

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: PA 08-64

Property Description/Address: Tract 1-A of P&J Subdivision located on San Antonio Blvd. just East of San Pedro, North of the Pino Arroyo

Date Submitted: July 26, 2008

Submitted By: Diane Grover

Meeting Date/Time: July 24, 2008 6:30 PM

Meeting Location: Church of the Nazarene, 8401 Paseo del Norte NE

Facilitator: Kathleen Oweegon

Co-facilitator: Diane Grover

Parties:

John Griego, Applicant
Danny Martinez, Land Development Consultants, LLC, Agent
Eric Strang, Environmental Engineer
Jay Parks, Developer

and

Academy Acres North NA (AAN)
San Antonio Condominium HOA. (SAC)

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

Background/Meeting Summary:

Applicant John Griego, through his agent Danny Martinez is planning to request a Zone Map Amendment to change existing SU-1 for PRD zoning to SU-1 for Self Storage Facility and a Site Development Plan for Building Permit. No application has been made at this time and they requested a pre-application meeting to discuss the project with neighbors.

John and Danny presented their current vision for a storage facility, and stressed that they wanted to present a conceptual plan that was open to changes and modifications in response to neighbors' needs, City needs, and ongoing research.

They would like to build a storage facility with a residence and office for an on site caretaker. The residence and office would sit in the center of the property with a landscaped yard and storage facilities on both sides. The residence is currently envisioned as two-stories with a maximum height of 20'. The storage facilities are also currently planned to be two-stories with a maximum height of 16', and staircases at each end. They plan to landscape in excess of City requirements to increase aesthetics.

An 8' wall would butt up against the building. Landscaping is planned for the 15' setback between the wall and the existing walking path, and would be maintained by the storage facility. Applicant is not opposed to installing down lighting along the wall or walking path to enhance walkers' safety and is willing to make sure that such lighting would not infringe on nearby neighbors.

The subject site sits on property that was used as landfill from 1968-1970. Excavation of the entire site is cost prohibitive and estimated at \$1 million plus. Applicant plans excavation of the 3000 sq' site where the office and residence will sit, and plans to add to existing landfill mitigation. They will raise property 18" on elevated slabs for venting. They have detailed plans for waste management and methane mitigation (refer to **Meeting Details**, Item 7)

The facility will be similar in operations to their first facility, which has been in operation on Alameda for 2 ½ years. They plan state of the art security features and a controlled environment with a responsible on-site caretaker and set hours of operation. Their experience with their similar facility on Alameda has been without incident.

Neighbors are concerned with the 8' wall planned along the walking path from the standpoint of blockage of views and safety for walkers. One neighbor was concerned that the wall would eliminate his current view of the Sandias.

Neighbors had numerous other concerns including the possibility of attracting criminal elements to the area (both in use of the facility and along the walking path); capping the landfill problem rather than excavating and eliminating it; graffiti; methane mitigation; decreased property values; increased insurance premiums and traffic impact (please refer to **Meeting Details**, Item 8).

Suzanne Busch from the City of Albuquerque Environmental Health Department provided information on the City's efforts with regards to environmental issues. (see **Meeting Details**, item 8/b/iii).

Much information was shared during this meeting, and while no firm resolutions were reached, both the applicant and the neighbors understood that, should application be made for this project, there would be ongoing meetings and discussions. While neighbors had numerous concerns which were not fully satisfied within this meeting, they seemed to be an air or open communication and collaboration.

Areas of Agreement:

- Applicant is happy to consider non intrusive pedestrian walkway lights (down lighting) on wall or along walking path

Unresolved Issues, Interests and Concerns:

- In this stage of the process the project is conceptual with many unresolved project specifics
- Neighbors concerns will be considered and part of an ongoing discussion

Key Points:

- Applicant stressed that he is happy to visit with individual neighbors at their homes and investigate any specific concerns that may be unique to individuals. Neighbors are urged to contact Danny Martinez or John Griego at 797-4120.
- Applicant is amenable to looking into down lighting at the wall along the pedestrian walkway to enhance safety of the walkway without bleeding over to nearby neighbors.

Meeting Specifics:

- 1) Land Development Consultants background
 - a) Represents many in-state development projects providing
 - i) Environmental engineers
 - ii) Architecture
 - iii) Land development
 - iv) Planning
 - b) Document preparation
- 2) Subject Property
 - a) 3 acre parcel
 - b) Portion of original 6 acre parcel owned by Jaramillo family; has been split into 2 parcels
 - i) Other 3 acre parcel is owned by City of Albuquerque – future use unknown at this time
 - c) Currently zoned SU-1 PRD
 - d) Proposed zoning change to SU-1 for Self Storage Facility
- 3) Restrictive width limits usage
 - a) Property is 175' wide X 600' long
 - b) Residential development didn't work well
 - i) Cost prohibitive because of excavation/clean-up required
 - c) Retail shopping had access problems
 - d) Offices create higher impact
 - e) Seemed to need commercial usage for feasibility
- 4) Proposal
 - a) 540 Unit Storage facility
 - b) Caretaker residence and office on site
 - c) Landscaping along San Antonio and along the 15' setback at the back property line
 - d) Make use of long rectangular site
 - e) Attractive formal entrance
 - f) 2 stories of habitable space (office, residence) located in the center
 - i) Residence will have nice yard
 - g) Splitting site – storage units on both sides of residence
 - i) Some two-story areas to storage units
 - ii) Staircases at both ends
 - h) Construction will be metal frame with some synthetic stucco
 - i) Brown earhtones and Spanish tile on upper stories
 - j) Office, residence and storage facilities will be 75,000 sq'
 - k) Intending attractive construction to compliment neighborhood
 - l) Will exceed landscaping requirements
 - m) Mission style- terra cotta with beige

- n) Use of towers and arches for aesthetics
- o) Main entrance off San Antonio
- p) Secure with keypad entrance to storage units
- q) Inviting greenery in middle of site
- r) Building will butt up against an 8' wall
 - i) Landscape buffer at 15' setback, between wall and walking path
 - ii) Storage unit owners will be responsible for maintaining landscaping
- 5) Land Use process per applicant – minimum 6 month process
 - a) Pre-application meeting (this meeting)
 - b) 2nd meeting may be required
 - c) Preliminary development plans
 - d) Request for re-zoning – city has input – goes to EPC
 - e) Final plans, environmental reports, traffic study follow EPC hearing
 - f) Site development (showing architecture, landscaping, details)
 - g) Goes to DRB (Development Review Board)
 - i) Public hearing process
 - ii) Neighbors are notified
 - h) Building permit
- 6) Property located on San Antonio Landfill
 - a) Buried trash
 - b) Potential for methane gas
 - c) Excavation to take place under office and residence – 3,000 sq'
 - i) Want to minimize inconvenience to neighbors
 - ii) Want to avoid approximate \$1 million clean-up of entire site
 - d) Using innovative design for landfill mitigation
 - e) Will raise property 18" on elevated slabs for venting
- 7) Environmental issues
 - a) Subsurface to be properly and thoroughly investigated prior to development (required by City of Albuquerque)
 - i) Waste and it's distribution will be documented
 - ii) Range of methane concentrations will be documented
 - iii) Some initial investigation has already been performed
 - b) Waste management
 - i) Waste to be excavated beneath office and residence and removed to licensed solid waste landfill
 - ii) At proposed paved parking lots waste will be left in place and covered with impermeable layer
 - (1) Will minimize potential upward migration of gas and prevent migration of surface water infiltrating to waste below.
 - (2) Keeping waste dry prevents formation of methane.
 - (3) Surface runoff will be captured in underground cistern system
 - (a) Will provide storm water harvesting for landscape irrigation
 - (4) Most waste found to date has been inert i.e. metal, wire, plastic
 - (5) Minimal household waste was found
 - c) During design of site structures and landscaping, physical provisions for managing potential methane will be included.

- i) Example: passive venting system to safeguard against migration of methane, both vertically and laterally
- d) Monitoring of gasses and dust will be performed
 - i) During construction at the exact area of construction for worker protection
 - ii) At periphery of site to protect and minimize any disturbance to the adjacent neighborhood
- e) After construction is completed, subsurface wells will be in place to monitor the vapor conditions in perpetuity.
 - i) Part of Operations, Maintenance and Monitoring plan written specific to the site
- f) Work will be performed and documented by an engineer registered in the State of New Mexico
 - i) Will be performed under the guidance and requirements of the City of Albuquerque and State regulatory agencies.
 - ii) An As-Built Certification Report will be submitted to obtain a Certificate of Occupancy from the City.
- 8) Concerns of neighbors
 - a) Need for 2nd story
 - i) Economic feasibility, per applicant
 - ii) Optimization of use of site
 - iii) Proposing 20' height for residence/office
 - (1) Zoning allows up to 24'
 - iv) Proposing 16' height for storage units
 - b) Setting up site for monitoring without digging it up
 - i) Applicant states some above ground vents; some below ground wells
 - (1) Existing wells are monitored once a year with probes for measurement
 - (a) Results report available to City Of Albuquerque Environmental Department
 - ii) Applicant envisions additional monitoring around the periphery of the property
 - iii) History per Suzanne Busch with City of Albuquerque
 - (1) Environmental Health Department has wells along San Antonio from the hotel to San Pedro and on the San Pedro median to Dennys
 - (2) They hire a company to monitor these wells four times a year.
 - (3) There are 3 monitoring stations – low, medium and deep
 - (4) Land was City Landfill from 1968 to 1970
 - (5) City trash is relatively dry which prevents methane production; no methane is detected at this time along the edges
 - c) Placement of storage units on San Antonio near homeowners who don't need them rather than near Alameda
 - i) Dictated by economics
 - ii) Needed for apartment, condo and trailer court dwellers
 - iii) Alameda unit is already 85% full indicating growing need for additional units
 - iv) Subject property was investigated for other uses and determined to be ineffective or infeasible for those uses
 - d) Wall along walking path (4 neighbors expressed concerns)
 - i) Will block views along walking path
 - ii) Will create safety issues for walkers
 - iii) Will be haven for gang members

- iv) Promotion of criminal activity
- v) Will attract graffiti
 - (1) Applicant states that owner is responsible for graffiti removal
- vi) Some neighbors requested down lighting pedestrian walking lights along wall
 - (1) One neighbor had concerns for light bleeding towards his home
 - (2) Applicant would be happy to work to achieve lighting that would not infringe on neighbors
- e) Capping the problem is not resolving it
 - i) Removal of the waste would cost upwards of \$1 Million.
 - ii) Eventuality of commercial use or residential use has not been determined
- f) Attraction of bad element to storage facility for criminal activity
 - i) Applicant has mitigating controls in place
 - (1) Caretakers are responsible for managing and controlling the facility
 - (2) Creating controlled environment with safeguards
 - (3) Even undesirables must follow rules and guidelines
 - (4) First project (on Alameda) is highly maintained with state of the art security features and a controlled environment
- g) Neighbors would be interested in seeing study on the effect of crime in residential areas after construction of storage facility
 - i) Agent is not aware of any existing studies
 - ii) 2 ½ year history at site on Alameda – no problems
 - (1) Limited hours of access
 - (2) Cameras and state of the art security measures mitigate problems
 - (3) Neither existing or proposed facilities are temporary – want to remain in business at both locations
- h) RV and Sailboat storage
 - i) Applicant indicates no plans for either
- i) Methane Gas
 - i) Passive venting is planned
 - (1) Will determine how permeable soil is
 - (2) Will be more proactive if levels rise – vacuuming and venting
 - (3) Would perform soil vapor extraction (vacuuming of sub-surface soil)
 - ii) High venting refers to venting above breathing space

Note: Suzanne Busch stated that there are 2 hotels on the Westside with similar situations. If levels raise the City looks at additional opportunities for gas removal such as wind tunnels. High venting dissipates gasses quickly. Small levels are not a worry – but higher levels are mitigated. The situation is watched in perpetuity

- j) Ingress and egress to NM Environmental building required extra lane to avoid having semi-trucks block 1 lane of San Antonio
 - i) Traffic impact study will be performed later in the project
- k) Cut through traffic to Forrest Hills
 - i) Currently Forrest Hills is utilized to avoid traffic on San Antonio
 - (1) People travel 40 mph on 25 mph residential street
 - ii) Neighbors visualize increase in this from proposed facility

- iii) Applicant response
 - (1) Anticipated traffic impact is low – busiest on Saturdays
 - (2) Traffic Impact Study will be done
 - (3) Neighbors can petition City for speed bumps; traffic slowing features
- l) Fear of decrease in property values
- m) Would like for City to consider subject property for open space
 - i) Applicant suggests neighbors petition City to purchase
- n) Some concern raised for facility leading to increased insurance premiums for neighbors
- o) Miscellaneous neighbor comments
 - i) Capping over landfill and a residential use of property is preferable
 - ii) One neighbor concerned that current view of the Sandias will turn to view of wall after construction

Next Steps:

Should applicant pursue this application, there is an expectation for further meetings and discussion

Action Plan:

Applicant encourages continuing open communication and collaboration with neighbors.

Action Items:

- Applicant invites comments and suggestions from neighbors and is available to speak with them. They can call Danny Martinez or John Griego at 797-4120
- Applicant would be happy to visit with individuals in their homes if their situation warrants special consideration.

Application Hearing Details:

1. Since this was a pre-application meeting, no hearing is scheduled at this time
2. Resident Participation
 - a. Written comments can be sent to:

Stephani Winklepleck
600 2nd St NW
Albuquerque, NM 87102
924-3902
swinklepleck@cabq.gov

OR
Laurie Moye, EPC Chair
% Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Addresses of Attendees:

| | |
|------------------------------|---|
| Joe Jablonski | Home owner |
| John Griego | Applicant |
| Eric Strang | Land Development Consultants |
| Marsha Lichtenstein | Land Use Facilitation Program |
| Walter Wesselman | Home owner |
| Tillie Lopez | Home owner |
| Celerino A. Archuleta | SAC |
| George W. Coffman | SAC |
| Ed Gallegos | Home owner |
| Mary Gallegos | Home owner |
| Sue Thorson | Land Use Facilitation Program |
| Jack Morrell | Home owner |
| Danny Martinez | Land Development Consultants, Project Manager |
| Daniel Romero | Home owner |
| Louis Pertz | Home owner |
| Maria Pertz | Home owner |
| Lois Bednar | Home owner |
| Bob Bednar | Home owner |
| Collene Vining | Home owner |
| Jacob H. Hellier | Home owner |
| Susan Clair | Land Use Facilitation Program |
| Suzanne Busch | City of Albuquerque |
| Debbie Thompson | SAC |
| Sylvia Holden (sp) | SAC |
| Reeve Harriman | No affiliation noted |
| Jay Parks | Parks Co. NM |
| Gilbert Lovato | Home owner |
| Eleanor Lovato | Homeowner |
| Irene Minke | AANA |

Note: names highlighted in yellow did not request copy of report