

From: [SBMTNA](#)
To: [Rodenbeck, Jay B.](#)
Cc: [salamdezia@gmail.com](#); [jeslopez102@gmail.com](#); [gilbert.speakman](#); [Rosalie Martinez](#); [dznaranjo30@gmail.com](#); [meliszdelia@gmail.com](#); [illgen](#); [NaranjoLopez2010@gmail.com](#); [Hess Yntema](#); [Baca, Joaquin](#)
Subject: PR-2024-009765 / SI-2024-00468 - 1100 Woodward NE
Date: Wednesday, April 9, 2025 2:35:25 PM
Attachments: [martineztown_24X36_IDOZoning_2020.pdf](#)
[1100 Woodward NE - 8.5x11 - Scale in Feet.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Dear Jay B. Rodenbeck, Planning Manager,

Santa Barbara Martineztown Neighborhood Association (SBMTNA) appreciates that you informed the neighborhood association of the subject case for your review. SBMTNA was not able to attend the meeting due to late notice of the meeting. SBMTNA disagrees with any approval of the site plan at this time.

SBMTNA is aware that there have been endless studies done by the City of Albuquerque Traffic Engineering Department regarding Mountain Road NE from South Frontage Road to Broadway NE. The studies have shown that this area is dangerous for the residents, students and the business employees near this location.

In the 2013, the City traffic analysis for the 2013 draft sector plan for Martineztown Santa Barbara, the City Traffic Engineer specifically stated that due to the lack of signal and **heavy traffic** at Mountain Road and Woodward this created a hazardous condition. There is another statement by the City Traffic Engineer that states that Mountain Road is not conducive for any kind of travel. Mountain Road has been studied extensively and all the reports indicate this specific area of Mountain at Woodward and the South Frontage can no longer accommodate any more traffic.

The existing MX-M zone for 1100 Woodward was designated based on sector plan C-2 zoning named SU-2/C-3 zone. The EPC, due to their lack of understanding, recommended MX-H which is a more intense use next to a historical residential area.

The current IDO only allows 2 stories for the physical therapy hospital. This hospital only increases the detrimental issues already existing with the uses surrounding Mountain, Woodward and the South Frontage Road.

During the extensive study of Mountain Road NE by the City Traffic Engineer, the proposals were to place a traffic light at Woodward and Mountain Road NE. The other solutions to slow the traffic down include a roundabout at Edith and Mountain Road NE, road diets between Edith and Broadway so the road matches Mountain Road between South Frontage and Broadway NE, headed on the South Frontage Road to Mountain the proposal was to not allow a right turn onto Mountain NE- there was a proposal to place a barrier at this location, narrow Mountain Road in specific locations to lead to less stormwater runoff, wider sidewalk on Mountain Road where possible, specifically between Edith NE and Broadway NE on southside of Mountain Road.

In regards to drainage from the Gateway site, the current ponding is not sufficient. The debris during a harsh rain will flow over into the residential properties down below and causes flooding, and extensive mud and debris flow down Mountain Road NE and each of the residential streets on the west end of the Gateway property. This area needs to be studied extensively in order to protect the residents surrounding the Gateway property.

The requirement for 330 feet was evaluated by the Planning Department. I provided the buffer map for

your records. The buffer map shows the R-T property is within 330 feet. The attached Martineztown zone map of 2020 shows the rectangular piece of property as the R-T zone in yellow. In the buffer map it is labeled with the number 6 and it has a file number SP-82-147, but does not have the new zone map showing the residential zone. The land use is residential surrounding the westside of the Gateway property.

Thank you for your attention to this matter. As you stated in your email to me this case is being litigated. SBMTNA understands the applicant should not be allowed to move forward until this issue is resolved by the courts.

The City of Albuquerque is also aware that Mountain Road at Woodward and South Frontage Road is a hazardous area. Due to numerous accidents and fatalities, the City is required to deal with the current matters based on the health, safety and welfare of the residents before any building that brings more traffic into this area is allowed to be built.

If you have any questions, please email and/or call me at (505)270-7716.

Loretta Naranjo Lopez, President
SBMTNA