

**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION**
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OFFICIAL NOTIFICATION OF DECISION

September 10, 2020

The City of Albuquerque
Police Department
800 Louisiana Boulevard SE
Albuquerque, NM, 87108

Project #2020-004017
SI-2020-00528 Major Amendment to Site Plan -EPC

LEGAL DESCRIPTION:

The City of Albuquerque Police Department requests a Major Amendment to Site Plan located on 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)

Staff Planner: Sergio Lozoya

On September 10, 2020, the Environmental Planning Commission (EPC) voted to approve PR-2020-004017/SI-2020-00528, a Major Amendment to Site Plan, based on the following Findings and subject to Conditions:

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.

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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.

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- 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

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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.

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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.

CONDITIONS OF APPROVAL

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

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- 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 details 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

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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. 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.
- 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 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 for specifications.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 25, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal 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 recommendation.

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).

Sincerely,

for Brennon Williams
Planning Director

BW/CL

cc: Elder Homestead NA, Marian Jordan, maranjor@aol.com
Elder Homestead NA, Sandra Perea, sp-wonderwoman@comcast.net
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