

From: [Rodenbeck, Jay B.](#)
To: SBMTNA
Cc: salamdezia@gmail.com; jeslopez102@gmail.com; [gilbert speakman](#); [Rosalie Martinez](#); dznanranjo30@gmail.com; meliszdelia@gmail.com; [illgen](#); NaranjoLopez2010@gmail.com; [Hess Yntema](#); [Baca, Joaquin](#); [Webb, Robert L.](#); [Armijo, Ernest M.](#); [Aulick, Hannah](#); [Palmer, Jeffrey](#); [Gutierrez, David G.](#); [Montoya, Anthony](#); [Sergio Lozoya](#)
Subject: RE: UPDATE - PR-2024-009765 / SI-2024-00468 - 1100 Woodward NE
Date: Monday, April 14, 2025 8:59:00 AM

Good morning Loretta,

I have added your comments below to the file for this project at the following publicly-available location and copied Development Facilitation Team (DFT) staff and the agent for the application (Sergio Lozoya with Tierra West) in this message for their information and review regarding the EPC Final Sign-off for PR-2024-009765 / SI-2024-000468.

<https://dmdmaps.cabq.gov/DRB/PR-2024-009765/Email/>



Jay Rodenbeck

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Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: SBMTNA <sbmartineztown@gmail.com>
Sent: Sunday, April 13, 2025 9:46 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: salamdezia@gmail.com; jeslopez102@gmail.com; [gilbert speakman <gilsman1@outlook.com>](mailto:gilbertspeakman@outlook.com); [Rosalie Martinez <rosalimartinez06@gmail.com>](mailto:RosalieMartinez06@gmail.com); dznanranjo30@gmail.com; meliszdelia@gmail.com; [illgen <theresa.illgen@zoho.com>](mailto:theresa.illgen@zoho.com); NaranjoLopez2010@gmail.com; [Hess Yntema <hess@yntema-law.com>](mailto:hess@yntema-law.com); [Baca, Joaquin <joaquinbaca@cabq.gov>](mailto:joaquinbaca@cabq.gov)
Subject: UPDATE - PR-2024-009765 / SI-2024-00468 - 1100 Woodward NE

[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) is updating this email to include a few comments that were left out.

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 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. SBMTNA would like to make it clear that the current MX-M zone is detrimental to the area and the MX-H currently being litigated will only intensify the hazardous conditions in this 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 and the other reasons is to narrow Mountain Road in specific locations to lead to less stormwater runoff, 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, wider sidewalk on Mountain Road where possible, specifically between Edith NE and Broadway NE on southside of Mountain Road and between Woodward and the South Frontage 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 cause 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. SBMTNA 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.

SBMTNA has provided studies on the environmental impacts this area imposes on the residents. Please have the Environmental Health Department review the Health Impact Study done by Bernalillo County stating how detrimental it is to live next to the freeways and the traffic in the area. More traffic from the hospital only increases this ongoing problem. The study is in the City files and includes the City study on heatwave areas of which Martineztown Santa Barbara is one of the hottest areas. The hospital will only increase the heatwave. The hospital should be required to have more landscaping due to the environmental impacts in this area. The building should be set back towards the freeway and the building should be set back at least 15 feet from Mountain Road NE.

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 is allowed to be built that brings more traffic into this area.

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

Loretta Naranjo Lopez, President
SBMTNA