



City of Albuquerque  
Planning Department  
Landmarks and Urban Conservation  
Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: August 19, 2015

## OFFICIAL NOTIFICATION OF DECISION

**Project# 1009047**  
**15-LUCC-50023**  
Application for Certificate of  
Appropriateness

**City Of Albuquerque Metropolitan  
Redevelopment Agency** requests approval of a  
Certificate of Appropriateness for demolition of  
certain buildings at  
the **De Anza Motor Lodge**, A City Landmark  
located at 4301 Central Ave. NE and described as  
all of Block 4 of the Mesa Grande Addition.

On August 21, 2015 the Landmarks and Urban Conservation Commission voted to **Approve** Project #1009047 15-LUCC-50023, based on the following findings and conditions:

### ***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for Demolition 15-LUCC-50023 / Project # 1009047 (August 19, 2015)***

1. This application is a request for a Certificate of Appropriateness for alteration of the De Anza Motor Lodge at 4301 Central Ave. NE, zoned SU-2/CCR
2. The proposal is to remove several buildings on the site to accommodate redevelopment. The project is a public/private partnership between the City of Albuquerque's Metropolitan Redevelopment Agency and Anthea @ Nob Hill LLC.
3. The De Anza Motor Lodge is a designated a City Landmark.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. §14-12(8)(B)(1) states that a Certificate of

Appropriateness shall be approved if "The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone." The proposed redevelopment of the site meets and furthers the Development Guidelines for the De Anza Motor Lodge, by including:

- a. preservation of the De Anza sign at the Central Avenue frontage;
  - b. a mix of one- and multi-story massing that evokes Pueblo architecture;
  - c. preservation of the court space between buildings fronting on Central Avenue;
  - d. preserving the pattern and proportion of openings in exterior walls; and
  - e. preserving the Zuni "Sha'la'ko" murals in place, in consultation with the Zuni Pueblo.
6. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished". The proposed demolition of the buildings at the rear of the site and the ultimate replacement of them with complementary buildings will focus on and further, rather than impair or diminish, the architectural character and historical value of the subject site.
7. The LUC Ordinance Section §14-12-8 (B) (4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure. The reuse of buildings A & E, the front portion of building G, the Zuni murals, the porte cochere, the restaurant building, and the iconic, triangular framed neon sign, in conjunction with the less-visible, complementary replacement buildings, will adequately retain and convey the subject site's distinguished original qualities and character.
8. The LUC Ordinance Section §14-12-8 (B) (6) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to, income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application. The property has been awaiting redevelopment since the City's MRA purchased it in 2003, but unsuccessful efforts and limited budgets have resulted in a deteriorated structural condition for many of the buildings. Relevant factors and conditions include:
- a. The City has received little revenue during the past 13 years after paying nearly \$900,000 for the property and over \$750,000 for on-site security and fencing.
  - b. The buildings on the site are in various states of disrepair due to a lack of funding for needed maintenance and the missed opportunities of two previous, failed attempts to redevelop the property. Currently, the City has a new opportunity to enter into a financially feasible, public/private partnership that will lead to redevelopment and reuse of the subject site.
  - c. A recent capital needs assessment (CNA) for the property shows that the dollar amount needed to rehabilitate and preserve all of the buildings on the site is cost-prohibitive. This is even with the incentives and allowances that come with being an MRA property.

- d. It is clear that the property is incapable of producing a reasonable economic return as presently controlled and the CNA demonstrates that rehabilitation and reuse of all existing buildings is infeasible.
- e. Economic concerns warrant the consideration of some building demolition in order to preserve the most significant and visible buildings on the site (those fronting Central Avenue).

**Condition of Approval:**

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. The Demolition Permit Application shall be submitted for review prior to being submitted to the building department for processing.
3. The Demolition Permit Application shall contain a site plan and building plans clearly showing the limits of the work and describing the protective measures to be used to preserve the building and portions of building to be retained.

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**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LUCC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **August 19, 2015** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **September 1, 2015**.

Sincerely,

*UNHENNESSY FOR R. Brito*

Russell Brito  
Division Manager, Urban Design & Development