

City of Albuquerque Land Use Facilitation Program

Post Submittal Facilitated Meeting

Report

<u>Application ID:</u>	PR-2024-010887, SP-2025-00056
<u>Meeting Date:</u>	Wednesday 19 November 2025, 5:30-7:30 PM
<u>Facilitator:</u>	Tyson Hummell, Assistant City Attorney
<u>Applicant Agent:</u>	Scott Anderson, Project Architect
<u>Community Stakeholders:</u>	Alamosa Neighborhood Association, Crestview Bluff Neighborhood Association

Brief Summary.

The meeting was held to discuss a proposed 150-unit, mixed townhouse / apartment development and its associated Site Plan Administrative application. All parties attended timely and participated in good faith. Facilitator, Tyson Hummell, explained the process, standard and timeline for review. Project Architect, Scott Anderson presented details of the site plan application and answered Community questions and concerns.

Traffic and safety concerns were the primary focus of discussion, particularly regarding the development's impact on traffic, congestion, as well as aggravation of pre-existing traffic, safety, parking and infrastructure capacity concerns.

The meeting was productive and mutually informative. Applicant Agent committed to comply with all IDO standards, without any need for variance. Community stakeholders effectively communicated their perspectives and concerns. All parties agreed on the need for comprehensive traffic and infrastructure remediation in the area; specifically, the need for City and State based action. The parties further agreed to mutually support each other in seeking said remedies.

Specific Community Concerns.

1. Proximity to Alamosa Park.

Community Stakeholders stated that Alamosa Park is heavily used and currently causes excessive traffic, pedestrian and parking congestion on Bataan Road, as well as the surrounding area. Applicant Agent explained that IDO requirements, as well as Fire Marshall recommendations necessitate Bataan Road access. Community Stakeholders acknowledge that Bataan Road may be the most feasible point of ingress and egress for

the proposed development, but hold grave concerns about the aggravation of already strained infrastructure capacity due to potential additional traffic.

Further, the Community is strongly in favor of a formal traffic study being conducted; if not for this proposed development, then for the safety and benefit of the surrounding Community, generally. Applicant Agent acknowledged these concerns, but emphasized that these are beyond his power to control. All parties agreed on the need for comprehensive traffic and infrastructure remediation in the area; specifically, the need for City and State based action. The parties further agreed to mutually support each other in seeking said remedies.

2. Proximity to Armijo Charter School ,Alamosa Elementary School and the Alamosa Community Center.

Community Stakeholders are specifically concerned that pedestrians and children could face increased traffic danger due to both existing and proposed increases to traffic near Alamosa Park, Bataan Road and Gonzalez Road; specifically related to the presence of Armijo Charter School, Alamosa Elementary School and the Alamosa Community Center. At peak times, these are very closely triangulated sources of children and other pedestrians, who could be negatively affected by proposed traffic increases.

The Community is strongly in favor of mitigating these potential risks; if not for this proposed development, then for the safety and benefit of the surrounding Community, generally. Applicant Agent acknowledged these concerns, but emphasized that these are beyond his power to control. All parties agreed on the need for comprehensive traffic and infrastructure remediation in the area; specifically, the need for City and State based action. The parties further agreed to mutually support each other in seeking said remedies.

3. Additional Future Traffic Concerns.

Community Stakeholders already experience “cut through” traffic on quiet residential streets surrounding the proposed development area. This is caused by drivers seeking to avoid existing congestion and poses a nuisance and safety concern. The Community is further concerned that future road construction projects, planned for the nearby Bridge and Coors area, in conjunction with the proposed development, will only exacerbate “cut through” traffic issues. Applicant Agent acknowledged these concerns, but emphasized that these are beyond his power to control. All parties agreed on the need for comprehensive traffic and infrastructure remediation in the area; specifically, the need for City and State based action. The parties further agreed to mutually support each other in seeking said remedies.

Conclusion.

Traffic congestion, limited parking and infrastructure capacity are ongoing issues that affect and will continue to affect both the Applicant and Community Stakeholders. However, both sides are willing to work together to seek mutual relief from policy makers at the City and State level.

Respectfully Submitted,

Tyson R. Hummell, Facilitator