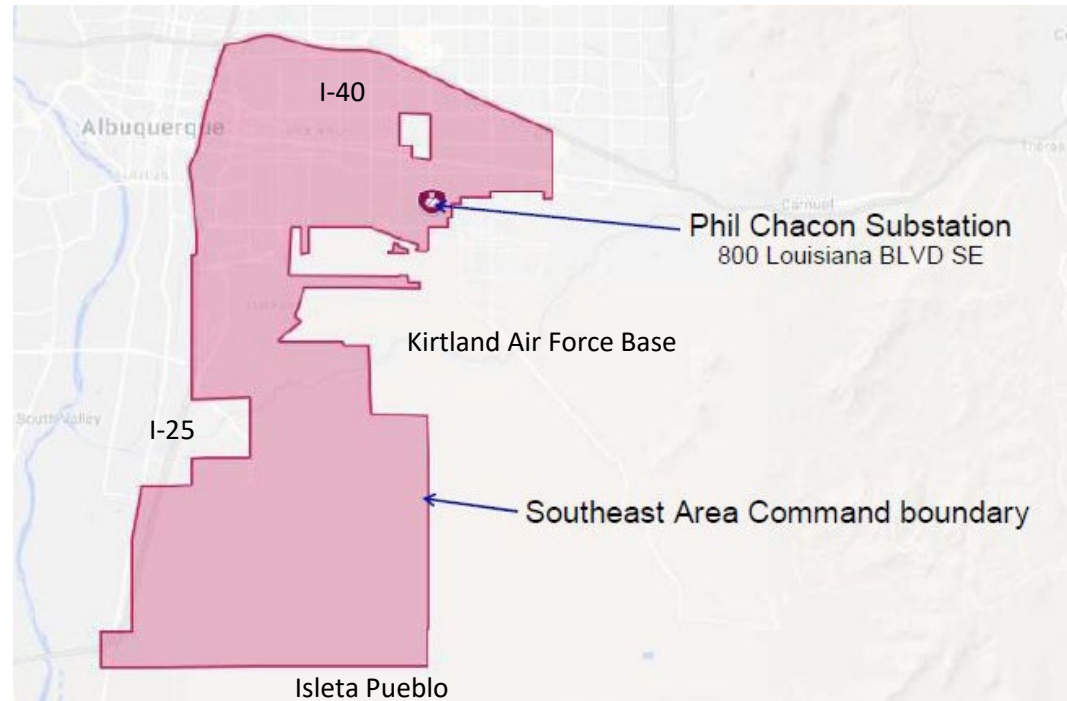
The Southeast Area Command is the second largest police command area in Albuquerque. It is bordered by Interstate 40 to the north, Interstate 25 to the west, Kirtland Air Force Base to the east, and extending south to the Pueblo of Isleta.

The population density for this area is concentrated between Interstate 40 and Gibson Boulevard. Much of the land to the south is undeveloped, with the exception of Mesa del Sol. Significant areas served within the Southeast Area Command include the Central Avenue corridor, Veteran Affairs Hospital, and the Albuquerque International Sunport.

According to the Southeast Area Command Feasibility Study, the crime rate in the area is twice the national average with property crime as the highest committed crime. The area suffers from blighted and vacant properties and the population is characterized as being low income and disadvantaged.



Figure 2: Southeast Area Command Boundary



Source: Southeast Area Command Feasibility Study

## Existing Site Conditions

The subject site is located within an Area of Change and within the Near Heights Metropolitan Redevelopment Area. It is adjacent to Van Buren Middle School, Cesar Chavez Community Center, Phil Chacon Park, and Veterans Memorial Park. It is near the west boundary of Kirtland Air Force Base and at the edges of the Elder Homestead Neighborhood, South San Pedro Neighborhood, and Trumbull Village Neighborhood. Most of the area is comprised of single-family and multi-family residential dwellings, and commercial development.

The public access is from Kathryn Avenue and parking is to the west of the building. Police officers and authorized personnel access the site from Kathryn Avenue at an ingress/egress point just east of the building. An additional egress gate is located on the south end of the site for authorized personnel to exit west onto Louisiana Boulevard. The eastern portion of the site is screened by a 6-foot wall. The south boundary of the site abuts a multi-family apartment complex.

Figure 3: View from Louisiana Boulevard



Figure 4: East entrance for authorized personnel



Figure 5: View to the north along Louisiana Boulevard



Figure 6: View to the west across Louisiana Boulevard





Figure 7: View to the south



TABLE 1. EXISTING ZONING & LAND USE		
<b>NORTH</b>	R-ML	Van Buren Middle School
<b>EAST</b>	NR-PO-A	Cesar Chavez Community Center and Phil Chacon Park
<b>SOUTH</b>	R-MH	Aspen Ridge Apartments
<b>WEST</b>	R-MH R-1C	Apartments Single Family homes

Figure 8: Existing Zoning

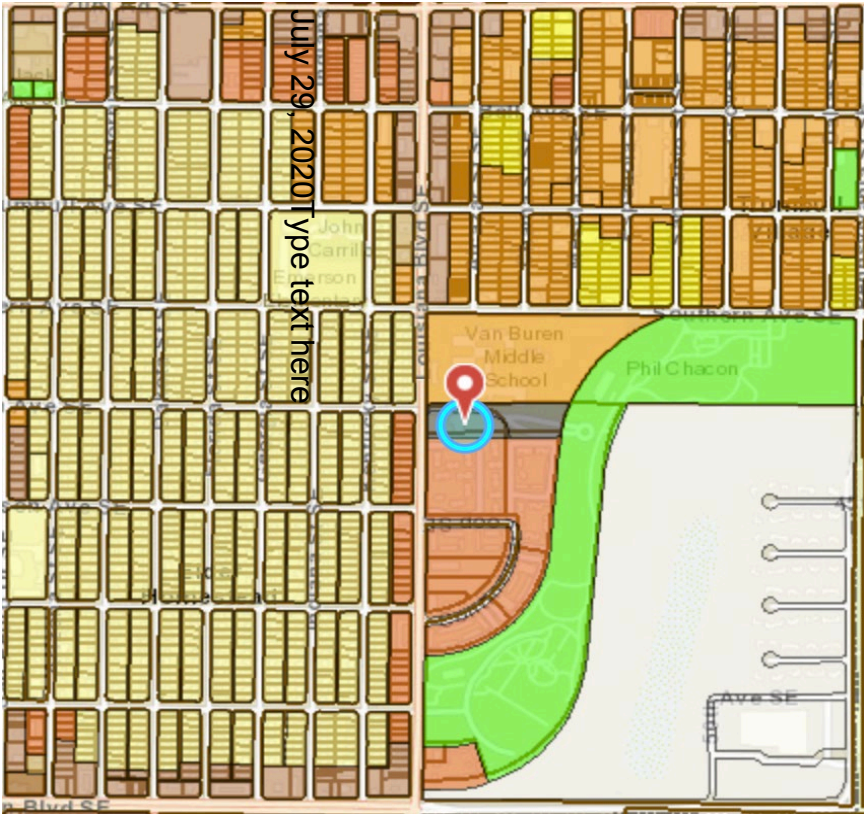
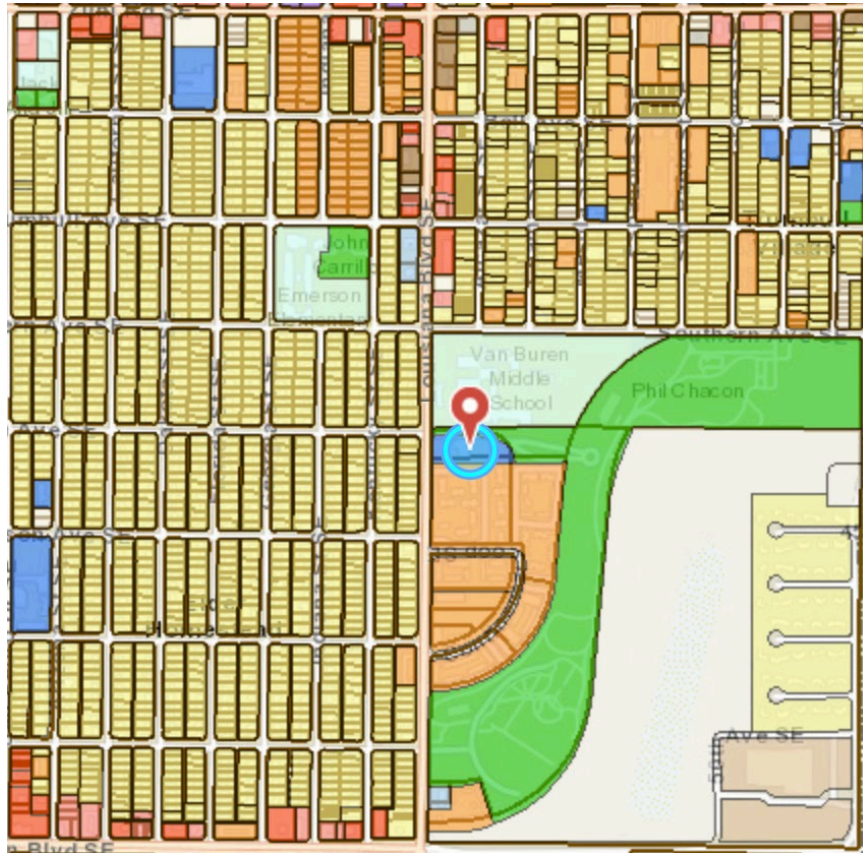


Figure 9: Existing Land Use



**Functional Road Classification:** The site is served by Kathryn Avenue, which runs along the north side of the subject site and is classified as a Local Urban Street. Louisiana Boulevard runs along the west side of the subject site and is classified as an Urban Principal Arterial.

**Transit Connectivity:** The subject site is located along a Louisiana Boulevard, a designated Major Transit Corridor. It is served by ABQ Ride Route 157 Montano/Uptown. Route 157 runs Monday through Friday along Louisiana Boulevard, inside Kirkland Air Force Base, and into the Uptown area. There is a transit bus shelter located at the intersection of Kathryn Avenue and Louisiana Boulevard.

**Bicycle and Pedestrian Connectivity:** Phil Chacon Park has a paved bike trail; Kathryn and Louisiana are designated as proposed bike lanes; and Kentucky Street, just one block west of Louisiana Boulevard, is classified as a Bike Route. The intersection of Kathryn Avenue and Louisiana Boulevard is signalized and has pedestrian crossings.

There are sidewalks along Kathryn Avenue and Louisiana Boulevard that connect pedestrians to various community facilities and surrounding residential and commercial uses. In addition, Phil Chacon Park has a trail system that connects the Trumbull Village Neighborhood to the Veterans Memorial Park along Eastern Avenue and Louisiana Boulevard.



## JUSTIFICATION OF REQUEST

### **6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.**

*Community Identity Goal 4.1 Character: Enhance, protect, and preserve distinct communities.*

*Community Identity Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness by ensuring the appropriate scale and location of development, mix of uses, and character of building design.*

*Community Identity Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.*

**Applicant's Response:** The Phil Chacon Memorial Substation is located within the multi-cultural area of Albuquerque known as the International District. The International District is multi-lingual and home to numerous ethnic restaurants and businesses, such as the Talin Market. Members of the community, the City of Albuquerque, and various organizations and neighborhood associations continue to work together to highlight the cultural, historical, and economic assets offered in the International District.

The Phil Chacon Memorial Substation is designed to complement, enhance, and be in scale with other community facilities in the immediate area, including Van Buren Middle School, Cesar Chavez Community Center, Phil Chacon Park, and Veterans Memorial Park.

*Community Identity Goal 4.3: 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.*

**Applicant's Response:** The City of Albuquerque has prioritized the redevelopment of the Phil Chacon Memorial Substation to meet the public safety needs of Southeast Albuquerque and provide a modern facility that is in character with other community facilities in the area. The Southeast Area Command Feasibility Study commissioned by the City determined that an expanded public presence was desired in the community. In response, Phase 2 includes a 1,500 square foot community meeting room, a larger lobby, and public restrooms. These improvements will assist the City in providing public safety services to meet the needs of Southeast Albuquerque.

*Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.*

**Applicant's Response:** As a redevelopment project for an existing public facility, Phil Chacon Memorial Substation is in an area with existing municipal infrastructure and a wide range of public facilities. Public facilities near the property include the following:

- Parks: Phil Chacon Park, Veterans Memorial Park
- Community Centers: Cesar Chavez Community Center
- Schools: Van Buren Middle School
- Bus Routes: ABQ Ride Route 157 – Montano/Uptown

*Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.*

**Applicant Response:** The proposed redevelopment of the Phil Chacon Memorial Substation furthers this policy as it will replace a spatially deficient and outdated public safety facility along Louisiana Boulevard, a designated Major Transit Corridor, and within the Near Heights Metropolitan Redevelopment Area.

*Urban Design Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.*

*Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.*

*Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.*

**Applicant's Response:** The design for this infill/redevelopment project furthers this goal and policies by proposing quality development at an appropriate scale for the area. The proposed redevelopment will enhance and blend well into the Southeast area's built and natural environment and bring a new and enhanced facility to the nearby neighborhoods of Elder Homestead, Trumbull Village, and South San Pedro. The proposed exterior finish will include two colors of stucco, precast concrete panels and add more glazing, particularly to the west elevation most visible to the public.

The Southeast Area Command is co-located with multiple community amenities, including Van Buren Middle School, Cesar Chavez Community Center, and Phil Chacon Park, and will assist in the resurgence efforts of the International District. The redesign of the Substation will maintain the existing character of the area as a 1-story building, be more inviting with a glass lobby and community meeting room, and become a more prominent public safety asset in the community. The landscape plan shows a replacement of the aging trees on site and provides additional street trees along that will enhance the streetscape and pedestrian realm along Louisiana Boulevard and Kathryn Avenue leading to Cesar Chavez Community Center and Phil Chacon Park. It also provides a densely planted landscape buffer along the south edge of the property adjacent to Aspen Ridge Apartments.

*Land Use Policy 5.1.1.h.: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.*

**Applicant's Response:** The subject site is located along a Major Transit Corridor that is served by the ABQ Ride Route 157 – Montano/Uptown. Route 157 runs Monday through Friday along Louisiana Boulevard, through Kirtland Air Force Base, and into the Uptown area. There is a transit bus shelter located near the intersection of Kathryn Avenue and Louisiana Boulevard.

*Infrastructure, Community Facilities, and Services Goal 12.3 Public Service: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.*



*Infrastructure, Community Facilities, and Services Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.*

**Applicant's Response:** The Site Plan Major Amendment furthers these goals by redeveloping an outdated, deficient building that will better serve the growing needs of APD. The redevelopment will provide officers with adequate resources to combat the crime within the immediate neighborhoods and the greater Southeast Area Command quadrant. The proposed larger police facility increases APD's capability to process offenders; hold a larger number of offenders; and provides the officers with interrogation rooms, offices, storage rooms, and conference rooms to conduct various police related activities.

The Southeast Area Command is situated in an area of Albuquerque affected by high crime rates. APD publishes crime incidents through CrimeMapping.com. The data shows that most of the crime incidents occurring within a ½ mile radius of the Phil Chacon Memorial Substation are categorized as Arson, Assault, Burglary, Disturbing the Peace, Drugs / Alcohol Violations, DUI, Fraud, Homicide, Motor Vehicle Theft, Robbery, Sex Crimes, Theft / Larceny, Vandalism, Vehicle Break-In / Theft, and Weapons. Updating the APD police facility assists the force in accommodating the growing needs of police force.

The proposed building design includes a community room that will be available for public use, which will help foster better relationships with community members and police officers.

**6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.**

**Applicant's Response:** The Phil Chacon Memorial Substation site is zoned NR-SU, which allows police station as a permissive primary use. Prior to the IDO, the subject site was zoned SU-1 for Police Substation. The proposed Major Amendment is consistent with the previously approved Site Plan for Building Permit and subsequent

Figure 10: ½ Radius Crime Map From Phil Chacon

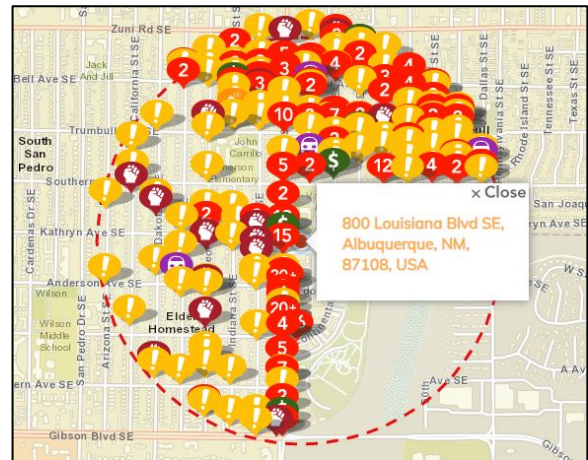
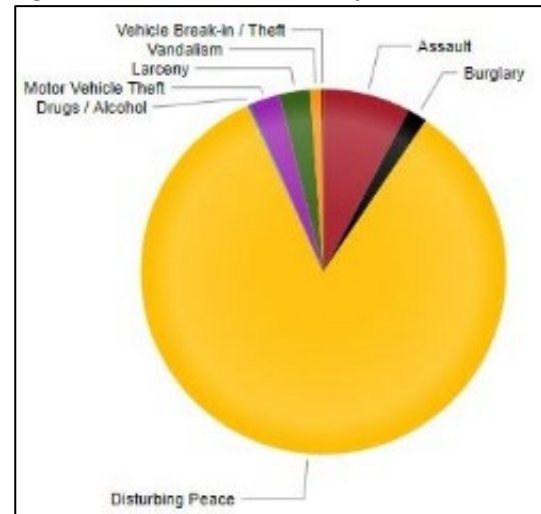


Figure 11: Crime Incident Summary





amendments. There are no development agreements associated with the development of this property.

**6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

**Applicant's Response:** The proposed Major Amendment proposes modifications to the existing Site Plan for Building Permit to:

- Renovate and expand the existing substation facility from 9,375 square feet to 21,104 square feet in a two-phased approach;
- Additional Parking;
- Replacement of plant materials that have reached their useful life; and
- Creating a landscape buffer along the south edge of the property adjacent to the Aspen Ridge Apartments.

**6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.**

**Applicant's Response:** The proposed redevelopment of an existing public safety facility within a fully developed area of Albuquerque fulfills this criterion. There are full urban services – water, sanitary sewer, major street system with sidewalks and transit - and adequate capacity to serve the proposed redevelopment. It was determined by the City Traffic Engineer that the traffic generated by the redevelopment of Phil Chacon Memorial Substation did not meet the threshold for a Traffic Impact Study, therefore, there will be no off-site improvements required as a result of this project.

**6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.**

**Applicant's Response:** The proposed Major Amendment mitigates any adverse impacts to the surrounding area. It will instead bring a positive impact to the area and the surrounding neighborhoods of Elder Homestead, Trumbull Village, South San Pedro, and Van Buren Middle School. The neighborhoods are gaining a community meeting space and a modern building that will have adequate capacity to serve the public safety needs of the area.

The redevelopment of the Phil Chacon Substation is a reinvestment in Albuquerque's public safety resources. It provides the Southeast Area Command with a space to conduct its public safety activities in a secure and efficient manner by adding more office space, a larger prisoner processing area, separate bathrooms for the public and prisoners, a dedicated fitness area, conference rooms, storage space, larger restrooms for the officers, and a dedicated break room. This project is a win-win situation for the City of Albuquerque and the neighborhoods in this area.

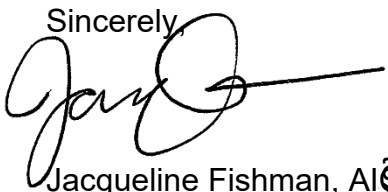


**CONCLUSION**

The City of Albuquerque is proposing the redevelopment and expansion of an important public safety facility. The building program is based on the Feasibility Study commissioned by the City that showed the existing facility was severely over capacity. The redevelopment of Phil Chacon Memorial Substation meets the goals and policies contained in the Comprehensive Plan related to public safety, context sensitive design, and redevelopment within an area that is fully served by municipal infrastructure and the major street system. The project will improve the existing conditions of the facility and provide a community space for the use by area neighborhoods.

On behalf of the City of Albuquerque Police Department, we urge the EPC’s support for this Major Amendment that will facilitate the redevelopment of the Phil Chacon Memorial Substation - Southeast Area Command.

Thank you for your consideration.

Sincerely,  
  
Jacqueline Fishman, AICP  
Principal

July 9  
Text here

## STAFF INFORMATION

July 16, 2020

TO: Jackie Fishman, Consensus Planning  
FROM: Sergio Lozoya, Associate Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3860  
RE: **Project #2020-004017, SI-2020-00528 – Site Improvement**

---

1) Introduction:

- A. Though I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. These notes address both phases of project.
- B. This is what I have for the legal description, Parcel 2-A and a portion of Parcel 2-B, Plat of Parcels 2-A and 2-B of Van Buren School Lands of Board of Education, located at 800 Louisiana Blvd. SE, between Kathryn Ave. SE, and Louisiana Blvd. SE, approximately 2.5 acres (L-18) and (L-19), is this correct?
- C. Was the smaller portion of 2-B surveyed (how was the size of encroachment determined?)
- D. There is a controlling site plan #1003450, do you intend to amend this plan or supersede it? For more information about amending a smaller portion of a larger site plan that was approved prior to adoption of the IDO, see:  
<http://documents.cabq.gov/planning/IDO/Amendments-Deviations-Variances-2020-06-03.pdf>
- E. Site is located within an area of change.
- F. Revised site plan due by end of day on **July 28<sup>th</sup> (I can work with you on this date if needed) Agency comments should be provided by the 21<sup>st</sup> as indicated below.**

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for August is the 13<sup>th</sup>. Final staff reports will be available one week prior, on August 7<sup>th</sup>.
- C. A pre-application review team (PRT) meeting is required. I found the PRT notes in the file.
- D. Agency comments will be distributed around Tuesday, July 21<sup>st</sup>. I will email you a copy of the comments and will forward any late comments to you.

- E. Depending on agency comments and completeness of drawings, there may be a chance that this will have to go through DRB.
- F. A Traffic Impact Study (TIS) form is required. I found the TIS form in the file.

3) Notification and Neighborhood Issues:

*Notification requirements for a site plan amendment are found in Table 6-1-1 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345).*

- A. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter to the neighborhood representatives, and iii) a mailed letter (first-class) to property owners within 100 feet of the subject site.
- B. At first review, everything seems in order minus a couple of discrepancies. Notification to the District 6 Coalition of Neighborhood Coalitions is inconsistent. There are different representatives provided by ONC: Dom Peralta, Paul Sanchez, and Patricia Wilson. Only Dom Peralta and Paul Sanchez are consistent throughout notification, Patricia Wilson does not seem to be included. Please re-notify Ms. Wilson if you have not done so already, her contact information is found in the application you submitted for approval.

Associations										
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@silbonstudio.com">info@silbonstudio.com</a>	505 Dartmouth Dr SE		Albuquerque	NM	87106	5059808007	5052668944
Trumbull	Alyce	Ice	<a href="mailto:alycence@gmail.com">alycence@gmail.com</a>	6902 4th		Los Ranchos	NM	87107	5053150188	5053150188

- C. There is a mistake on the mailed letter to Khadija Bottom, his address is written incorrectly. The introductory sentence has the names incorrect, the letter addresses Ms. Jordan and Ms. Perea and the Elder Homestead Neighborhood Association instead of Mr. Bottom, Mr. Aldaz, and the South San Pedro NA. The envelope to Mr. Aldaz has the name and address written correctly. Ensure that Mr. Aldaz was notified.
- D. In the ONC contact list they have additional information for Mr. Bottom in the Address line 2, #130. This may be an apartment number and is missing from the envelope. Please renotify Mr. Bottom.
- E. Do you anticipate that a facilitated meeting will be requested?
- F. Are you aware of any neighborhood concerns so far? As of this writing, no one has contacted me.

4) Site Plan Amendment – General: The following are just general notes, they are addressed in detail in the following section.

- A. This site is governed by an existing site plan, do you wish to amend or supersede said site plan? We believe that this is more suited as a replacement rather than an amendment due to the amount of new construction.
- B. The site was previously zoned SU-1 for Police Substation.
- C. All relevant IDO requirements apply, unless the EPC approves different standards. The site plan needs to identify and specifically document the standards that this site is

requesting EPC approval of standards that are different from the IDO's Development Standards. Some relevant requirements include, but are not limited to, the following:

- i. Parking, Table 5-5-1 and 5-5(G), p. 229
  - ii. General Landscaping 5-6(c)
  - iii. Edge Buffer Landscaping, 5-6(E), p. 259
  - iv. Wall Design, 5-7(F)(3), p. 278
  - v. Outdoor Lighting, 5-8, p. 283
  - vi. On site pedestrian connections, 5-3(D)(3), p. 210
- D. The site is in the Airport Protection Overlay Zone 3-3 pg. 61, be cognizant of any design regulations that apply to this project.

5) Site Plan Amendment – Section by Section:

- A. Use-Specific Standards are determined by prior approved site plan.
- B. NR-SU Dimensional Standards are determined by prior approved site plan.
  - i. Please dimension the rear, front, and side setbacks.
  - ii. Building is 23' tall at the highest point.
- C. Access and connectivity 5-3, pg. 208 These regulations are not required, but strongly encouraged as the building will be used as a community space.
  - i. There are existing crosswalks on Louisiana to the neighborhoods to the west of the site, but none on Kathryn. How will connectivity to surrounding uses be addressed? 5-3(D)(3)(b) 2 b on pg. 210.
    - a. Please show connectivity of pathways to surrounding uses via a vicinity map.
  - ii. Entrances to building are not shown on the site plan, please identify the building entrances to determine connectivity to pedestrian pathways.
  - iii. There are three access points to the site, one along Louisiana Blvd SE, and two along Kathryn Ave SE. The eastern entrance along Kathryn is secured by a gate.
  - iv. I see two call outs for sidewalk widths, 6' existing along Louisiana, 5.5 existing along Kathryn. What are the sidewalk widths surrounding the property (please label and dimension)?
  - v. Was sidewalk width calculated as per 5-3(D)(3), pg. 210? Please add a note to the site plan if the sidewalk does not meet this standard.
  - vi. Are there any on-site walkways or crosswalks in western lot? If so, they should be identified by change in material per 5-3(D)(3)(c), p.211, and a detail should be provided on detail sheet. Not required but strongly encouraged.
  - vii. Consider that people may be queuing out onto sidewalk due to social distancing, perhaps there can be seating or shaded areas near main entrances.
- D. Parking, Table 5-5-1 and 5-5(G), p. 229
  - i. Show calculations for parking.
  - ii. Hatch for asphalt makes the drawing difficult to see, consider changing or removing.
- E. General Landscaping, 5-6(C)
  - i. Planting near Utilities 5-6(C)(10)
    - a. Ensure trees planted under any utility lines or easements are within standards.
  - ii. Stormwater Management Features 5-6(C)(13)



- a. Direct stormwater to landscaped area to maximum extent practicable, p. 257
- F. Edge Buffer Landscaping, 5-6(E), p. 259. NR-SU zone exempts you from this.
  - i. 5-6(E)(3) p.261 calls for a 20' landscape buffer between abutting Non-Residential R-ML, and R-MH lots. The site abuts a R-MH zone to the south. There is currently a vegetative buffer, please dimension the width.
    - a.NR-SU zone exempts you from this, site conditions may limit feasibility. Please add a note to the site plan if the edge buffer provided does not meet this standard.
- G. Wall Design, 5-7(E)(3), p. 278
  - i. Any portion of a wall facing a public street, City park or trail, Major Public Open Space, or major arroyo must comply with one of the options found in 5-7(E)(3). I will confirm this and notify you as soon as we make a determination. (NR-SU) zoning and lot placement may exempt you from this. However, the land zoned NR-SU abuts the NR-PO-A zoning, even if a portion of this prior approved site plan is under different ownership.
  - ii. Provide wall elevation drawings
- H. Outdoor Lighting, 5-8, p. 283
  - i. Please call out lighting on site plan.
  - ii. Show lighting details as needed.
- I. Signs, 5-12, p. 298
  - i. Please call out signage on site plan.
  - ii. Show signage details as needed.

## Lozoya, Sergio

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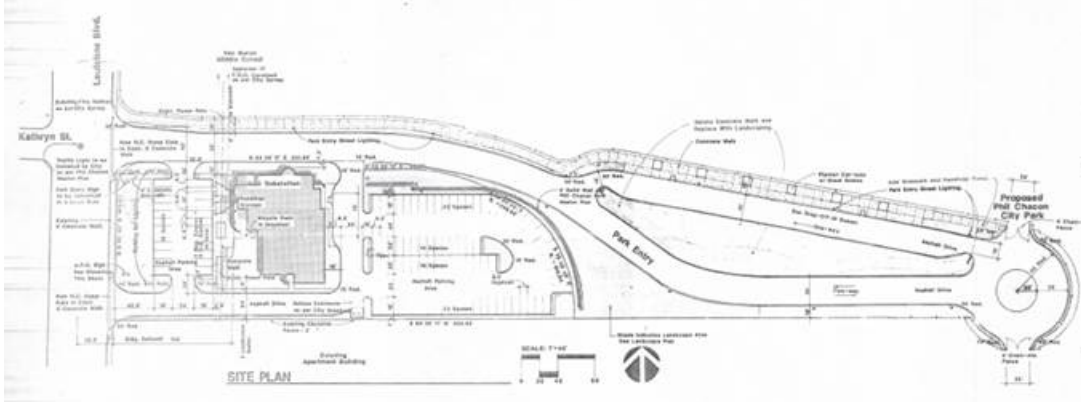
**From:** Lozoya, Sergio  
**Sent:** Thursday, July 16, 2020 4:19 PM  
**To:** 'Jackie Fishman'  
**Cc:** 'Omega Delgado'  
**Subject:** RE: Deficiency Memo

Hey Jackie,

I have had a discussion with the Long Range team and we have determined the following:

RE: Site Plan Amendment

This request should include the original overall site plan, shown below. The request would be an amendment to the governing site plan and would involve changing the portion in which Phase I and II are being built out. We recommend getting a letter of authorization from APS for this request, as they are owners of the eastern NR-SU lot.



RE: Wall Design, 5-7(E)(3), p. 278

Since the encroachment (and fence) are being built out in the eastern NR-SU lot, which directly abuts the park, it is our perspective that the fence should be built as such (under guidelines shown in 5-7(E)(3)). Unless the EPC determines otherwise.

Let me know if you have any questions/comments/concerns.

Thanks,



**SERGIO LOZOYA**  
long range associate planner

urban design & development

o 505.924.3349

e [slozoya@cabq.gov](mailto:slozoya@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Lozoya, Sergio

**Sent:** Thursday, July 16, 2020 2:35 PM

**To:** 'Jackie Fishman' <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>

**Cc:** 'Omega Delgado' <[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)>

**Subject:** Deficiency Memo

Hey Jackie,

Please see my deficiency memo, attached.

I will let you all know if there are any changes or additions.

Feel free to reach out to me if you have any questions or would like to have a discussion.

Thanks,



**SERGIO LOZOYA**

long range associate planner

urban design & development

o 505.924.3349

e [slozoya@cabq.gov](mailto:slozoya@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

## Lozoya, Sergio

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**From:** Jackie Fishman <fishman@consensusplanning.com>  
**Sent:** Thursday, August 6, 2020 2:11 PM  
**To:** Lozoya, Sergio  
**Cc:** Omega Delgado; Brito, Russell D.  
**Subject:** RE: Public Notice On Site

Sergio –

We have two extra signs in our office so we are filling them out as I type and our sign posting company is coming right over now to pick them up and post them this afternoon.

### Jacqueline Fishman, AICP

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

---

**From:** Lozoya, Sergio <slozoya@cabq.gov>  
**Sent:** Thursday, August 6, 2020 2:07 PM  
**To:** Jackie Fishman <fishman@consensusplanning.com>  
**Cc:** Omega Delgado <delgado@consensusplanning.com>; Brito, Russell D. <RBrito@cabq.gov>  
**Subject:** RE: Public Notice On Site

Hey Jackie,

As per our discussion the sign was not posted but you will attempt to post a sign by end of day today 8/6/2020.

Thanks,



### SERGIO LOZOYA

long range associate planner  
urban design & development

o 505.924.3349

e [slozoya@cabq.gov](mailto:slozoya@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Lozoya, Sergio  
**Sent:** Thursday, August 6, 2020 1:48 PM  
**To:** 'Jackie Fishman' <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>  
**Cc:** Omega Delgado <[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)>  
**Subject:** Public Notice On Site

Hey Jackie,

I was on site (Phil Chacon Substation) today and yesterday and saw that there is no notice posted.

Was this posted? If so, were you aware that it is not present?

Please let me know the status ASAP.

Thanks,



**SERGIO LOZOYA**

long range associate planner

urban design & development

o 505.924.3349

e [slozoya@cabq.gov](mailto:slozoya@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

=====

This message has been analyzed by Deep Discovery Email Inspector.

## Lozoya, Sergio

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**From:** Jackie Fishman <fishman@consensusplanning.com>  
**Sent:** Thursday, August 6, 2020 3:46 PM  
**To:** Lozoya, Sergio; Brito, Russell D.  
**Cc:** PE David Aube - Design Group (daube@designgroupnm.com)  
**Subject:** Sign posting  
**Attachments:** Phil chacon photo.jpg; Phil Chacon 2.jpg

Sergio et al –

The two signs are posted and the photos are attached to this email.

### Jacqueline Fishman, AICP

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

=====

This message has been analyzed by Deep Discovery Email Inspector.



[illegible]

The [redacted] of the King of Morocco will hold a public hearing on Tuesday, the committee asked the free opinion and

[redacted]

Received by the printer from John P. Jones, Jr., August 11, 1900.  
by Cassius M. Jones, Jr., of J. P. Jones, Jr., December 11, 1900.  
and by Cassius M. Jones, Jr., of J. P. Jones, Jr., January 11, 1901.



POLICE

## REQUEST

Site Plan - EPC for renovation of the Phil Chacon  
Memorial Police Substation

See [www.cabq.gov/boards-commissions/environmental-planning-commission](http://www.cabq.gov/boards-commissions/environmental-planning-commission) for the  
ENVIRONMENTAL PLANNING COMMISSION agenda and Zoom information.  
The [redacted] of the City of Albuquerque will hold  
a public hearing via Zoom. See website above for agenda  
and connection information, on August 13, 2020  
at 8:30 AM and such additional dates as may duly be established.

All persons have a right to appear at such hearing. For information on  
this case or instructions on filing written comments, you may call the  
City Planning Department at (505) 924-3860.

Required to be posted from July 29, 2020 to August 13, 2020  
by Consensus Planning for City of Albuquerque (APD) (505) 764-9801  
applicant agent phone

REFER TO FILE# PR-2020-004017 S1-2020-00528

It is illegal for an unauthorized person to remove or tamper with this sign. 7-14-42 Revised Ordinances of Albuquerque NM 1994



## NOTIFICATION

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from July 29, 2020 To August 13, 2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
(Applicant or Agent)

6/25/2020  
(Date)

I issued 1 signs for this application, 6/25/2020, Vanessa A Segura  
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-004017

**From:** [Carmona, Dalaina L.](#)  
**To:** [Omega Delgado](#)  
**Subject:** 800 Louisiana Blvd. SE Neighborhood Meeting Inquiry  
**Date:** Tuesday, June 09, 2020 12:41:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Zone Atlas L-18-Z & L-19-Z.PDF](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Elder Homestead NA	Marian	Jordan	marianjor@aol.com	816 Arizona SE		Albuquerque	NM	87108		5052685190
Elder Homestead NA	Sandra	Perea	sp-wonderwoman@comcast.net	800 California Street SE		Albuquerque	NM	87108	5052280918	
District 6 Coalition of Neighborhood Associations	Dominic	Peralta	4district6@gmail.com	3800 Lead Avenue SE		Albuquerque	NM	87108		5053794388
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@sillsonstudio.com">info@sillsonstudio.com</a>	505 Dartmouth Dr SE		Albuquerque	NM	87106	5059808007	5052668944
Trumbull Village Association	Alyce	Ice	alyceice@gmail.com	6902 4th Street NE		Los Ranchos	NM	87107	5053150188	5053150188
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE		Albuquerque	NM	87108	5056046761	5056046761
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com	735 Alvarado SE		Albuquerque	NM	87108		5052363534
South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org	1200 Madeira SE	#130	Albuquerque	NM	87108		5058327141

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 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] **On Behalf Of** ISD WebMaster  
**Sent:** Tuesday, June 09, 2020 8:07 AM  
**To:** Office of Neighborhood Coordination <delgado@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jacqueline Fishman

Telephone Number

5057649801

Email Address

[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Physical address of subject site:

800 Louisiana Blvd. SE, 87108

Subject site cross streets:

Kathryn Avenue and Louisiana Boulevard

Other subject site identifiers:

Phil Chacon Memorial Substation - Southeast Area Command

This site is located on the following zone atlas page:

L-18-Z and L-19-Z

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This message has been analyzed by Deep Discovery Email Inspector.



**Subject:** Preapplication Notification - SE Area Command/Phil Chacon Substation  
**Date:** Monday, May 11, 2020 at 11:41:10 AM Mountain Daylight Time  
**From:** Jackie Fishman  
**To:** 4district6@gmail.com, paulsanchez7771@gmail.com  
**CC:** Omega Delgado  
**Attachments:** 2020.05.08\_SE Area Command - EPC.pdf, Zone Atlas L-18-Z L-19-Z.pdf

Dear Representatives of District 6 Coalition:

This email is notification that Consensus Planning is preparing a Site Plan application to the Environmental Planning Commission (EPC) for the property located at 800 Louisiana Boulevard SE (SE Area Command/Phil Chacon Memorial Substation). The property is zoned NR-SU (Nonresidential – Special Use) and is approximately 1.8 acres in size. The Integrated Development Ordinance (IDO) requires EPC site plan approval for projects within NR-SU zones. APD is proposing to redevelop the current substation in two phases; Phase 1 will be a new building to east of the existing building and Phase 2 will be a replacement of the existing building (see attached schematic site plan). The parking area will also be extended.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until May 26, 2020 to request a meeting. If you do not want to schedule a meeting, please let me know so that we can continue in our application process.

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

**Subject:** Preapplication Notification - SE Area Command/Phil Chacon Substation  
**Date:** Monday, May 11, 2020 at 11:37:04 AM Mountain Daylight Time  
**From:** Jackie Fishman  
**To:** marianjor@aol.com, sp-wonderwoman@comcast.net  
**CC:** Omega Delgado  
**Attachments:** Zone Atlas L-18-Z & L-19-Z.pdf, 2020.05.08\_SE Area Command - EPC.pdf

Dear Representatives of the Elder Homestead Neighborhood Association:

This email is notification that Consensus Planning is preparing a Site Plan application to the Environmental Planning Commission (EPC) for the property located at 800 Louisiana Boulevard SE (SE Area Command/Phil Chacon Memorial Substation). The property is zoned NR-SU (Nonresidential – Special Use) and is approximately 1.8 acres in size. The Integrated Development Ordinance (IDO) requires EPC site plan approval for projects within NR-SU zones. APD is proposing to redevelop the current substation in two phases; Phase 1 will be a new building to east of the existing building and Phase 2 will be a replacement of the existing building (see attached schematic site plan). The parking area will also be extended.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until May 26, 2020 to request a meeting. If you do not want to schedule a meeting, please let me know so that we can continue in our application process.

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

**Subject:** Preapplication Notification - SE Area Command/Phil Chacon Substation (South San Pedro NA)  
**Date:** Monday, May 11, 2020 at 11:45:25 AM Mountain Daylight Time  
**From:** Jackie Fishman  
**To:** khadijahasili@vizionz.org, zabdiel505@gmail.com  
**CC:** Omega Delgado  
**Attachments:** 2020.05.08\_SE Area Command - EPC.pdf, Zone Atlas L-18-Z L-19-Z.pdf

Dear Representatives of the South San Pedro Neighborhood Association:

This email is notification that Consensus Planning is preparing a Site Plan application to the Environmental Planning Commission (EPC) for the property located at 800 Louisiana Boulevard SE (SE Area Command/Phil Chacon Memorial Substation). The property is zoned NR-SU (Nonresidential – Special Use) and is approximately 1.8 acres in size. The Integrated Development Ordinance (IDO) requires EPC site plan approval for projects within NR-SU zones. APD is proposing to redevelop the current substation in two phases; Phase 1 will be a new building to east of the existing building and Phase 2 will be a replacement of the existing building (see attached schematic site plan). The parking area will also be extended.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until May 26, 2020 to request a meeting. If you do not want to schedule a meeting, please let me know so that we can continue in our application process.

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

**Subject:** Preapplication Notification - SE Area Command/Phil Chacon Substation (Trumbull Village)  
**Date:** Monday, May 11, 2020 at 11:43:23 AM Mountain Daylight Time  
**From:** Jackie Fishman  
**To:** alyceice@gmail.com, landry54@msn.com  
**CC:** Omega Delgado  
**Attachments:** 2020.05.08\_SE Area Command - EPC.pdf, Zone Atlas L-18-Z L-19-Z.pdf

Dear Representatives of the Trumbull Village Neighborhood Association:

This email is notification that Consensus Planning is preparing a Site Plan application to the Environmental Planning Commission (EPC) for the property located at 800 Louisiana Boulevard SE (SE Area Command/Phil Chacon Memorial Substation). The property is zoned NR-SU (Nonresidential – Special Use) and is approximately 1.8 acres in size. The Integrated Development Ordinance (IDO) requires EPC site plan approval for projects within NR-SU zones. APD is proposing to redevelop the current substation in two phases; Phase 1 will be a new building to east of the existing building and Phase 2 will be a replacement of the existing building (see attached schematic site plan). The parking area will also be extended.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until May 26, 2020 to request a meeting. If you do not want to schedule a meeting, please let me know so that we can continue in our application process.

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

**From:** [Carmona, Dalaina L.](#)  
**To:** [Omega Delgado](#)  
**Subject:** 800 Louisiana Blvd. SE Public Notice Inquiry  
**Date:** Tuesday, May 05, 2020 5:04:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[Zone Atlas L-18-Z & L-19-Z.PDF](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Elder Homestead NA	Marian	Jordan	marianjor@aol.com	816 Arizona SE		Albuquerque	NM	87108		5052685190
Elder Homestead NA	Sandra	Perea	sp-wonderwoman@comcast.net	800 California Street SE		Albuquerque	NM	87108	5052280918	
District 6 Coalition of Neighborhood Associations	Dominic	Peralta	4district6@gmail.com	3800 Lead Avenue SE		Albuquerque	NM	87108		5053794388
District 6 Coalition of Neighborhood Associations	Paul	Sanchez	paulsanchez7771@gmail.com	400 Cardenas Drive NE		Albuquerque	NM	87108	5059779598	
Trumbull Village Association	Alyce	Ice	alyceice@gmail.com	6902 4th Street NE		Los Ranchos	NM	87107	5053150188	5053150188
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE		Albuquerque	NM	87108	5056046761	5056046761
South San Pedro NA	Khadijah	Bottom	khadijahasili@vizionz.org	1200 Madeira SE	#130	Albuquerque	NM	87108		5058327141
South San Pedro NA	Zabdiel	Aldaz	zabdiel505@gmail.com	735 Alvarado SE		Albuquerque	NM	87108		5052363534

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
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] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, May 05, 2020 3:32 PM  
**To:** Office of Neighborhood Coordination <delgado@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <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

Jacqueline Fishman

Telephone Number

5057679801

Email Address

[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Physical address of subject site:

800 Louisiana Blvd. SE, 87108

Subject site cross streets:

Kathryn Avenue and Louisiana Boulevard

Other subject site identifiers:

Southeast Area Command

This site is located on the following zone atlas page:

Located on L-18-Z and L-19-Z

=====  
This message has been analyzed by Deep Discovery Email Inspector.



**From:** [Jackie Fishman](#)  
**To:** [paulsanchez7771@gmail.com](mailto:paulsanchez7771@gmail.com); [4district6@gmail.com](mailto:4district6@gmail.com)  
**Cc:** [Omega Delgado](#)  
**Subject:** Phil Chacon Substation Application Notification - District 6  
**Date:** Thursday, June 25, 2020 10:35:26 AM  
**Attachments:** [Zone Atlas L-18-Z & L-19-Z.opt.pdf](#)

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Dear Mr. Peralta, Mr. Sanchez, and the District 6 Coalition of Neighborhood Associations,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-residential-Special Use) and legally described as:

- *Parcel 2-A and 2-B Plat of Parcels 2-A & 2-B Van Buren School Lands of Board of Education continued 1.800 acres +/- / 78,408 square feet + and 1.9718 acres;*

The Applicant proposes to expand the 9,375 square foot facility to approximately 21,104 square feet. The expansion and redevelopment will occur in two phases as described below:

- Phase 1 consists of constructing an 8,100 square foot building and expanding the parking lot to the east. The building will include a prisoner processing area, evidence storage area, and administrative offices.
- Phase 2 includes the demolition and redevelopment of the existing Phil Chacon building. An 14,000 square foot building will be constructed in this phase. The building will include a lobby, community room, reception and administrative area, offices, staff lounge, staff fitness area, and locker rooms.

**The EPC Public Hearing for this application will be held on August 13, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:**

Join Zoom Meeting

<https://cabq.zoom.us/j/93385552914>

Meeting ID: 933 8555 2914

One tap mobile

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+13462487799,,93385552914# US (Houston)

Dial by your location

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)

Meeting ID: 933 8555 2914

Find your local number: <https://cabq.zoom.us/j/amvn8pu4r>

The meeting agenda will be posted on the Planning Department website one week prior to the hearing on August 6, 2020. Please visit <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes> to review the agenda and staff reports.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 764-9801 or via email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com).

To view the site plan package, please click on the following link:

<https://www.dropbox.com/s/te3x81ur5ao65mi/2020.06.24%20SP-1%20EPC%20R1%20-%20Flattened.opt.pdf?dl=0>

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

**From:** [Jackie Fishman](#)  
**To:** [marianjor@aol.com](mailto:marianjor@aol.com); [sp-wonderwoman@comcast.net](mailto:sp-wonderwoman@comcast.net)  
**Cc:** [Omega Delgado](#)  
**Subject:** Phil Chacon Substation Application Notification - Elder Homestead NA  
**Date:** Thursday, June 25, 2020 10:44:01 AM  
**Attachments:** [Zone Atlas L-18-Z & L-19-Z.opt.pdf](#)

---

Dear Ms. Jordan, Ms. Perea, and the Elder Homestead Neighborhood Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-residential-Special Use) and legally described as:

- *Parcel 2-A and 2-B Plat of Parcels 2-A & 2-B Van Buren School Lands of Board of Education continued 1.800 acres +/- / 78,408 square feet + and 1.9718 acres-;*

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Please contact me with any questions or concerns at (505) 764-9801 or via email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com).

To view the site plan package, please click on the following link:

<https://www.dropbox.com/s/te3x81ur5ao65mi/2020.06.24%20SP-1%20EPC%20R1%20-%20Flattened.opt.pdf?dl=0>

**Jacqueline Fishman, AICP**

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

**From:** [Jackie Fishman](#)  
**To:** [khadijahasili@vizionz.org](mailto:khadijahasili@vizionz.org); [zabdiel505@gmail.com](mailto:zabdiel505@gmail.com)  
**Cc:** [Omega Delgado](#)  
**Subject:** Phil Chacon Substation Application Notification - South San Pedro NA  
**Date:** Thursday, June 25, 2020 10:37:40 AM  
**Attachments:** [Zone Atlas L-18-Z & L-19-Z.opt.pdf](#)

---

Dear Ms. Bottom, Mr. Aldaz, and the South San Pedro Neighborhood Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-residential-Special Use) and legally described as:

- *Parcel 2-A and 2-B Plat of Parcels 2-A & 2-B Van Buren School Lands of Board of Education continued 1.800 acres +/- / 78,408 square feet + and 1.9718 acres;*

The Applicant proposes to expand the 9,375 square foot facility to approximately 21,104 square feet. The expansion and redevelopment will occur in two phases as described below:

- Phase 1 consists of constructing an 8,100 square foot building and expanding the parking lot to the east. The building will include a prisoner processing area, evidence storage area, and administrative offices.
- Phase 2 includes the demolition and redevelopment of the existing Phil Chacon building. An 14,000 square foot building will be constructed in this phase. The building will include a lobby, community room, reception and administrative area, offices, staff lounge, staff fitness area, and locker rooms.

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<https://www.dropbox.com/s/te3x81ur5ao65mi/2020.06.24%20SP-1%20EPC%20R1%20-%20Flattened.opt.pdf?dl=0>

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801



**From:** [Jackie Fishman](#)  
**To:** [alyceice@gmail.com](mailto:alyceice@gmail.com); [landry54@msn.com](mailto:landry54@msn.com)  
**Cc:** [Omega Delgado](#)  
**Subject:** Phil Chacon Substation Application Notification - Trumbull Village Association  
**Date:** Thursday, June 25, 2020 10:39:58 AM  
**Attachments:** [Zone Atlas L-18-Z & L-19-Z.opt.pdf](#)

---

Dear Ms. Ice, Ms. Landry, and the Trumbull Village Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-residential-Special Use) and legally described as:

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**Jacqueline Fishman, AICP**

Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801

Marian Jordan  
816 Arizona SE  
Albuquerque, NM 87108

Sandra Perea  
800 California Street SE  
Albuquerque, NM 87108

Dear Ms. Jordan, Ms. Perea, and the Elder Homestead Neighborhood Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

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+13462487799,,93385552914# US (Houston)

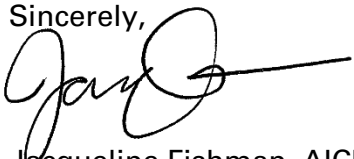
Dial by your location  
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+1 346 248 7799 US (Houston)  
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+1 301 715 8592 US (Germantown)  
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Sincerely,  
  
Jacqueline Fishman, AICP  
Principal

*Att: Zone Atlas Page L-18-Z and L-19-Z  
Site Development Plan*

Dominic Peralta  
3800 Lead Avenue SE  
Albuquerque, NM 87108

Paul Sanchez  
400 Cardenas Drive NE  
Albuquerque, NM 87108

Dear Mr. Peralta, Mr. Sanchez, and the District 6 Coalition of Neighborhood Associations,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

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Dial by your location  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)

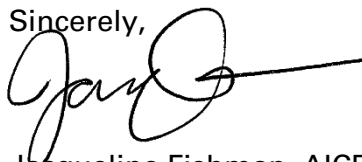
Meeting ID: 933 8555 2914

Find your local number: <https://cabq.zoom.us/u/amvn8pu4r>

The meeting agenda will be posted on the Planning Department website one week prior to the hearing on August 6, 2020. Please visit <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes> to review the agenda and staff reports.

NOTE: 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)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>. Please contact me with any questions or concerns at (505) 764-9801 or via email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com).

Sincerely,



Jacqueline Fishman, AICP  
Principal

*Att: Zone Atlas Page L-18-Z and L-19-Z  
Site Development Plan*



Alyce Ice  
6902 4<sup>th</sup> Street NE  
Los Ranchos, NM 87107

Joanne Landry  
7501 Trumbull SE  
Albuquerque, NM 87108

Dear Ms. Ice, Ms. Landry, and the Trumbull Village Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-residential-Special Use) and legally described as:

- *Parcel 2-A and 2-B Plat of Parcels 2-A & 2-B Van Buren School Lands of Board of Education continued 1.800 acres +/- / 78,408 square feet + and 1.9718 acres-;*

The Applicant proposes to expand the 9,375 square feet facility to approximately 21,104 square feet. The expansion and redevelopment will occur in two phases as described below:

- Phase 1 consists of constructing an 8,100 square foot building and expanding the parking lot to the east. The building will include a prisoner processing area, evidence storage area, and administrative offices.
- Phase 2 includes the demolition and redevelopment of the existing Phil Chacon building. An 14,000 square foot building will be constructed in this phase. The building will include a lobby, community room, reception and administrative area, offices, staff lounge, staff fitness area, and locker rooms.

**The EPC Public Hearing for this application will be held on August 13, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:**

[Join Zoom Meeting](https://cabq.zoom.us/j/93385552914)  
<https://cabq.zoom.us/j/93385552914>

Meeting ID: 933 8555 2914

One tap mobile

+12532158782,,93385552914# US (Tacoma)

+13462487799,,93385552914# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

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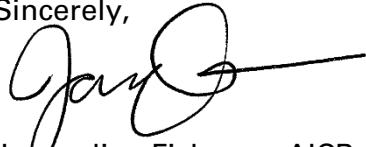
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<http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 764-9801 or via email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP  
Principal

*Att: Zone Atlas Page L-18-Z and L-19-Z  
Site Development Plan*

Khadijah Bottom  
750 Trumbull SE  
Albuquerque, NM 87108

Zabdiel Aldaz  
735 Alvarado SE  
Albuquerque, NM 87108

Dear Ms. Jordan, Ms. Perea, and the Elder Homestead Neighborhood Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development we are notifying you that Consensus Planning has submitted an application to the Environmental Planning Commission for Site Development Plan – EPC – Major Amendment on behalf of the Albuquerque Police Department.

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-residential-Special Use) and legally described as:

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The Applicant proposes to expand the 9,375 square feet facility to approximately 21,104 square feet. The expansion and redevelopment will occur in two phases as described below:

- Phase 1 consists of constructing an 8,100 square foot building and expanding the parking lot to the east. The building will include a prisoner processing area, evidence storage area, and administrative offices.
- Phase 2 includes the demolition and redevelopment of the existing Phil Chacon building. An 14,000 square foot building will be constructed in this phase. The building will include a lobby, community room, reception and administrative area, offices, staff lounge, staff fitness area, and locker rooms.

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[Join Zoom Meeting](#)

<https://cabq.zoom.us/j/93385552914>  
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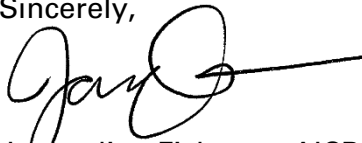
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Sincerely,



Jacqueline Fishman, AICP  
Principal

*Att: Zone Atlas Page L-18-Z and L-19-Z  
Site Development Plan*

302 8th Street NW  
Albuquerque, NM 87102

Sandra Perea  
800 California Street SE  
Albuquerque, NM 87108

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PITNEY

Albuquerque, NM 87102

Alyce Ice  
6902 4<sup>th</sup> Street NE  
Los Ranchos, NM 81707

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Consensus Planning  
302 8th Street NW  
Albuquerque, NM 87102

Dominic Peralta  
3800 Lead Avenue SE  
Albuquerque, NM 87108

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PITNEY BOWLES

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

Joanne Landry  
7501 Trumbull SE  
Albuquerque, NM 87108

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MAILED FROM ZIP CODE 87102

 **US POSTAGE**  
**\$ 001.60<sup>00</sup>**  
JUN 25 2020

Consensus Planning  
302 8th Street NW  
Albuquerque, NM 87102

Khadijah Bottom  
1200 Madeira SE  
Albuquerque, NM 87108

July 29,

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JUN 25 2020

Consensus Planning  
302 8th Street NW  
Albuquerque, NM 87102

Paul Sanchez  
400 Cardenas Drive NE  
Albuquerque, NM 87108

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JUN 25 2020

Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

Zabdiel Aldaz  
735 Alvarado SE  
Albuquerque, NM 87108

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JUN 25 2020

Consensus Planning  
302 8th Street NW  
Albuquerque, NM 87102

Marian Jordan  
816 Arizona SE  
Albuquerque, NM 87108

July 29, Type text here

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JUN 25 2020



June 25, 2020

Dear Property Owner:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a nearby Property Owner that Consensus Planning, Inc., Agent for the Albuquerque Police Department, has submitted an application for Site Development Plan – Major Amendment to be reviewed and approved by the Environmental Planning Commission (EPC).

The application is for the redevelopment of the Phil Chacon Memorial Police Substation located at 800 Louisiana Boulevard SE, located at the southeast corner of Kathryn Avenue and Louisiana Boulevard (adjacent to Van Buren Middle School and the Cesar Chavez Community Center). The properties associated with this application are zoned NR-SU (Non-Residential-Special Use) and legally described as:

- *Parcel 2-A and 2-B Plat of Parcels 2-A & 2-B Van Buren School Lands of Board of Education continued 1.800 acres +/- / 78,408 square feet + and 1.9718 acres-;*

The proposed site plan will expand the 9,375 square foot facility to approximately 21,104 square feet. The expansion and redevelopment will occur in two phases as described below:

- Phase 1 consists of constructing an 8,100 square foot building and expanding the parking lot to the east. The building will include a prisoner processing area, evidence storage area, and administrative offices.
- Phase 2 includes the demolition and redevelopment of the existing Phil Chacon building. A 14,000 square foot building will be constructed in this phase. The building will include a lobby, community room, reception and administrative area, offices, staff lounge, staff fitness area, and locker rooms.

**The EPC Public Hearing for this application will be held on August 13, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:**

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Please contact me with any questions or concerns at (505) 764-9801 or via email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com).

Sincerely,  
Consensus Planning, Inc.

*Att: Zone Atlas Page L-18-Z and L-19-Z*

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A 87102

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PC ASPEN RIDGE LLC C/O PEAK  
CAPITAL PARTNERS  
4956 N 300 W SUITE 300  
PROVO UT 84604-5842

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BOARD OF EDUCATION C/O  
PROPERTY MANAGER  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

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MAILED FROM ZIP CODE 87102

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737 LOUISIANA BLVD SE  
ALBUQUERQUE NM 87108

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7102

801 LOUISIANA SE LLC  
7409 ARROYO DEL OSO AVE NE  
ALBUQUERQUE NM 87109

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87102

ELLERD BRUCE  
805 LOUISIANA BLVD SE  
ALBUQUERQUE NM 87108-0000

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ZIMMERMAN JOHANN MICHAEL &  
ANALISE JEANINE  
733 LOUISIANA BLVD SE  
ALBUQUERQUE NM 87108-3846

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CLARK BRIAN A & DEBORAH L  
DOMINGUEZ-CLARK  
9213 SNOWRIDGE CT NE  
ALBUQUERQUE NM 87111

ng  
w  
37102

MKJS I & MKJS II  
4 CLUBS ESTATES PKWY  
THE HILLS TX 78738-1427

Planning  
cet NW  
NM 87102

WILLIAMS ROBERT STACY  
3107 LA RONDA PL NE  
ALBUQUERQUE NM 87110

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CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

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Owner

ZIMMERMAN JOHANN MICHAEL & ANALISE JEANINE  
BOARD OF EDUCATION C/O PROPERTY MANAGER  
PC ASPEN RIDGE LLC C/O PEAK CAPITAL PARTNERS  
ELLERD BRUCE  
CLARK BRIAN A & DEBORAH L DOMINGUEZ-CLARK  
BOARD OF EDUCATION  
WILLIAMS ROBERT STACY  
ANAYA YSIDRO T  
CLARK BRIAN A & DEBROAH L DOMINGUEZ-CLARK  
MKJS I & MKJS II  
CITY OF ALBUQUERQUE  
CITY OF ALBUQUERQUE  
CITY OF ALBUQUERQUE  
801 LOUISIANA SE LLC

Owner Address

733 LOUISIANA BLVD SE  
PO BOX 25704  
4956 N 300 W SUITE 300  
805 LOUISIANA BLVD SE  
9213 SNOWRIDGE CT NE  
PO BOX 25704  
3107 LA RONDA PL NE  
737 LOUISIANA BLVD SE  
9213 SNOWRIDGE CT NE  
4 CLUBS ESTATES PKWY  
PO BOX 1293  
PO BOX 1293  
PO BOX 1293  
7409 ARROYO DEL OSO AVE NE

Owner Address 2

ALBUQUERQUE NM 87108-3846  
ALBUQUERQUE NM 87125-0704  
PROVO UT 84604-5842  
ALBUQUERQUE NM 87108-0000  
ALBUQUERQUE NM 87111  
ALBUQUERQUE NM 87125-0704  
ALBUQUERQUE NM 87110  
ALBUQUERQUE NM 87108  
ALBUQUERQUE NM 87111  
THE HILLS TX 78738-1427  
ALBUQUERQUE NM 87103-2248  
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ALBUQUERQUE NM 87109

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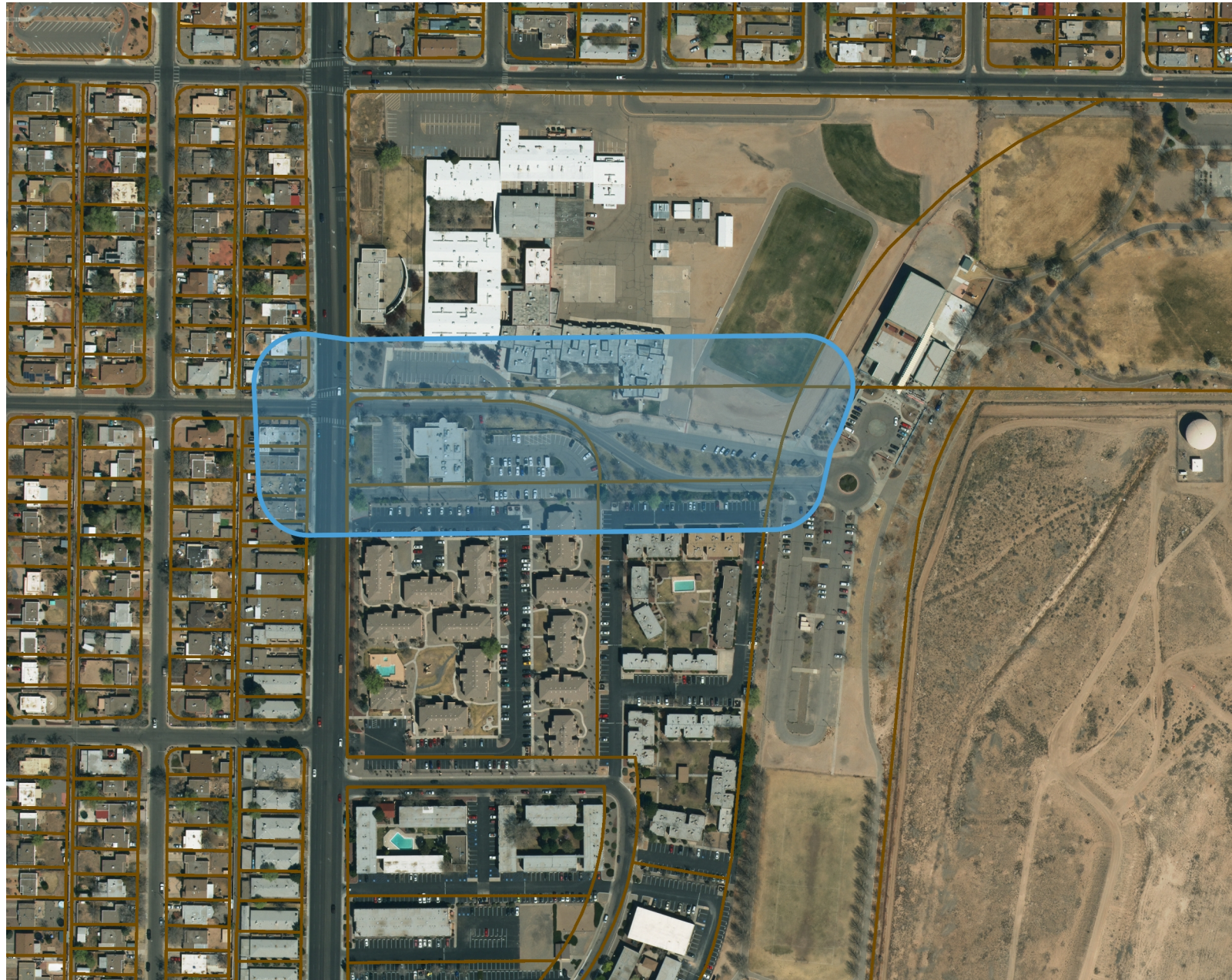
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# Property Owner Buffer Map



## Legend

- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED

## Notes

Property Owners within 100 feet of the SE Area Command.

591 0 295 591 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/9/2020 © City of Albuquerque

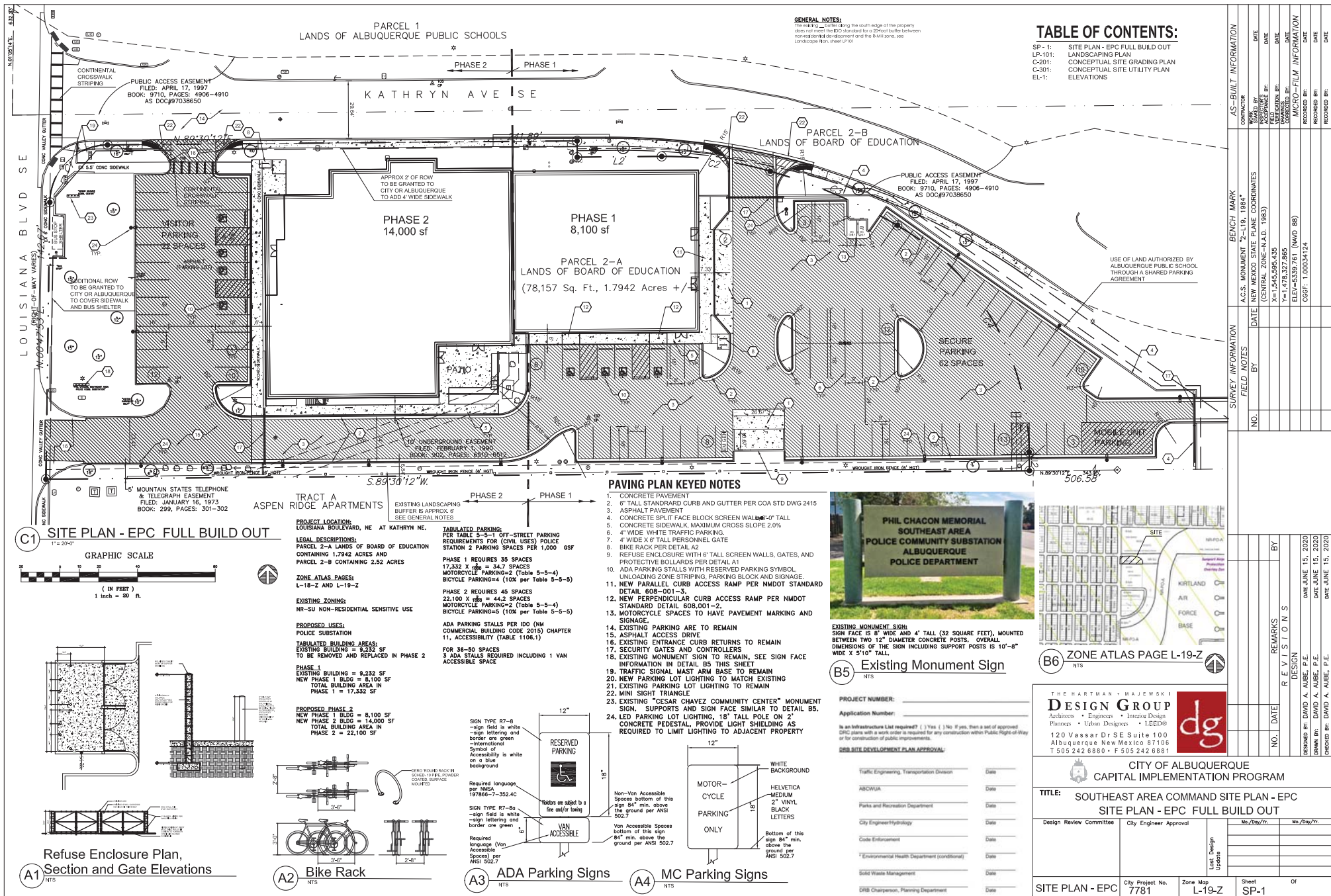
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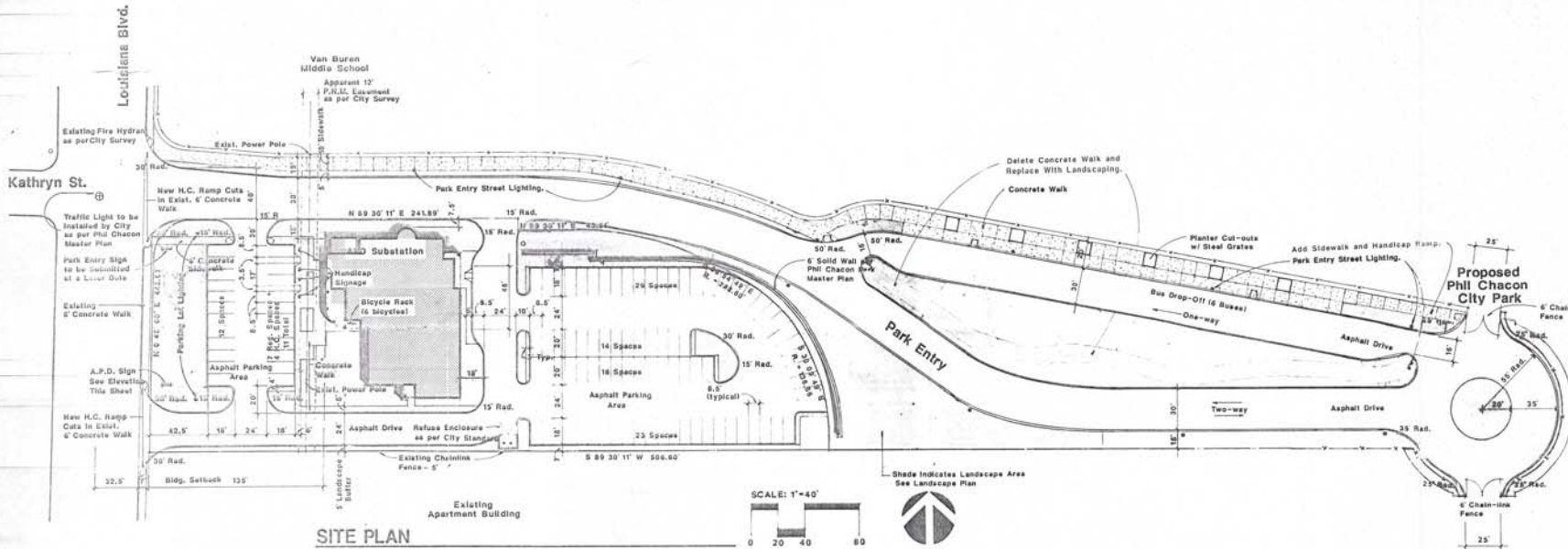
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1>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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## SITE PLAN REDUCTIONS







SITE PLAN

SITE PLAN



Site Location Plan

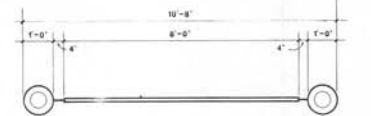
DATE NUMBER 7-33-84

APPROVALS

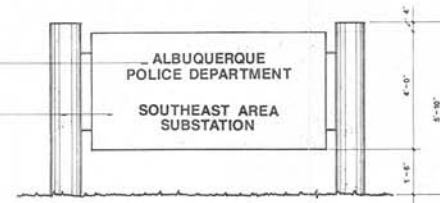
I CERTIFY THAT THIS AREA IS ZONED SU-1 FOR MUNICIPAL PARK, RELATED FACILITIES, AND A POLICE SUBSTATION AND THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC ON JUNE 17, 1988, AND THAT THE FINDINGS IN THE OFFICIAL NOTICE HAVE BEEN COMPLIED WITH.

*[Signatures and dates for approvals]*  
 3-3-89  
 1/13/89  
 10/11/88  
 10/11/88  
 3-3-89

ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 FILE NO. Z-22-54  
 1/13/89  
 1/13/89  
 1/13/89  
 PLANNING DIRECTOR / DATE



Exterior Sign-Plan



Exterior Sign-Elevation

32 S.F. 1/2" x 1'-0"

Project Data:

Title Albuquerque Police Department  
 Southeast Area Substation  
 Address 600 Louisiana Blvd., SE  
 Owner City of Albuquerque  
 Architect The Boehning Partnership, Inc.  
 Zoned SU-1  
 (Police Substation)  
 Zone Alias L-19-Z  
 Map #  
 Legal Description Lands of Board of Education  
 Parcel 2

Related EPC Application: Phil Chacon Park Master Plan  
 File # Z-88-59

Design Data:

Occupancy Type B2  
 Construction Type II-N  
 Total Site Acreage 1.800 Acres  
 Building Area 9375 SF  
 Paving Area 42,462 SF 84%  
 Landscaping Area 22,276 SF 28%

Parking Data:

Spaces Required 1 space/200 SF  
 47 Spaces  
 Spaces Provided 101 Regular  
 4 Handicap

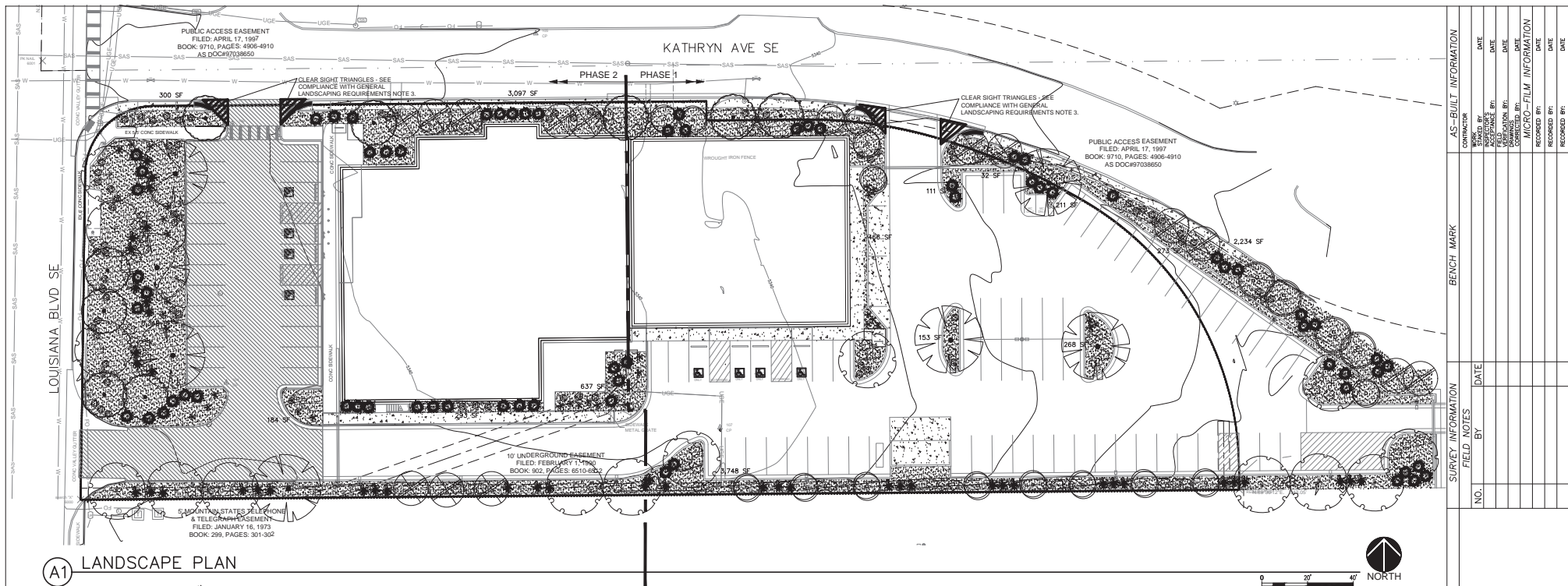
Park Entry Data:

Site Acreage 1.815 Acres  
 Paving 50,724 SF 64%  
 Landscape 24,058 SF 30%

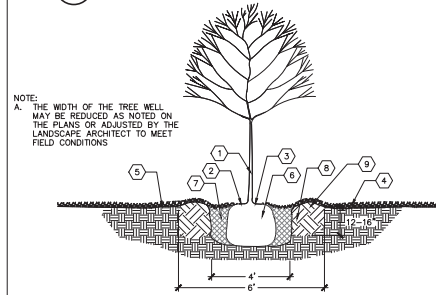
Revised 9/28/88  
 Revised 11/8/89

ALBUQUERQUE POLICE DEPARTMENT SOUTHEAST AREA SUBSTATION	
SITE PLAN	
THE BOEHNING PARTNERSHIP ARCHITECTS & PLANNERS	DATE: JULY, 1988 SHEET # 1



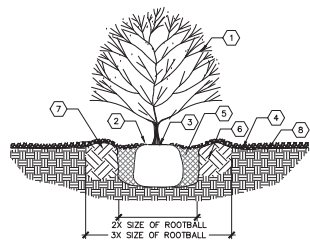


A1 LANDSCAPE PLAN



B1 TREE PLANTING DETAIL

- CONSTRUCTION NOTES:
1. TREE LOCATION AND SPECIES AS PER PLAN
  2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
  3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
  4. MULCH - SEE PLANTING PLAN
  5. WEED BARRIER FABRIC - SEE PLANTING PLAN - TURN DOWN 6" AT EDGES
  6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURIAL EXCEPT FROM BOTTOM OF ROOT BALL
  7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
  8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
  9. 4" HIGH X 12" WIDE BERM, 6" MINIMUM DIAMETER OR AS SHOWN ON THE PLANS



C1 SHRUB PLANTING DETAIL

- CONSTRUCTION NOTES:
1. SHRUB LOCATION AND SPECIES AS PER PLAN
  2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEMS
  3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
  4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
  5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
  6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
  7. 2" HIGH X 6" WIDE BERM
  8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE	WATER USE	DECIDUOUS/ EVERGREEN	COVERAGE
FE	FRONTIER ELM	ULMUS 'FRONTIER'	10	2" CAL., 10'-12" HT.	24" BOX	30' HT. X 20" SPD.	N	DECIDUOUS	480 SF
CP	CHINESE POTASHOE	PROSTRAEA CHINENSIS	7	2" CAL., 10'-12" HT.	24" BOX	30' HT. X 30" SPD.	N	DECIDUOUS	707 SF
NMO	NEW MEXICO OLIVE	FORESTERA NEMORENSIS	10	4"-6" HT.	15 GA. MALT	10' HT. X 12" SPD.	N	DECIDUOUS	113 SF
DR	DESERT WILLOW	CHILIPSS LINEARIS	14	4"-6" HT.	15 GA. MALT	20' HT. X 20" SPD.	N	DECIDUOUS	314 SF
CR	CANADA RED CHERRYCHERRY	PRUNUS X VIBURNUM 'CANADA RED'	2	2" CAL., 8'-10" HT.	24" BOX	20' HT. X 20" SPD.	N	DECIDUOUS	314 SF
EB	EASTERN REDBUD	CERCIS CANADENSIS	4	2" CAL., 10'-12" HT.	24" BOX	25' HT. X 30" SPD.	N	DECIDUOUS	707 SF
GLS	GRASS-LOW SUMAC	Rhus aromatica 'ORO-LOW'	78	WHL 18" SPD.	5 GALLON	3' HT. X 5' SPD.	L	DECIDUOUS	20 SF
BU	BUFFALO JAMPER	JANIPOLUS SABINA 'BUFFALO'	84	WHL 18" SPD.	5 GALLON	1' HT. X 6" SPD.	L	EVERGREEN	28 SF
RED	RED YUCCA	HEPHERALDE PANDORUM	33	WHL 12" HT.	5 GALLON	2' HT. X 5' SPD.	L	EVERGREEN	7 SF
CAT	CATNIP	NEPETA FAASSEN	78	WHL 6" SPD.	1 GALLON	1' HT. X 3' SPD.	L	DECIDUOUS	7 SF
BS	BEAR GRASS	NOLAN TEXANA	45	WHL 12" HT.	5 GALLON	4' HT. X 5' SPD.	L	EVERGREEN	20 SF

SHRUBS/GRASS/LOW SUMAC/GRASSES/PERENNIALS

HATCH LEGEND

[Pattern]	GROUND COVER MULCH (TO BE A COMBINATION OF CRUSHED GRAVEL AND ORGANIC MULCH)
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CITY LANDSCAPE ORDINANCE COMPLIANCE

- LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE SE AREA COMMAND SUBSTATION.
- COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
1. NO SPRAY IRRIGATION IS PROPOSED.
  2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ARIZONA'S XERIScape PLANT LIST.
  3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

- COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETScape, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
  2. GROUND COVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
  3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE CALCULATION TABLE:

TOTAL LOT AREA:	88,378 SF
LESS TOTAL BUILDING AREA:	20,443 SF
NET LOT AREA:	67,935 SF
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):	10,190 SF
PROVIDED LANDSCAPE AREA:	18,705 SF
REQUIRED PLANTS:	
REQUIRED STREET TREES:	
25 (603 LF ALONG KATHRYN AVE SE, TREES AVERAGE 25' O.C.)	
7 (175 LF ALONG LOUISIANA BLVD SE, TREES AVERAGE 25' O.C.)	
STREET TREES PROVIDED:	32 (25 ALONG KATHRYN AND 7 ALONG LOUISIANA)
REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:	
87 TOTAL SPACES	
9 REQUIRED TREES	
PARKING LOT TREES PROVIDED:	10

THE HARTMAN • MAJEWSKI  
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**CITY OF ALBUQUERQUE**  
CAPITAL IMPLEMENTATION PROGRAM

TITLE: **SOUTHEAST AREA COMMAND LANDSCAPE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

EPC REVIEW

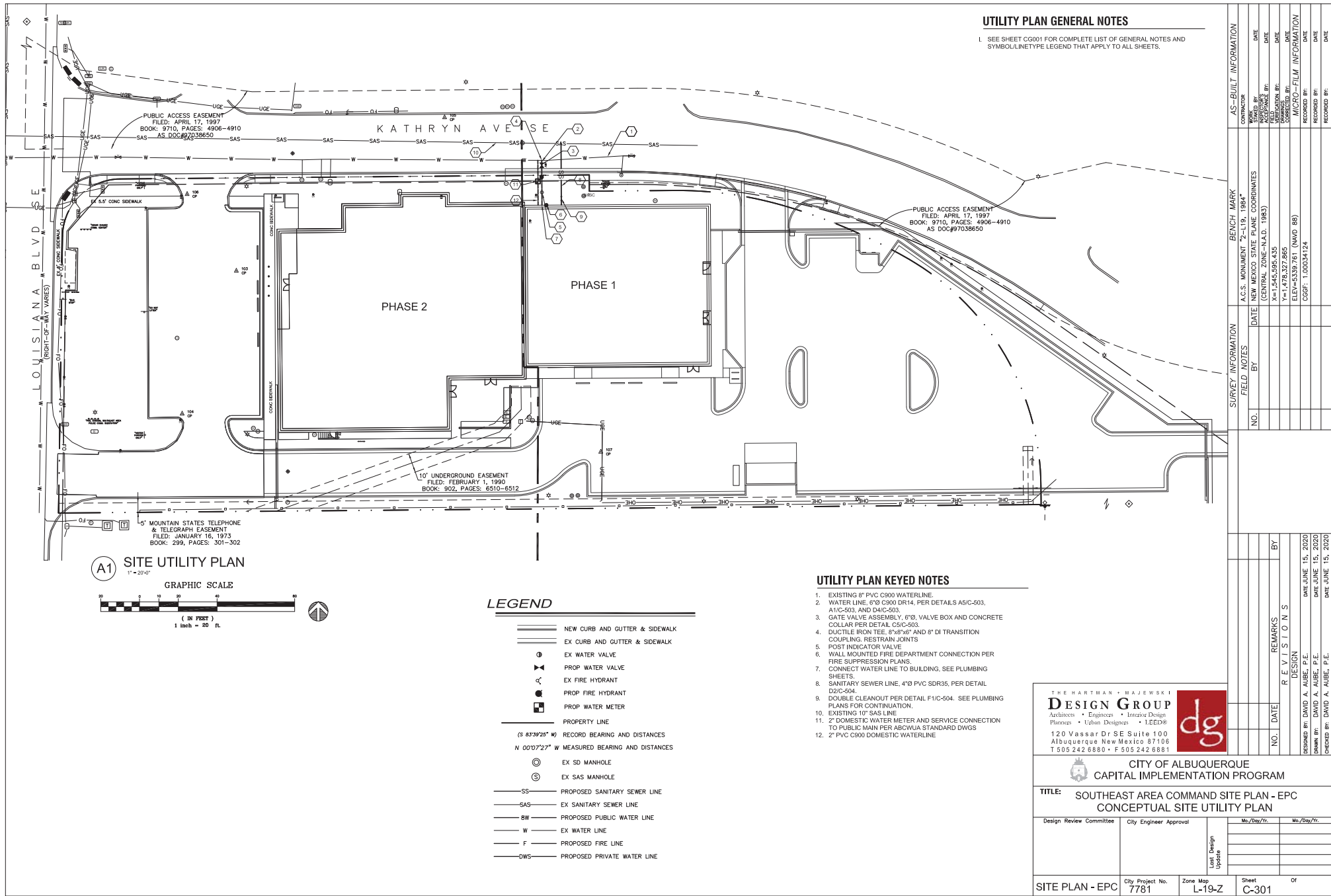
City Project No. **7781**

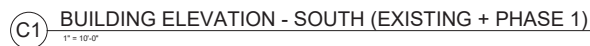
Zone Map **L-19-Z**

Sheet **LP101** Of









AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE			NO.	BY		
INVESTIGATED BY	DATE						
INVESTIGATED BY	DATE						
FIELD LOCATION	DATE						
FIELD LOCATION	DATE						
RECORDED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

REVISIONS		DESIGN	
No.	Date	By	
Designed By: KB DATE: JUNE 24, 2020			
Drawn By: JJ DATE: JUNE 24, 2020			
Checked By: KB DATE: JUNE 24, 2020			

