

## CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project #:** 1002249  
**Property Description/Address:** Carlisle NE between Menaul Blvd NE and Claremont NE;  
All or a portion of Lot F-1-B, American Square

**Date Submitted:** June 17, 2008  
**Submitted By:** Diane Grover

**Meeting Date/Time:** June 17, 2008, 9:00 AM  
**Meeting Location:** Christian Fellowship Church, 3901 Claremont NE  
**Facilitator:** Diane Grover

**Parties:**

Paul Wymer, Bohannon Huston  
Kevin Murtagh, Bohannon Huston  
Bel-Air NA

Note: Individual names and addresses can be found at the end of this report.

**Background/Meeting Summary:**

Applicant CRT Partners – Southern Arizona Franchise were represented by their agents, Paul Wymer and Kevin Murtagh from Bohannon Huston. Applicant is requesting a Site Development Plan for Building Permit and an Amendment to Site Development Plan for Building Permit. Meeting consisted of active discussion between Barb Johnson and Lee Julian representing the Bel-Air NA; Kelly Sanchez-Pare from Councilor Debbie O'Malley's office; Tony Loyd, Traffic Engineer with the City of Albuquerque; and Paul Wymer and Kevin Murtagh.

Neighbors are frustrated with what they see as a piecemeal approach to development in the area, and feel that the Carlisle area has become a huge hub of activity. It has grown quickly and brought many challenges and inconveniences to the area. Neighbors have concerns for traffic as well as crime in the area, and state that Wal-Mart's policy of allowing Motor Homes to park in their lot has exacerbated criminal and drug activity in the area, bleeding into the neighborhoods.

While neighbors do not oppose this project and accept that development will occur, they want good neighbors who will share their concern for the area and work with them for the good of all. They have a good history with Bohannon Huston and want for that relationship to continue.

Their biggest concern is the Carlisle/Claremont intersection, which is not aligned and creates hazards and inconvenience for neighbors. It is the scene of numerous accidents and incidents. They would like for the City and the Applicant to work with them to overcome the challenges of this intersection, and make improvements for everyone's good. They do not view this as the

applicant's sole responsibility, but welcome collaboration. They have been trying to get this concern addressed for many years.

The applicant presented some history on the project, and plans to proceed with their application. Paul Wymer will bring neighbor concerns to Jack in the Box, and bring a corporate response back to neighbors through email.

There was much discussion around the Carlisle Study, which was initiated by the City Council, with an estimated completion date of November, 2007. To date the report has not been issued, and both the applicant and the neighbors are anxious to see what light that may shed on existing problems. The study covered Carlisle from I-40 to Montgomery, and was supposed to address many areas of concern. Kelly hopes to have this report, or at least the part dealing with the Carlisle/Claremont intersection, to Paul Wymer by Friday, June 20, 2008.

Both the applicant and neighbors see a need for further discussion, and neighbors will let the facilitator know if another meeting will be needed prior to the EPC hearing.

**Outcome:**

**Areas of Agreement:**

- Neighbors realize that the land needs to be developed and do not intend to oppose this application
- Neighbors and applicant understand that the intersection of Carlisle and Claremont has design flaws that need to be addressed
- Neighbors recognize a good history and ongoing relationship with Bohannon Huston
- Neighbors and agent appreciate the willingness for dialog and the opportunity to work together prior to the EPC Hearing

**Unresolved Issues, Interests and Concerns:**

- Paul Wymer will present concerns about Carlisle Claremont intersection to Jack in the Box to and will report back to neighbors by email
- Results of the Carlisle Study are viewed as key to this issue, and are pending at this time.

**Key Points:**

Neighbors want the City to look at the area in its entirety. They feel piecemealing development is shortsighted and leads to danger, discomfort and quality of life issues for neighbors as well as undue expense for the City and developers.

Neighbors feel they approach projects with good faith effort to accommodate development but are feeling somewhat taken advantage of in general. They do not place blame on this applicant but feel their collaborations have led to not getting their needs met.

Neighbors are looking for any support they can get from the applicant and the City to improve the Carlisle/Claremont intersection.

## Meeting Specifics:

- 1) History
  - a) Subject property originally included in Wal-Mart site as one site
    - i) Originally approved for gas station
      - (1) Jack in the Box should generate less traffic than gas station
    - ii) Separated out in 2003; plat correction in 2005
    - iii) Sold to Emerald Equity Realty (?)
    - iv) Now being purchased by Jack in the Box
      - (1) Planning 10 stores in Albuquerque and Rio Rancho
      - (2) Hope to open first store (not subject store) March, 09
- 2) Crime
  - a) Neighbor states that Wal-Mart parking lot has one of the highest call rates for APD in the City
    - i) Kelly Sanchez-Pare states it is the highest
  - b) Drug dealers
    - i) Regularly do business in the Parking lot
    - ii) Wal-Mart's policy to allow Motor Homes to park in lot exacerbates problem
    - iii) Drug dealing regularly occurs in the neighborhood
    - iv) Neighbors do not want this exacerbated
  - c) Transients in loaded down cars also park at and frequent Wal-Mart
- 3) Area development
  - a) Wal-Mart and Shops at Carlisle have contributed to creating a thoroughfare
  - b) Walgreens is planned for Menaul and Carlisle
  - c) Water Park is planned for the Radisson
  - d) Vacant lot at Carlisle and Candelaria will eventually develop
  - e) Numerous infill areas to be developed (including behind Wal-Mart)
  - f) 2700 Block of Carlisle on the East side will soon be fully developed
  - g) There is an approved double drive up pad on the North side of McDonalds
  - h) Area has become major Hub and is in growth pattern
- 4) Carlisle/Claremont Intersection
  - a) Primary intersection used by neighbors
  - b) Cut through traffic is not a problem
  - c) Dangerous intersection
    - i) City Bike Path
    - ii) Zia Graphics employees park at Wal-Mart and cross the street
    - iii) Pedestrian traffic is encouraged in the area
      - (1) Currently safer to cross illegally by foot or bicycle than at intersection
    - iv) Woman on scooter recently hit by car
    - v) Zia Graphics vans have been hit
    - vi) Neighbors believe there is high incidence of accidents
    - vii) Neighbors believed that HDR would address this intersection when front two pads were developed
      - (1) Kelly Sanchez-Bare felt HDR just expected that development would be a natural progression rather than a promise from HDR
  - d) Intersection is off-center rather than being aligned
    - i) Eastbound to Northbound traffic has 2 left-turn lanes; no turn arrow

- ii) Westbound traffic going straight can't get past Eastbound traffic heading North
- e) Challenges to alignment
  - i) Achieving dedicated right of ways from businesses
    - (1) Paul Wymer felt Jack in the Box may be able to work with this, but could not commit
    - (2) Would need cooperation from many other businesses
  - ii) Lack of desire to infringe on homeowners
  - iii) May create hardship for MacDonalds, Wal-Mart, Whataburger, etc
- f) Other options for improvement
  - i) Carlisle study may have suggestions
  - ii) Striping and addition of left turn arrow could help
  - iii) Research dedicated right turn lane from the 1<sup>st</sup> Wal-Mart entrance on Claremont to Carlisle.
    - (1) This would help but won't solve the problems
  - iv) Through-traffic can be restricted
    - (1) Neighbors are not overly in favor of this option
  - v) Requesting assistance from Kevin Broderick and Traffic Operations
  - vi) Find old HDR study and see what information may be helpful
  - vii) Conditions placed by EPC Commissioners
  - viii) Findings by EPC Commissioners
- 5) \$150,000 Study of Carlisle Blvd
  - a) Initiated by City Council
  - b) Study groups met every 3 weeks for 1 year
  - c) Purpose of Study
    - i) Look at Carlisle from I-40 to Montgomery in it's entirety
    - ii) Look at number of lanes (varies between 2 and 3)
    - iii) Possibility of left turn lane at Lovelace Center
    - iv) Intersection of Carlisle and Claremont
    - v) Turn bays
    - vi) Widening of street
    - vii) Landscaping
    - viii) Additional items as needed
  - d) Expected to be completed November of 2007
  - e) Still not complete
    - i) Per Kelly Sanchez-Pare, completion expected by end of week
    - ii) Should be in its final form
- 6) Traffic
  - a) Neighbors are concerned about continuously increasing traffic
  - b) Traffic study was done when Wal-Mart Supercenter was built approximately 5 years ago
  - c) Current application does not trigger City requirement for traffic study
  - d) Applicant is free to do a traffic analysis and review with traffic operations
  - e) Applicant could approach restriping and adding left turn arrow, but only in collaboration with Traffic Operations
- 7) Timeline
  - a) Pre hearing discussion is on June 25

- i) Comments from this meeting can be requested by the neighbors
- b) Study Session July 10
- c) EPC Hearing July 17
- d) Kevin Murtagh cannot present a clear development schedule at this time
- e) Kevin and Paul will talk to Jack in the Box about timeline and get back to neighbors via email with whatever information is available

**Comments:**

Tony Loyd suggested that Traffic Operations should be involved. Neighbors or Councilor O'Malley could trigger involvement by requesting assistance from Kevin Broderick in Traffic Operations to look for solutions to problems at the Carlisle/Claremont intersection.

**Action Plan:**

- Applicant will proceed with EPC Hearing
- Applicant and neighbors are anxious to see Carlisle Study Report and hope for continuing dialog once the report is finalized
- Neighbors may request a follow up facilitated meeting by contacting facilitator.

**Action Items:**

- Paul Wymer will present problems at Claremont and Carlisle to Jack in the Box to get their input and relay to neighbors by email
- Paul and Kevin will try to get additional information on time line and relay to neighbors by email
- Kelly will try to find old HDR Study
- Kelly spoke with Chuck Thompson with the City, who will get copy of the Carlisle/Claremont intersection portion or the entire Carlisle Study Report to Paul by Friday, June 20, 2008
- Kelly will get a copy of the Carlisle Study Report to Tony Loyd
- Barb Johnson will email to Paul Wymer a copy of the letter they are sending to the EPC.

**Application Hearing Details**

1. Hearing scheduled for Thursday, July 17, 2008.
2. Hearing Time:
  - a. The Commission will begin hearing applications at 8:30 a.m.
  - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
  - c. The agenda is posted on [www.cabq.gov/planning/epc/index](http://www.cabq.gov/planning/epc/index) on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
  - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - b. City Planner includes facilitator report in recommendations.
  - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
  - a. Written comments must be received by July 3, 2008, and may be sent to:

Randall Falkner, Staff Planner  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102  
[rfalkner@cabq.gov](mailto:rfalkner@cabq.gov)  
(505) 924-3933

OR

Laurie Moyer, EPC Chair  
% Planning Department  
600 2<sup>nd</sup> St, NW, Third Floor  
Albuquerque, NM 87102

**Names & Addresses of Attendees:**

Lee Julian	Bel-Air NA
Barb Johnson	Bel-Air NA
Sue Thorson	Land Use Facilitation Program
Paul Wymer	Bohannon Huston
Kevin Murtagh	Bohannon Huston
Kelly Sanchez-Pare	City Council
Tony Loyd	City of Albuquerque