

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

**Project #:** PA 08-11

**Property Description/Address:** Tract 2A5A1A1, SE quadrant of Eubank and Lomas NE on Hotel Circle

**Date Submitted:** May 28, 2008

**Submitted By:** Diane Grover

**Meeting Date/Time:** May 27, 2008 6:00 PM

**Meeting Location:** Quality Inn, 25 Hotel Circle NE

**Facilitator:** Diane Grover

**Co-facilitator:** Karen Ross

## **Parties:**

Lawrence Kline, Denish and Kline Associates  
Sandy Achenbach, neighbor  
Anna Chavez, neighbor

## **Background/Meeting Summary:**

Applicant Lawrence Kline of Denish and Kline Associates presented plans to knock down Michael's and the Sports Authority near Lomas and Eubank, NE, totaling 110,000 sq', and to replace them with a 111,000 sq' Lowes plus a Garden Center.

Lawrence explained the process for neighborhood notification, which includes notifying nearby neighborhood associations. In this case, since there were no established, City recognized neighborhood associations, the applicant was required to notify neighbors within 100' of the property of tonight's meeting by certified mail. In addition, at the request of Councilman Harris, Denish and Kline delivered letters of notification to 60 near neighbors as a courtesy. When this project proceeds to an application for an EPC hearing, neighbors within 100' will again be notified.

Anticipated traffic impact will be minimal, with some increase from the traffic impact of currently underutilized buildings, but less traffic than would ensue from other retail uses of the property. No changes to traffic signals within the complex or in the surrounding residential area are planned at this time.

Neighbors had some concerns about the possible property tax impact from the project. There was also some concern raised about the proximity of the proposed Lowes to the existing Lowes at Candelaria and Juan Tabo. Of greatest concern to one of the neighbors was the existing problem with criminal activity at the Freeway Inn. Neighbors report drug activity, beer sales, and other illegal and bothersome activities at the Inn. They state that while police seem to be aware of the problem, the situation is not improving. Lawrence Kline promised to make Lowes aware of the

situation, and see whether they might be willing start a dialog with APD and also establish some on site security devices to address the problem.

Shannon Watson of the City's ADR Department will follow up with Sandy Achenbach with contact information for the Nuisance and Abatement Division. It was also suggested that Sandy contact Councilor Don Harris's office to make him aware of the situation, and begin a dialog with the area commander for APD to see how the neighbors and police can work together to address the problem.

Sandy Achenbach stated at the end of the meeting that she felt that her questions were answered to her satisfaction.

**Outcome:**

**Areas of Agreement:**

- Neighbors and applicant agree that criminal activity at the Freeway Inn pose difficulties for both neighbors and for Lowes
- Neighbors agree with the assessment of the minimal traffic impact expected from the project.
- Neighbors have no major concerns with the potential for a new Lowes at the subject site.

**Unresolved Issues, Interests and Concerns:**

- Criminal activity at Freeway Inn

**Meeting Specifics:**

- 1) Current Plans
  - a) Replace existing total 110,000 sq' Michael's and Sports Authority with Lowes containing 111,000 sq' plus Garden Center
  - b) Add minimal parking and utilize open spaces within Target lot per agreement with Target
  - c) Same design as Lowes on Juan Tabo and Candelaria with minor changes to satisfy City requirements
- 2) Traffic Impact
  - a) No traffic pattern change is anticipated
  - b) Lowes will attract some more traffic than the current underutilized buildings attract
  - c) Lowes should attract less traffic than other retail would in the same location
  - d) No added signalization is planned within the retail complex
  - e) No additional stop lights are planned in the neighborhood
    - i) Neighbors had current child safety concerns in the residential area
- 3) Miscellaneous Concerns
  - a) Loss of smaller stores and "ma and pa" establishments; replacement with large stores
  - b) Proximity of Lowes at Juan Tabo and Candelaria
    - i) Applicant could not speak to marketing plans of Lowes
  - c) Possible effect on property taxes
    - i) Applicant stated that mill levy is set by the City
    - ii) No taxing authority personnel were present to address this

- d) Criminal activity, drugs and beer sales at the Freeway Inn
  - i) Neighbor has concerns for nearby students at Preparatory School
  - ii) Neighbor states that criminal activity at the Inn is pervasive and dangerous.
  - iii) Neighbor believes that police are aware of the activity, yet the matter is not being resolved.
  - iv) Applicant will see if Lowes might take some action
    - (1) Suggested Lowes could possibly talk to APD about the criminal activity
    - (2) Suggested Lowes may want to secure the area with lighting, other deterrents
  - v) .Shannon Watson will respond to Sandy Achenbach with contact information for the City's Nuisance and Abatement division.

**Next Steps:**

- Applicant will be making application in 10 days
- Anticipated date for EPC hearing, based on applicant's intent, will be July 17, 2008

**Action Plan:**

- Applicant will discuss criminal activity at the Freeway Inn with Lowes to see if they might want to take any action.
- Shannon Watson, City ADR Coordinator, will follow up with information for Sandy Achenbach.

**Action Items:**

- Applicant will discuss criminal activity at the Freeway Inn with Lowes to see if they might intercede with APD or with on site security measures/devices
- Shannon Watson will follow up with Sandy Achenbach regarding contact information for Nuisance Abatement, and the name of her precinct's APD commander.
- Shannon invited Sandy to also contact Isaac Padilla in Councilman Harris' office to discuss needs around criminal activity at the Freeway Inn. Mr. Padilla can be reached at 768-3123 or by email at [iepadilla@cabq.gov](mailto:iepadilla@cabq.gov)

**Application Hearing Details:**

1. **Please note that as of today, no application has been made and no hearing date is scheduled.** If applicant makes application within 10 days as planned, this matter will be heard by the EPC on 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:  
Russell Brito  
600 2<sup>nd</sup> St NW, Third Floor  
Albuquerque, NM, 87102  
[rbrito@cabq.gov](mailto:rbrito@cabq.gov)

OR

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

**Names & Addresses of Attendees:**

Sue Thorson	Land Use Facilitation Program
Sandy Achenbach	Neighbor
Anna Chavez	Neighbor
Lawrence Kline	Denish & Kline
Tony Loyd	City of Albuquerque
Shannon Watson	City of Albuquerque