



**Landmarks & Urban  
Conservation Commission**

**Agenda Number: 5  
Case No.: 15LUCC-50023  
Project # 1009047  
August 19, 2015**

**Staff Report**

<b>Agent</b>	Chris Hyer, Senior Planner	<b>Staff Recommendation</b>  <b>APPROVAL of Case #15-LUCC-50023 (Project #1009047), a request for a Certificate of Appropriateness for demolition, based on the Findings beginning on page 12 and subject to the Condition on page 14.</b>  Russell Brito, Planning Manager Urban Design & Development Division <b>Staff Planner</b>
<b>Applicant</b>	City of Albuquerque Metropolitan Redevelopment Agency	
<b>Request</b>	Certificate of Appropriateness for Demolition	
<b>Legal Description</b>	Lots 1 thru 17, Block 004, Mesa Grande Addition (K- 17)	
<b>Address/Location</b>	4301 Central Avenue NE	
<b>Size</b>	Approximately 2.23 acres	
<b>Zoning</b>	SU-2/CCR-2	

**Summary**

*This is a request for approval of a Certificate of Appropriateness for Demolition of a portion of the De Anza Motor Lodge located at Central and Washington NE. The subject site at 4301 Central Avenue NE is a City Council-designated City Landmark, and is listed on the State Register of Cultural Properties and the National Register of Historic Places.*

*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. But, unfortunately, 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 request for a Certificate of Appropriateness for demolition has been reviewed against the relevant guidelines for De Anza Motor Lodge and the LUC Ordinance criteria for approval of a Certificate of Appropriateness. The proposal to preserve some of the buildings and structures on the site, specifically along the Central Avenue frontage, and limit any demolition to buildings towards the rear of the site, conforms to the De Anza Motor Lodge Development Guidelines and the LUC Ordinance criteria: it is clear that the property is incapable of producing a reasonable economic return as presently controlled (LUC Ordinance); and the CNA demonstrates that rehabilitation and reuse of all existing buildings is infeasible (Development Guidelines for the De Anza Motor Lodge).*

**PRIMARY REFERENCES:** Landmarks and Urban Conservation Ordinance; Development Guidelines for the De Anza Motor Lodge.



# LAND USE MAP

Note: Grey shading indicates County.

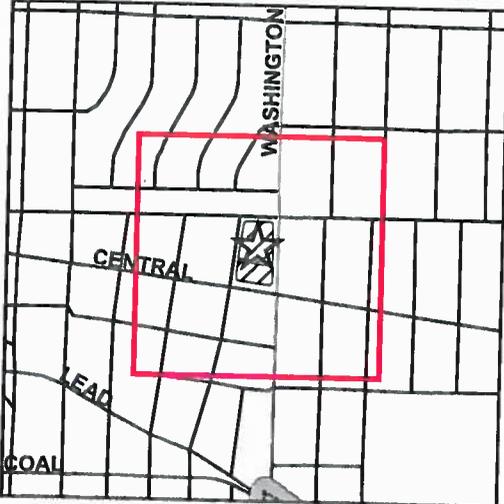
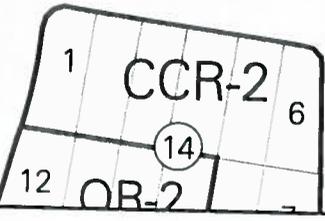
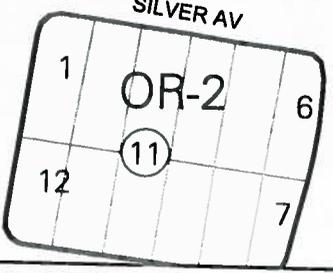
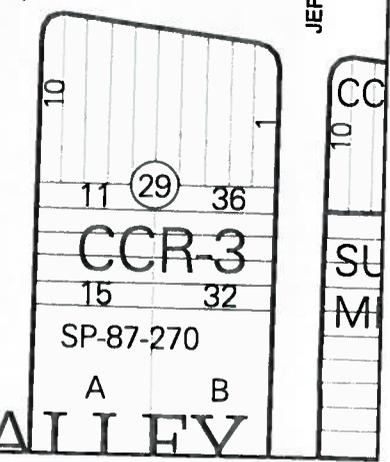
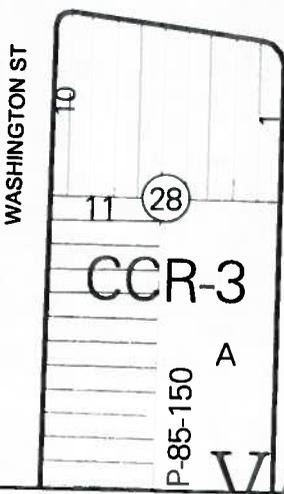
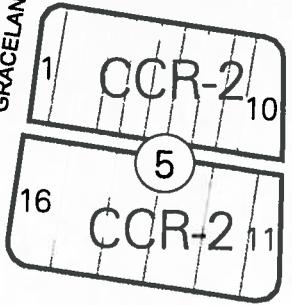
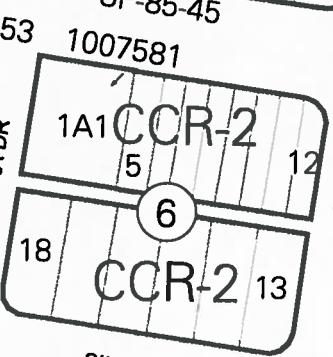
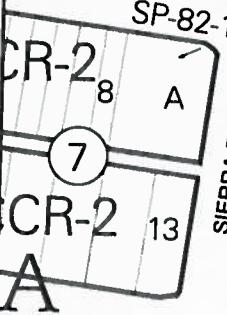
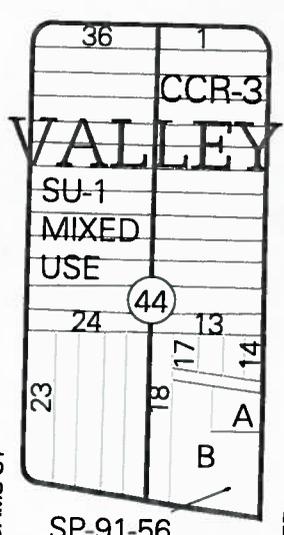
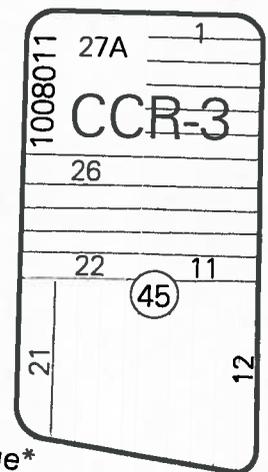
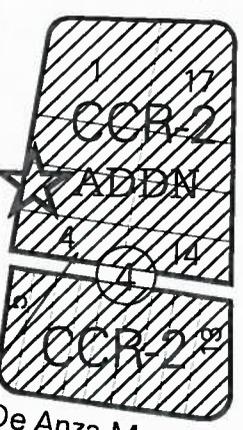
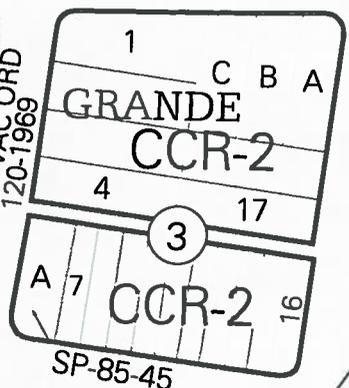
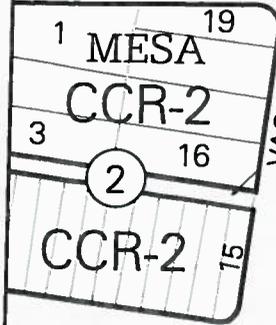
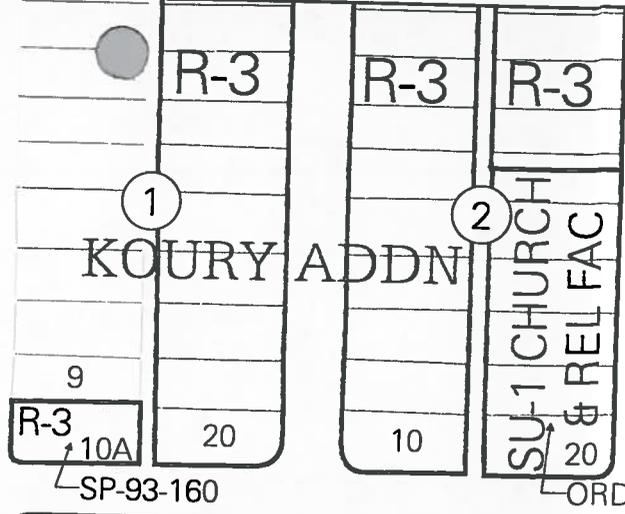
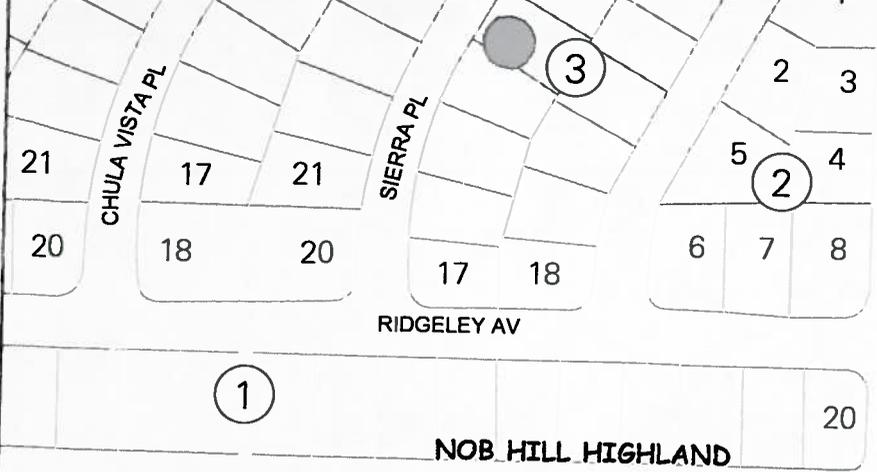
## KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 200 feet

Project Number:  
1009047  
Hearing Date:  
8-12-2015  
Zone Map Page: K-17  
Additional Case Numbers:  
15LUCC-50023



### ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:  
1009047  
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8-12-2015  
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# HISTORY MAP

Note: Grey shading indicates County



1 inch = 200 feet

Project Number:  
1009047  
Hearing Date:  
8-12-2015  
Zone Map Page: K-17  
Additional Case Numbers:  
15LUC-50023

**SUMMARY OF REQUEST**

<b>Request</b>	<i>Certificate of Appropriateness</i>
<b>Location</b>	<i>Central Avenue SE between Washington and Graceland</i>

**I. AREA CHARACTERISTICS AND ZONING**

*Surrounding architectural styles, historic designation and land uses.*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>General Area</b>	CCR	Established Urban, Nob Hill/Highland Sector Development Plan	Residential and commercial
<b>Site to the North</b>	R-1	Established Urban, Nob Hill/Highland Sector Development Plan	Residential
<b>Sites to the South</b>	CCR-2	Established Urban, Nob Hill/Highland Sector Development Plan	Commercial
<b>Sites to the East</b>	CCR-3	Established Urban, Nob Hill/Highland Sector Development Plan	Commercial
<b>Site to the West</b>	CCR-2	Established Urban, Nob Hill/Highland Sector Development Plan	Commercial

**II INTRODUCTION**

**Proposal**

The Albuquerque Development Commission (ADC) has authorized the Metropolitan Development Agency (MRA) to enter into a public-private partnership with a developer selected in accordance with a Request for Proposals (RFP). The selected proposal, submitted by Anthea @ Nob Hill, LLC, is appended to this report.

The National register nomination describes the property as containing eight buildings. At some undetermined time in the past, two of the buildings on the west side were connected, and for purposes of the development guidelines, the LUCC identified seven buildings as illustrated on the 1957 Sanborn Fire Insurance Map (appended) and labeled A through G.

In summary, the project would retain and rehabilitate three of the existing historic motel buildings, specifically those buildings fronting on Central Avenue labeled A, E and the southern portion of building G. The project would also retain a two-story portion of a building on the site that includes the basement room containing the Zuni mural paintings (Building D.) The basement room will be

improved to facilitate conservation of the murals. Other buildings on the site would be removed (Buildings B, C, F and the one-story portion of building D) and replaced with new one and two-story buildings in a configuration surrounding an open motor court similar to the existing motel. The primary business the developer proposes is a hospitality use which features full size, high end condo/apartment style units for rent as either extended stay or vacation hotel units. The developer has proposed approximately 30 new units. The units could be utilized as apartments or condominiums in the future should market conditions warrant. Anthea @ Nob Hill will also feature a limited number of historic Route 66 motor lodge units within one rehabilitated building (Building A) along with retail uses, primarily dining, in the existing café and lobby buildings (Buildings E and G.)

This is a request for approval of a Certificate of Appropriateness for the demolition component of the project only. Future alterations and new construction will be subject to approval of a separate certificate by the LUCC at a future date.

### ***Background and Context***

The De Anza Motor Lodge was designated a City Landmark by the City Council at the recommendation of the LUCC in April 2012 (O-2012-013). As required by the LUC Ordinance §14-12-7 (C), development guidelines specific to the property were adopted by the LUCC at a public hearing on May 5, 2012. The specific development guidelines were amended by the LUCC on November 14, 2014 (14-LUCC-50050.)

The De Anza Motor Lodge was listed on the State Register of Cultural Properties and the National Register of Historic Places in 2003. At the time of its listing, it was noted to be one of the best examples in New Mexico of a pre-world war II tourist court that was then expanded in the decades following the war to meet the increased demand for tourist facilities along Route 66. When established in 1939, the motel consisted of four buildings, four additional buildings were added to the west and north in the 1940's and 1950's as illustrated in an attachment to this report. A final phase of remodeling of the exterior facades was completed circa 1963. Two murals painted by a noted Native American artist depicting figures significant in the Zuni *Sha'lak'o* ceremony line two walls of a basement room and constitute the property's single contributing object.

The City purchased the historic De Anza Motor Lodge in July 2003 at a cost of just under \$900,000.00. The City provides twenty-four hour security presence on the property at a cost of approximately \$125,000.00 per year. Initially, various possibilities for re-use by the City were considered but ultimately none were identified. In May of 2005, a Request for Proposals (RFP) was issued to identify a potential private sector partner for redevelopment of the site. Response to the RFP in 2005 was very limited – only one proposer responded. The City executed a development agreement with De Anza LLC in September 2006 effective in January 2007. No progress was made on the proposed development, and after several years of extensions and re-negotiations, the agreement expired.

A 2<sup>nd</sup> RFP was issued in February 2011. A development agreement was executed in January 2012 with De Anza Developer LLC. That project proposed to re-purpose the buildings for market rate housing along with some retail use. The hard cost of construction for the building rehabilitation

was estimated at \$3.4 million, and the developer's financial structure included Federal Historic Preservation Tax Credits. Ultimately, the developer's plans were incompatible with the National Park Service's conditions for approval of the project for Federal Historic Preservation Tax Credits, and the City's agreement with the developer was officially terminated in April of 2014.

In 2012, in conjunction with the aforementioned development, the City Council applied the designation of City Landmark to the property, ensuring that any project would be subject to the approval of the City of Albuquerque's Landmarks and Urban Conservation Commission (LUCC) through the Certificate of Appropriateness procedures.

Upon the termination of the second development agreement in 2014, the MRA grew increasingly concerned about the deterioration of the buildings in the intervening ten years. Prior to issuing yet another RFP for redevelopment, the City contracted with the architectural firm of Cherry/See/Reames to conduct a capital needs assessment (CNA) of the buildings with the intention of documenting the condition of the buildings and estimating cost for rehabilitation. An estimate of capital costs to repair the buildings and bring them up to minimum building code requirements would help both the City and potential developers to assess the economic feasibility of rehabilitation and reuse. The cost estimates for minimal rehabilitation exceeded the construction budget for the previous projects several times over.

In the interest of not expending additional time in a RFP process for development that would likely produce limited results and in the interest of supporting an economically feasible project, the RFP released in August 2014 encouraged the retention of all existing historic buildings, but also contemplated the removal of some of the buildings on the site with the exception of those buildings fronting on Central Avenue. It was decided that such parameters would present a more complete picture of what the development market could or would actually support.

In November of 2014 the City's MRA applied for amendment of the specific development guidelines for De Anza Motor Lodge (14-LUCC-50053). A copy of the CNA report was provided to the LUCC in support of the application to amend the specific development guidelines in November of 2014. The MRA asked that some flexibility be afforded in the guidelines for removal of some of the existing buildings to facilitate redevelopment of the site, due to concerns about the economic feasibility of complete rehabilitation. The LUCC approved the suggested amendments.

Five proposals were received in January 2015 in response to the RFP. Only one of the proposals included an option for retaining all of the existing buildings, but it also included another option to demolish the buildings not fronting Central Avenue if it was determined at some undefined point to be economically infeasible to retain all buildings. Two of the proposals were deemed to be most responsive to the overall project goals as stipulated in the RFP and were forwarded to the ADC for their consideration. The proposal from Anthea @ Nob Hill LLC was selected by the ADC; the ADC found that the Anthea @ Nob Hill LLC proposal demonstrated a practical and achievable financing structure, allowing for completion of construction as presented in the proposal in a timely manner. Anthea's proposal includes a substantial up-front cash infusion by the development team with a support from a banking institution for the remainder of the financing.

The redevelopment project is complicated further by the Zuni "*sha'la'ko*" ceremonial procession murals in the basement room. These murals played a meaningful role in the impetus to purchase the property at the prompting of community promoters. The Zuni tribe has communicated a patrimonial interest in these murals. This presents a further challenge for the site and a developer, the murals are located in a basement room that is not climate controlled or otherwise suitable for long-term conservation, nor is the room is accessible to the public. Conservation of these murals is not a typical condition for developers and the MRA is offering financial incentive to assist with their conservation.

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## ***APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

### ***III. ANALYSIS***

Note: Policies are written in regular text and staff analysis and comment in bold italic print.

#### ***Comprehensive City Zoning Code***

The property is zoned SU2/CCR-2 (Community Commercial/Residential Two) in the Nob Hill/Highland Sector Development Plan. The CCR-2 zone as described in the Plan is a mixed-use zone that corresponds to R-3 for residential uses and generally to the C-2 zone for non-residential uses.

***This mixed use zoning allows for a wide range of uses on the property, including retail, office, and residential, which creates great flexibility for redevelopment efforts.***

#### ***O-2012-013 Ordinance designating De Anza Motor Lodge a City Landmark***

This ordinance designated and mapped the De Anza Motor Lodge City Landmark. The resolution included the adoption of general design guidelines. The guidelines were amended by the LUCC in 2014 as provided for in the Landmarks and Urban Conservation Ordinance.

Council Bill No. O-12-5 accepted the LUCC Findings that the De Anza Motor Lodge has historical and cultural significance and integrity, is suitable for preservation, and has educational significance. The subject site met the criteria for landmark designation: registration in the State Register of Cultural Properties and National Register of Historic Places; historic significance; relationship to already designated landmarks (Route 66 properties).

#### ***Landmarks and Urban Conservation Ordinance***

This site consists of a City Landmark property and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

***"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."***

Section 14-12-8 (A) of the LUC ordinance provides that:

***"Within the boundaries of a historic zone, urban conservation overlay zone, or 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."***

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B (1) the change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

*The proposal does not conflict with the designation ordinance or the development guidelines as discussed in the following analysis.*

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

*The character and value of the De Anza Motor Lodge is fully acknowledged and recognized through its listing on the State Register of Cultural Properties and the National Register of Historic Places, and its designation as a City of Albuquerque Landmark. 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. 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).*

§14-12-8 (B) (3) The change qualified as a “certified rehabilitation: pursuant to the Tax Reform Act of 1976.

*This criteria is not applicable.*

§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 De Anza Motor Lodge was originally built in 1939 and underwent a number of alterations and additions through 1957, solidifying its status of an iconic, mid-20<sup>th</sup> Century Route 66 motor lodge. The block, bounded by Central Avenue, Washington, Graceland, and Copper Avenue, is non-rectangular, with the Central Avenue frontage being wider than the rear of the site along Copper Avenue.*

*The request to demolish and replace buildings B, C, F, the one-story portion of building D and the northern portion of building G will leave the most visible and iconic 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. The reuse of these buildings, in conjunction with the less-visible, complementary replacement buildings, will adequately retain and convey the subject site’s distinguished original qualities and character.*

§14-12-8 (B) (5) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design;

*Not applicable. The request is for demolition.*

§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. 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.*

*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. But, unfortunately, 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.*

*Although the MRA's RFP stated that preservation of all the buildings was preferred (but not required), all responses to the RFP proposed development scenarios that included removal and/or replacement of some buildings. This is indicative of the financial infeasibility of a complete rehabilitation, as presently controlled.*

*This proposal to preserve some of the buildings and structures on the site, especially along the Central Avenue frontage, and limit any demolition to buildings located towards the rear of the site, conforms to this criterion because 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.*

*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).*

**Development Guidelines for the De Anza Motor Lodge - A City Landmark**

The following features of the De Anza Motor Lodge help convey its significance and should be preserved in any rehabilitation:

1. The De Anza Motor Lodge sign at the Central Avenue frontage
2. A mix of one-and multi-story massing that evokes Pueblo architecture;
3. The court space between buildings fronting on Central Avenue;
4. The pattern and proportions of openings in exterior walls;
5. The Zuni "*Sha'la'ko*" ceremonial procession murals. For the purpose of these guidelines, preservation treatments may include leaving the murals in place or relocating as determined appropriate in consultation with Zuni Pueblo.

The following features should be preserved if possible:

1. Preservation of all buildings in the complex is most desirable, however; rehabilitation and reuse of the property is critical. If rehabilitation and reuse of all existing buildings is demonstrated to be infeasible, buildings that do not front on Central Ave. may be removed in conjunction with approval of a Certificate of Appropriateness for new construction or demolition.
2. The terrazzo floor of the café dining room, which contains turquoise chips and silver inlaid figures, most if not all of which have been removed; replacement of the silver figures is not required;
3. Characteristic interior fixtures and finishes.
4. New construction and additions may be approved on the premises if compatible in scale, style and exterior finish materials with historic buildings and subject to approval of a Certificate of Appropriateness.

LUCC staff may approve alterations to the buildings and site that do not require a building permit.  
*As adopted by the Landmarks and Urban Conservation Commission November 19, 2015.*

*The De Anza Motor Lodge sign at the Central Avenue frontage will be preserved. Planning staff, the MRA, and its private-sector partner acknowledge the value of the sign that contributes much to the subject site's significance.*

*The current redevelopment proposal will have a mix of one- and multi-story massing that evokes Pueblo architecture.*

*The court space between buildings fronting on Central Avenue will be preserved.*

*The pattern and proportions of openings in exterior walls will be preserved and maintained.*

*The Zuni "Sha'la'ko" murals will be preserved in place, in consultation with the Zuni Pueblo.*

*The CNA demonstrates that the preservation of all buildings in the complex is economically infeasible. This request is to remove buildings that do not front on Central Avenue.*

*The redevelopment proposal includes the intent to preserve and reuse the café's terrazzo floor, and other characteristic interior fixtures and finishes. Details will be included in an upcoming Certificate of Appropriateness for design.*

*The redevelopment proposal's new construction and additions will be compatible in scale (one- and two-story massing), style and exterior finish materials (Pueblo architecture) with the historic buildings that front Central Avenue.*

*Overall, this request for a Certificate of Appropriateness for demolition meets and furthers the Development Guidelines for the De Anza Motor Lodge. Again, 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).*

#### **IV. NEIGHBORHOOD/PUBLIC CONCERNS**

The application was advertised in the Albuquerque Journal, a newspaper of local and statewide distribution. Three signs were posted on the property with notice of the application, one on each of the three street frontages: Central Ave., Washington and Graceland.

The Nob Hill Neighborhood Association and the Highland Business and Neighborhood Association were notified of the application and hearing by certified mail.

*The Planning Department has not received any communications from the notified Neighborhood Associations nor any other interested parties regarding this request.*

#### **V. CONCLUSION**

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. But, unfortunately, 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.

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This request for a Certificate of Appropriateness for demolition, as reviewed against the relevant guidelines for De Anza Motor Lodge and the LUC Ordinance criteria for approval of a Certificate of Appropriateness, warrants approval by the LUCC.

The proposal to preserve some of the buildings and structures on the site, specifically along the Central Avenue frontage, and limit any demolition to buildings towards the rear of the site, conforms to the De Anza Motor Lodge Development Guidelines and the LUC Ordinance criteria: it is clear that the property is incapable of producing a reasonable economic return as presently controlled (LUC Ordinance); and the CNA demonstrates that rehabilitation and reuse of all existing buildings is infeasible (Development Guidelines for the De Anza Motor Lodge).

Staff recommends approval of this request for a Certificate of Appropriateness for demolition.

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***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for demolition - Case 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.

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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).

***RECOMMENDATION - Case No. 15-LUCC-50023/ Project # 1009047 – (August 19, 2015)***

**APPROVAL of 15-LUCC-50023/ Project # 1009047**, an application for a Certificate of Appropriateness for demolition, located 4301 Central Ave. NE, described as Lots 1 thru 17, Block 004, Mesa Grande Addition (K-17), a City Landmark, zoned SU2-CCR, based on the above eight Findings and subject to the following Condition:

**Recommended Condition of Approval**

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
- 



**Russell Brito, Planning Manager  
Urban Design and Development Division**

**Attachments:**

- 1) 1957 Sanborn Insurance map illustrating and identifying buildings
- 2) Development Guidelines for De Anza Motor Lodge City Landmark adopted November 2014
- 3) Notice of Decision Albuquerque Development Commission dated 4/28/15
- 4) Response to RFP – De Anza A NH, LLC *-on disc*
- 5) Capital Needs Assessment (CNA) – on disc





## Landmarks & Urban Conservation Commission

DEVELOPMENT GUIDELINES FOR THE DE ANZA MOTOR LODGE  
City of Albuquerque Landmark  
4301 Central Ave. NE  
Albuquerque, New Mexico 8710

The DeAnza Motor Lodge is one of the best remaining examples in New Mexico of a pre-world war II tourist court that was then expanded in the decades following the war to meet the increased demand for tourist facilities along Route 66. Constructed in early 1939, less than two years after Route 66 had been realigned along Central Avenue in Albuquerque, the lodge was built by S.D. Hambaugh, a tourist court operator in Tuscon, and C.G. Wallace, a prominent trader at Zuni. Representing one of several ventures that Wallace undertook along Route 66, the lodge became linked to Wallace's name and his reputation as an Indian trader. Thus, it assumed a special role among tourist courts along the highway, offering not only lodging and later, food but Indian jewelry and crafts and repair services as well. Larger than most tourist courts of its time, the DeAnza was altered and expanded during the golden age of tourism along Route 66 to conform to changing norms for tourist facilities. While some details of the buildings' original Spanish Pueblo Revival style were lost, it remains one of the best examples of how some pre-war motels were altered to remain economically viable.

The De Anza Motor Lodge was designated a City Landmark by the City Council at the recommendation of the LUCC in April 2012 (R-2012-83) effective April 16, 2012.

The following features of the De Anza Motor Lodge help convey its significance and should be preserved in any rehabilitation:

1. The De Anza Motor Lodge sign at the Central Avenue frontage
2. A mix of one-and multi-story massing that evokes Pueblo architecture;
3. The court space between buildings fronting on Central Avenue;
4. The pattern and proportions of openings in exterior walls;
5. The Zuni "*Sha'la'ko*" ceremonial procession murals. For the purpose of these guidelines, preservation treatments may include leaving the murals in place or relocating as determined appropriate in consultation with Zuni Pueblo.

The following features should be preserved if possible:

1. Preservation of all buildings in the complex is most desirable, however; rehabilitation and reuse of the property is critical. If rehabilitation and reuse of all existing buildings is demonstrated to be infeasible, buildings that do not front on Central Ave. may be removed in conjunction with approval of a Certificate of Appropriateness for new construction or demolition.
2. The terrazzo floor of the café dining room, which contains turquoise chips and silver inlaid figures, most if not all of which have been removed; replacement of the silver figures is not required;
4. Characteristic interior fixtures and finishes.
5. New construction and additions may be approved on the premises if compatible in scale, style and exterior finish materials with historic buildings and subject to approval of a Certificate of Appropriateness.

*These guidelines include by reference The Secretary of the Interior's Standards for Rehabilitation, which are attached. Guidance on applying the Standards and these guidelines is available from the City of Albuquerque Planning Department, the State Historic Preservation Division and online at [www2.cr.nps.gov/e-rehab](http://www2.cr.nps.gov/e-rehab).*

*LUCC staff may approve alterations to the buildings and site that do not require a building permit.*

Adopted by the Landmarks and Urban Conservation Commission \_\_\_\_\_ 11/12/2014 \_\_\_\_\_

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **OFFICIAL NOTIFICATION OF DECISION**

April 28, 2015

**Anthea at Nob Hill, LLC**  
333 Rio Rancho Drive NE, Suite 104  
Rio Rancho, NM 87124

**De Anza Motor Lodge Redevelopment**  
**RFP 04-2014**

### **LEGAL DESCRIPTION:**

The subject site includes all of Block 4 and the alley running through Block 4 of the Mesa Grande Addition, Section 23, Township 10-N, Range 3-E, New Mexico Principal Meridian, Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, located in the northwest quadrant of the intersection of Central Avenue NE and Washington Street NE, containing 2.056-acres.

On March 19, 2015, the Albuquerque Development Commission, voted to APPROVE the selection of Anthea at Nob Hill, LLC, or its successor corporation, company or organization, as the Albuquerque Development Commission Selected Developer to redevelop the De Anza Motor Lodge. On April 23, 2015, the Albuquerque Development Commission adopted the following Findings:

### **FINDINGS:**

1. As the oversight body of the Metropolitan Redevelopment Agency ("MRA"), these findings are made by the Albuquerque Development Commission ("ADC") in regard to Request for Proposals RFP-04-2014, for the redevelopment of the De Anza Motor Lodge at the northwest corner of the intersection of Central Avenue and Washington Street, located at 4301 Central Avenue NE, Albuquerque, NM, 87108 (the "RFP").
2. The redevelopment of the De Anza Motor Lodge helps the MRA attain its objectives by:
  - a) Facilitating the primary catalytic project for the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area as identified on page 21 of the 2005 Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan (the "MR Plan");
  - and b) Fulfilling the MR Plan goal of "creating a place that is both identifiable for its

A-3

unique Route 66 character and is a livable, walkable, mixed-use and vibrant economic and residential part of Albuquerque" (See MR Plan pg. 1).

3. In August 2014, the MRA commissioned Cherry/See/Reames Architects (the "CNA Architect") to perform a Capital Needs Assessment Report ("CNA") to determine the condition of the buildings addressed in the RFP. The CNA Architect, along with several engineering firms, evaluated the electrical, mechanical/plumbing, structural and environmental systems of the buildings. Using a widely accepted cost estimating approach, the CNA Architect determined the cost of bringing the buildings to a Certificate of Occupancy level that does not include any additional improvements. Per that determination, the total estimated cost for basic rehabilitation at the site is \$10,299,409.00, which amount does not include any remodeling, modernization, or cosmetic upgrades to the buildings. The State Historic Preservation Office and the City's Landmarks Urban Conservation Commission ("LUCC") have reviewed the CNA.
4. The RFP stated that the City will require the selected developer to save and rehabilitate the existing buildings that front Central Avenue, including Building A, Building E with the porte-cochere, and the Turquoise Café at the southern end of Building G along with the pole mounted De Anza sign.
5. Although the RFP required the restoration of certain features along the Central Avenue frontage, the CNA demonstrates that the condition of all buildings on the site is poor, requiring extensive and expensive rehabilitation.
6. Anthea @ Nob Hill ("Anthea") submitted a responsive proposal to the RFP (the "Proposal").
7. The De Anza Motor Lodge is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places. In accordance with the New Mexico Prehistoric and Historic Sites Preservation Act (18-8-1 NMSA 1978), the City will consult with the State's Historic Preservation Officer on the redevelopment of the De Anza Motor Lodge.
8. Further, the De Anza Motor Lodge is a designated City Landmark, and in accordance with the Landmarks and Urban Conservation Ordinance (Chapter 14 Article 12 ROA 1974), Anthea's proposed project will require approval by the LUCC and an issuance of a Certificate of Appropriateness before any redevelopment may occur. The MRA will assist Anthea through this process.
9. The Proposal submitted by Anthea supports historic preservation goals as presented in the RFP Project Goals, Part I.B.: Historic Significance, including restoring buildings and other elements required to be restored by the RFP. The Proposal also contemplates replacing several buildings not fronting Central Avenue with 1- and 2-story buildings that follow a similar configuration of the original De Anza Motor Lodge, with a variation of the motor court re-established on the site. The design, scale and density are appropriate for the site.
10. The Proposal states that access and mural preservation in the meeting space in the basement of Building D shall be maintained.

11. The Proposal supports the Project Goal in the RFP, Part I.B.: Quality Design. The Proposal further shows a quality, urban design with numerous pedestrian connections to the Central Avenue frontage as well as to the neighborhoods to the north.
12. The Proposal supports the Project Goal in the RFP, Part I.B.: Vitality & Catalytic Economic Redevelopment. The proposed hospitality/residential use is catalytic for economic development in the area as the occupants of the redeveloped De Anza Motor Lodge will require other neighborhood services and spur further redevelopment in the surrounding area.
13. The Proposal supports the Project Goal in the RFP, Part I.B.: Experience. The development team for Anthea is highly qualified and experienced in development and management.
14. The Proposal supports the Project Goal in the RFP, Part I.B.: Timing. The project timeline shows that complete construction and opening will be within a few years of final approval from the State Historic Preservation Office and a Certificate of Appropriateness from the LUCC.
15. Regarding RFP Evaluation Criterion 3, Anthea demonstrates a practical and achievable financing structure, allowing for completion of construction as presented in the Proposal. Anthea's Proposal includes a substantial up-front cash infusion by the development team with vocal support from a banking institution for the remainder of the financing.
16. In addition, under the RFP Evaluation Criterion 4 "Financial Capacity," the Anthea Proposal presents a strong letter of interest to lease a restaurant space at a market rate rent to a local restaurateur.
17. The Proposal states that a ground lease will be negotiated with the City, including an annual rent payment. In theory, the accumulated value of the lease payment will offset the purchase price of the property made by the City in 2003, which offers a greater benefit to the community and opportunities for further economic development.
18. The RFP required letters of financial commitment in RFP Evaluation Criterion 4, Financial Capacity, and the Anthea proposal includes strong financial commitment letters.
19. The RFP required proposer financial risk in RFP Evaluation Criterion 4, Financial Capacity. In the Anthea Proposal, the principals have committed \$1.6 million of equity and are financially strong.
20. The Proposal submitted by Anthea is the starting point for negotiations between Anthea and the MRA. The Director of the MRA must have maximum flexibility to negotiate a development agreement that carries out the purposes and goals of the Metropolitan Redevelopment Code in accordance with the Metropolitan Redevelopment Plan. See § 3-60A-48, NMSA 1978. The process of arriving at a negotiated development agreement in the real world of ever changing economic conditions may necessitate additional provisions or provisions different from the Proposal to be included in the development agreement. The MRA, however, will not enter into a development agreement with Anthea that includes substantial changes to key components of the Proposal which would change the fundamental nature of the Proposal without seeking City Council approval.

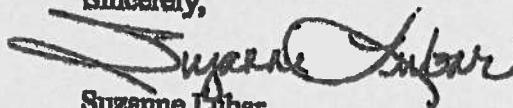
Official Notice of Decision  
RFP 04-2014  
April 28, 2015  
Page 4 of 4

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the ADC's Official Notice of Decision or by **MAY 13, 2015**. The date of the ADC's Notice of Decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or holiday as listed in Chapter 3, Article 1, Merit System; Personnel Policy, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-8-4-8 of the Metropolitan Redevelopment Agency Ordinance. A Non-Refundable filing fee of \$500 is required at the time the appeal is filed at the Land Development Coordination Counter.

You will receive notification if any person files an appeal. If there is no appeal, the decision of the ADC is final.

Sincerely,



Suzanne Lubar  
Planning Director

cc: De Anza Company, 4401 Central Avenue NE, Suite A, Albuquerque, NM 87108  
De Anza Revival, P.O. Box 35532, Albuquerque, NM 87176  
New Life Homes, P.O. Box 51055, Albuquerque, NM 87181  
TTX New Mexico, 1105 Mansion Ridge Road, Santa Fe, NM 87501  
Gary Byster, 233 Morningside Drive NE, Albuquerque, NM 87108  
Elizabeth Chestnut, 305 Bryn Mawr Drive SE, Albuquerque, NM 87106  
Terrie Hertweck, 2424 Louisiana Boulevard NE, Suite 300, Albuquerque, NM 87110  
Rufus Cohen, 2300 Buena Vista SE, Suite 122, Albuquerque, NM 87106  
Robert Munro, 4310 Central Avenue SE, Albuquerque, NM 87108  
Susan Michie, 432 Lafayette Place NE, Albuquerque, NM 87106



**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D Street Name Change (Local & Collector)**

- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 APPLICANT: City of Albuquerque PHONE: 924.927  
 ADDRESS: 600 2<sup>nd</sup> Street NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: chyer@city.gov  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Certificate of Appropriateness for Demolition at the De Anza Motor Lodge

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. All of Block 4 (including alley) Block: 4 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Mesa Grande Addition  
 Existing Zoning: SU-2/CCR-2 Proposed zoning: same MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): K-17 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009047

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 2.056  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4301 Central Avenue NE  
 Between: Washington Street and Graceland Street  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Chris Hyer DATE 7/1/15  
 (Print Name) Chris Hyer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>LUCC - 50023</u>	<u>COA</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>August 12, 2015</u>			Total \$ <u>0</u>

[Signature] 7-7-15 Project # 1009047  
 Staff signature & Date

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- Historic Zone or Designation:**
- Historic Old Town
  - Historic Old Town Buffer Zone
  - Huning Highland
  - Fourth Ward
  - Eighth & Forrester
  - City Landmark
  - HH-Edo UCOZ

- Type of Request:**
- Alteration
  - New Construction
  - Sign (Please read the note below)\*
  - Relocation
  - Demolition
  - National Register Nomination Review
  - City Landmark Designation
  - City Overlay Designation
  - Other \_\_\_\_\_

**Number and Classification of structures on property:**

- #  Significant Structures
- #  Contributing Structures
- # \_\_\_\_\_ Noncontributing Structures
- # \_\_\_\_\_ Unclassified Structures

- Does this request involve a residential property?  
 Yes  No  
 Are tax credits or preservation loan funds applied for in connection with this proposal?  
 Yes  No

**Attention applicants:**

A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

**LUCC public hearing applications:**

- Project drawing checklist completed during a consultation with LUCC planner
- All materials indicated on the project drawing checklist. 15 packets for residential projects 18 for nonresidential or multi-use projects.
- Letter detailing the scope of the proposal including:
  1. Extent of work to be done
  2. Use(s) of existing and/or proposed site(s) and structure(s)
  3. Square footage of proposed structure(s)
  4. Proposed phasing of improvements and provisions for interim facilities
  5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Office of Neighborhood Coordination Inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement (provided upon application)

**Administrative (Staff) Approval checklist:**

- Project drawing checklist completed during consultation with LUCC planner
- All materials indicated on the project drawing checklist and required by the LUCC planner
- Letter detailing the scope of the proposal including:
  1. Extent of work to be done
  2. Use(s) of existing and/or proposed site(s) and structure(s)
  3. Square footage of proposed structure(s)
  4. Proposed phasing of improvements and provisions for interim facilities
  5. Relevant historic facts
- Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
- Administrative Approval (LUCCS) Sign Posting Agreement
- LUCC building permit waiver signed by the applicant (provided upon approval)

\*PLEASE NOTE: Approval of a signs in the overlay zones also require a sign permit from Zoning in addition to LUCC approval.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Chris Hyatt  
 Applicant name (print)  
Chris Hyatt 7/7/15  
 Applicant signature/date

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
15-LUCC-50023  
 \_\_\_\_\_  
 \_\_\_\_\_

Form Revised October 2007  
[Signature] 7-7-15  
 Dev Review Division signature/date  
 PROJECT# 1009047

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 4 AUG 2015 To 19 AUG 2015

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 7/7/2015 (Date)  
I issued 3 signs for this application, 7/7/15 (Date) UMJ Hennessy (Staff Member)

PROJECT NUMBER: 1009047

# CITY OF ALBUQUERQUE

## Planning Department

Suzanne Lubar, Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



Richard J. Berry, Mayor

July 23, 2015

Dear Neighborhood Association Representative

This letter is to inform you that the Landmarks and Urban Conservation Commission ("LUCC") hearing that is scheduled for July 12, 2015, is being rescheduled to July 19, 2015 due to a lack of quorum for the commission. The request for a Certificate of Appropriateness for Demolition for portions of the De Anza Motor Lodge, 4301 Central Avenue NE, will be heard at this time.

The master developer is proposing to keep the buildings along the Central Avenue frontage and the 2-story portion of the building that has the Zuni Murals in the basement. They will construct new buildings in similar configuration as the original De Anza Motor Lodge with an automobile court throughout the site. This application pertains only to the removal of certain buildings; new development on the site would be subject to a subsequent approval from the LUCC.

Again, this request will be considered by the Landmarks Commission at a public hearing on August 19, 2015 at 3:00 p.m. in the basement hearing room at Plaza del Sol, 600 2<sup>nd</sup> Street NW.

We would invite you to comment to the LUCC regarding this proposal. Comments or questions should be directed to LUCC staff Maryellen Hennessy, [mhennessy@cabq.gov](mailto:mhennessy@cabq.gov), 600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor, Albuquerque, NM, 87102.

Sincerely,

Chris Hyer, Senior Planner  
Metropolitan redevelopment Agency

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

7012 1010 0002 6708 6265

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**11001 DEL REY NE**  
**ALBUQUERQUE NM 87122**

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To: **OMAR DURANT**  
**305 QUINCY ST NE**  
**ALBUQUERQUE NM 87108**

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 6258

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Sent To: **RON HALBBGEWACHS**  
**3401 MONTE VISTA BLVD NE**  
**ALBUQUERQUE NM 87106**

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage &	

Sent To: **SUSAN MICHIE**  
**432 LAFAYETTE PL NE**  
**ALBUQUERQUE NM 87106**

PS Form 3800, August 2006 See Reverse for Instructions



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

June 29, 2015

Chris Hyer  
City of Albuquerque, MRA  
600 2<sup>nd</sup> Street NW/87102  
Phone: 505-924-3927/ Fax:

Dear Chris:

Thank you for your inquiry of June 29, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (LUCC SUBMITTAL) ALL OF BLOCK 4 INCLUDING THE ALLEY, MESA GRANDE ADDITION, S23, T10-N, R3-E, NMPM, TOWN OF ALBUQUERQUE GRANT LOCATED ON 4301 CENTRAL AVENUE NE BETWEEN WASHINGTON STREET AND GRACELAND STREET zone map K-17.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

**SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Dalaina Carmona*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 6/29/15 Time Entered: 11:47 a.m. ONC Rep. Initials: DC

# ATTACHMENT "A"

June 29, 2015

Chris Hyer  
City of Albuquerque, MRA  
600 2<sup>nd</sup> Street NW/87102  
Phone: 505-924-3927/ Fax:

**HIGHLAND BUSINESS & N.A., INC. (HBS) "R"**

**\*Robert Cronin**

11001 Del Rey NE/87122 362-0825 (c)

Omar Durant

305 Quincy St. NE/87108 265-4949 (h)

**NOB HILL N.A. (NOB) "R"**

**\*Susan Michie**

432 Lafayette Pl. NE/87106 918-399-4410 (c)

Ron Halbgewachs

3401 Monte Vista Blvd. NE/87106 268-1584 (h)



# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4<sup>th</sup> floor) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@caba.gov](mailto:swinklepleck@caba.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal:  Free-Standing Tower -OR-  Concealed Tower
- EPC Submittal  DRB Submittal  Lucc Submittal  Liquor Submittal
- Administrative Amendments (AA's) Submittal  City Project Submittal

*Not AA  
Highland Park*

CONTACT NAME: Chris Hyer

COMPANY NAME: COA; MRA

ADDRESS/ZIP: 600 2<sup>nd</sup> Street NW / 87102

PHONE: 924-3927 FAX: \_\_\_\_\_

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

All of Block 4 (including the alley), Mesa Grande Addition, S 23 T 10 N, R 3 E, NM PM, Town of Albuquerque Grant

LEGAL DESCRIPTION

LOCATED ON 4301 Central Avenue NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Washington Street AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Graceland Street

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (K17).

# CITY OF ALBUQUERQUE

## Planning Department

Suzanne Lubar, Director  
600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor  
Albuquerque, NM 87102



Richard J. Berry, Mayor

June 30, 2015

Dear Neighborhood Association Representative

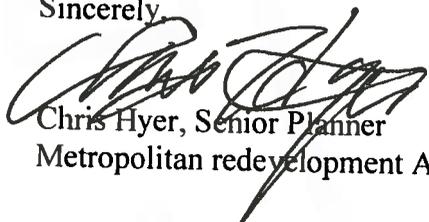
The Metropolitan Redevelopment Agency of the City's Planning Department is making application to the Landmarks and Urban Conservation Commission ("LUCC") requesting that a Certificate of Appropriateness for Demolition be issued for portions of the De Anza Motor Lodge, 4301 Central Avenue NE. The De Anza Motor Lodge was designated as a City of Albuquerque Landmark in 2012, and any changes or modifications to the buildings and/or site must be reviewed and approved by the City's LUCC. The Development Guidelines for the De Anza Motor Lodge specify which features of the property should be preserved in any rehabilitation.

A Capital Needs Assessment Report, which documented the existing condition of the buildings on the property and the predicted cost of rehabilitating the buildings for re-establishing human occupancy, was completed in August of 2014. This report has demonstrated to the City that the preservation of all of the buildings in the complex may be economically unrealistic, and that preserving only a portion of the buildings would make this development economically feasible. This report is available for inspection by the public.

The Metropolitan Redevelopment Agency, through its oversight commission, the Albuquerque Development Commission, chose a master developer to redevelop the site. The master developer is proposing to keep the buildings along the Central Avenue frontage and the 2-story portion of the building that has the Zuni Murals in the basement. They will construct new buildings in similar configuration as the original De Anza Motor Lodge with an automobile court throughout the site. This application pertains only to the removal of certain buildings; new development on the site would be subject to a subsequent approval from the LUCC. This request is to let the master developer proceed with their intention to redevelop the site. The request will be considered by the Landmarks Commission at a public hearing on August 12, 2015 at 3:00 p.m. in the basement hearing room at Plaza del Sol, 600 2<sup>nd</sup> St. NW.

We would invite you to comment to the LUCC regarding this proposal. Comments or questions should be directed to LUCC staff Maryellen Hennessy, [mhennessy@cabq.gov](mailto:mhennessy@cabq.gov), 600 2<sup>nd</sup> St. NW 3<sup>rd</sup> Floor, Albuquerque NM 87102.

Sincerely,

  
Chris Hyer, Senior Planner  
Metropolitan redevelopment Agency

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

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**ROBERT CRONIN**  
11001 DEL REY NE  
ALBUQUERQUE NM 87122

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**RON HALBBGEWACHS**  
3401 MONTE VISTA BLVD NE  
ALBUQUERQUE NM 87106

PS Form 3800, August 2006

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**SUSAN MICHIE**  
432 LAFAYETTE PL NE  
ALBUQUERQUE NM 87106

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**OMAR DURANT**  
305 QUINCY ST NE  
ALBUQUERQUE NM 87108

PS Form 3800, August 2006

See Reverse for Instructions



July 6, 2015

**To: Mr. James Clark, Chair**  
**Landmarks & Urban Conservation Commission**  
**City Of Albuquerque Planning Department**  
**Plaza del Sol, Suite 300**  
**600 2<sup>nd</sup> Street NW**  
**Albuquerque, NM 87102**

**From: Christopher Hyer, Senior Planner**  
**Metropolitan Redevelopment Agency**  
**City of Albuquerque Planning Department**  
**Plaza del Sol, Suite 300**  
**600 2<sup>nd</sup> Street NW**  
**Albuquerque, NM 87102**

**RE: Certificate of Appropriateness for Demolition of a portion of the De Anza Motor Lodge Buildings**

**PROJECT:** Redevelopment of the De Anza Motor Lodge  
4301 Central Avenue NE, Albuquerque, NM 87108

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

This letter is to request a Certificate of Appropriateness for proposed demolition at the De Anza Motor Lodge ("De Anza"). The Albuquerque Development Commission ("ADC") and the City Council have authorized the Metropolitan Redevelopment Agency ("MRA") to enter into a Public-Private Partnership with the selected developer, Anthea @ Nob Hill, LLC ("Anthea"). The proposed project by Anthea will remove slummed and blighted conditions along the Central Avenue Corridor in Upper Nob Hill and provide an economically catalytic project. Anthea has proposed a project that consists of rehabilitation and re-use of the De Anza site. In the proposal, the Central Avenue frontage will remain, as well as other historically significant attributes. As further described below, Anthea has proposed replacing buildings that are not economically feasible to rehabilitate.

### Background

The City purchased the De Anza in 2003 for approximately \$900,000 (through its MRA). The De Anza has remained unused during the entire time the City has owned it. For the first few years, individuals vandalized and burglarized all buildings on the property, including removing many furnishings, metal and historic artifacts. This criminal activity has resulted in the City providing a

twenty-four hour security guard on the property at a cost of approximately \$125,000 per year for the past six years.

In 2012, as part of a previous development agreement with a different development team, the City Council applied the designation of City Landmark to the De Anza site. This designation ensures that any redevelopment projects for the De Anza will be subject to the approval of the City of Albuquerque's Landmarks and Urban Conservation Commission ("LUCC") through the Certificate of Appropriateness procedures. Therefore, a letter of approval from the LUCC is required before any redevelopment of the De Anza site may be performed.

The De Anza is also listed on the New Mexico State and National Register of Cultural Properties (S.R. # 1837), a process that was completed in 2004. As described in the National Register nomination, the property is noted for its association with historic Route 66 in Albuquerque. The De Anza was constructed in three major phases between 1939 and 1958. A remodel of the exterior facades was completed circa 1963. Two murals painted by a noted Native American artist depicting figures significant in the Zuni *Sha'lak'o* ceremony, line two walls of a basement room and constitute the property's single contributing object.

The National register nomination describes the property as containing eight buildings. For the purposes of the redevelopment project, the MRA has identified seven buildings as illustrated on the 1957 Sanborn Fire Insurance Map (attached as Exhibit A) and the Buildings are labeled "A" through "G". (Building G was originally two separate buildings divided by an alleyway and joined together at an undisclosed date, leaving seven buildings). The seven buildings are of wood frame or CMU construction with flat roofs. Also refer to the Structural Inspection Report prepared by Unity Engineering, P.C., dated April 2014 for a diagram of the seven buildings on the site. The structural report also describes the current buildings' conditions.

### Past Proposals

During the years 2003-2004, various possibilities for re-use by the City were initially considered, but ultimately none were pursued. In 2005, the City issued a RFP seeking a development partner through an RFP process. The City negotiated with the one development team that responded. This development team proposed to bring the property back to its original use, a motel, but had difficulty reaching this goal. The agreement between the City and this development team lasted several years because of extensions and re-negotiations; ultimately, the development team defaulted and the City terminated the contract in 2009.

In 2010/2011, another RFP was released and there were two responses. At this point, the City again partnered with a private developer who wanted to turn the units of the historic De Anza into market-rate residential rental units. The design and improvements to the De Anza site were proposed to cost between \$3.5-\$4.0 million; historic tax credits were to provide a portion of this funding. The proposed design was different than that contemplated in the nominating guidelines to the Secretary of Interior and, the developer and the National Park Service were unable to agree on the architectural significance of the 1963 renovations. Ultimately, the historic tax credits were not obtainable and this developer agreed to terminate his agreement with the City in early 2014.

### Capital Needs Assessment Report

Upon the termination of the second development agreement, and before a third RFP was released, the MRA grew increasingly concerned about the deterioration of the buildings due to the lack of activity in the past ten years. The City contracted with Cherry/See/Reames Architects to conduct a Capital Needs Assessment of the buildings with the intention of documenting the condition of the buildings and estimating the costs for rehabilitation. An estimate of required capital costs to repair the buildings and bring them up to minimum building code requirements would help both the City and potential developers assess the economic feasibility of rehabilitation and reuse. The cost estimate of \$10,299,409, for minimal rehabilitation exceeded the construction budget for the previous projects several times over. This report was provided to the LUCC previously in the discussion of the Development Guidelines for the De Anza – November, 2014.

The Capital Needs Assessment of the buildings' condition led the MRA to conclude that preserving all of the existing buildings on the site may not result in an economically feasible project. In the interest of not expending additional time on an RFP process for redevelopment that may not result in an economically feasible project, the RFP released in 2014 encouraged the retention of all existing historic buildings, but also contemplated the removal of some of the buildings on the site with the exception of those buildings fronting Central Avenue. The Capital Needs Assessment report and many other documents were made available when the RFP was released.

### Current Proposal and Award

The City released the current and third RFP in 2014. Five proposals were received in response to this RFP and all proposed some fashion of demolition and reconstruction of the portion of the site that does not front Central Avenue. Two of the proposals were deemed to be most responsive to the overall project goals as explained in the RFP and were deemed finalists. These two finalist development teams presented each of their proposals to the ADC for their consideration. The proposal from Anthea was selected by the ADC. The ADC found that the Anthea proposal not only met the goals of the RFP, but further demonstrated a practical and achievable financing structure. The ADC particularly appreciated Anthea's inclusion of a substantial up-front cash commitment by the development team with an additional commitment from a banking institution for the remainder of the financing. (The other proposal was predicated upon contingent financing, and therefore, was not as economically appealing. It also offered two different options for redevelopment, one of which also contemplated the demolition of several buildings. It was unclear which of the two options would ultimately be utilized if that development team was awarded the redevelopment contract.)

The Anthea proposal will preserve the Central Avenue frontage, Buildings' A, E and the southern portion of Building G – the Turquoise Room. This will include the spacing between the buildings as was a part of the original automobile court and the preservation and maintenance of the original pole mounted De Anza sign. The Anthea team will also preserve and reuse the two-story portion of Building D and the Zuni Murals. The basement room will be improved to facilitate conservation of the murals, as well as improving access.

Anthea will replace Buildings' B, C, F, the one-story portion of Building D and the northern portion of Building G with newly constructed one- and two-story buildings. These new buildings will be placed in a similar fashion as the original De Anza Motor Lodge with a similar

automobile court and parking throughout the site. The original, kidney-shaped pool will be reconstructed where the one-story portion of Building D currently is located.

The Anthea proposal will provide a mixture of uses. The proposed uses include a boutique historic motel (six units) in Building A, 30 extended-stay units in all of the newly constructed buildings behind those buildings that front Central Avenue (and the two-story portion of Building D), a full service restaurant in Building E, a smaller café/trading post for Zuni arts and crafts in the southern portion of Building G. The Zuni Murals will also be preserved and made accessible – in the basement of Building D.

The Anthea team plans to have their redevelopment project completed by the end of 2016. The MRA is working to help Anthea achieve this goal. This will be the third time the City has used an RFP process to select a master developer for the De Anza redevelopment. Given the poor state of the buildings as shown in the Capital Needs Assessment, this redevelopment project is critical for the long-term preservation of the historically important aspects of the De Anza and is central to an economically viable use of the property.

### Public Meetings

Several legally advertised public meetings have been held with regard to this project. The City's Landmarks and Urban Conservation Commission ("LUCC") met on November 5, 2014 and again on November 12, 2014, to consider the conditions assessment report and they approved amending the development guidelines for the City Landmark property. Through this amendment, the LUCC acknowledged that it may not be economically feasible to retain all of the buildings, specifying which buildings must be retained and concluded that any new development on the De Anza site shall complement those buildings that are to be retained. In short, this amendment addressed the economic feasibility and viability of redevelopment to ensure redevelopment was successful while preserving the historic attributes of the site. These public meetings included a public comment period.

On March 19, 2015, the ADC heard presentations and considered the two proposals for the redevelopment of the De Anza. The ADC selected Anthea as the preferred developer. A number of members from the public attended the meeting and provided their comments to the ADC. Findings were adopted by the ADC at another public hearing on April 23, 2014 and an official Notice of Decision has been issued (attached).

Additional public meetings will be held by the LUCC. The MRA's request for a Certificate of Appropriateness for Demolition (this request) will be held in August, 2015. Later this year, a Certificate of Appropriateness for the project will again be in front of the LUCC. This later public meeting will include the developer's drawings for approval by the LUCC of the proposed redevelopment; the De Anza site will retain its City Landmark designation.

### Plan to Minimize Harm

While the City, the Planning Department and the MRA, are disappointed that the original goal, to support rehabilitation and re-use of the site in its current configuration with seven historic buildings, has not been realized in the ten or more years since purchasing the property, the MRA is pleased to be presented with a project that will not only respect the history of the De Anza Motor Lodge, but that will also enhance Upper Nob Hill by giving fresh energy to this long empty and blighted property. The MRA believes the redeveloped De Anza site, as proposed by

Anthea, will be an asset to the neighborhood, businesses and nearby communities and provide a catalyzing energy for other businesses to locate along historic Route 66.

The tradeoff for re-invigorating the area, and to provide an economically feasible development, will include allowing the developer to replace some of the existing buildings with new ones. To minimize harm to the De Anza, as a result of the planned redevelopment, the City proposes the following:

- 1) The City will require the selected developer to preserve and rehabilitate the existing buildings that front Central Avenue, including Building A, Building E with the lobby and porte-cochere, and the Turquoise Café at the southern end of Building G, as shown on the diagram attached, along with maintaining the pole mounted De Anza neon sign. The two story portion of Building D, including the basement where the murals are located, is also to be retained.
- 2) Those buildings retained are to be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation, retaining character, defining features and subject to the approval of the City's LUCC.
- 3) Building A at the southeast corner of the site will be rehabilitated and reactivated to its original use as a functioning motor hotel with over-night stay motel rooms.
- 4) The newly constructed buildings will be in a similar orientation as the original De Anza buildings. They will maintain the one- and two-story massing and create a similar automobile court layout throughout the site.
- 5) The kidney shaped pool will be reconstructed where the one-story portion of Building D currently is located.
- 6) The City's MRA will provide a reimbursable grant in the amount of \$400,000.00 to the developer to support the preservation of the *Sha'lak'o* procession murals painted by the artist Tony Edaakie, Sr. in the 1950's. Those funds may also support improvements to the basement room with regard to waterproofing, climate control/HVAC system and interior finish improvements. A lift will be installed to improve access to the basement. Existing mechanical systems in the basement will be removed in conjunction with the interior improvements thereby limiting uncontrolled access.

The developer is currently in discussions with representatives of the Zuni Tribe in regard to providing reasonable access to the murals for the Tribal members and the public when appropriate. Based upon discussion between the developer and Tribal representatives, it appears that the Tribe prefers that the paintings be viewed in a controlled and informed manner.

- 7) The City has also committed to provide \$100,000 to the Route 66 De Anza Association for contributing to the restoration of the Zuni murals and the neon De Anza sign and a creation of a virtual museum by the Route 66 De Anza Association and the Zuni Pueblo.
- 8) The historic significance and appearance of the motor lodge will be presented to the public through the display of historic photographs and narratives located in areas of the project that are publicly accessible such as the proposed restaurant areas. "As built" architectural drawings commissioned by the City in 2012 in PDF format will be deposited with the University of New Mexico's Center for Southwest Research or other archival institution deemed appropriate by the SHPO. Those drawings will be

supplemented with a photographic record of the buildings and the site in 2015 prior to the removal of the buildings.

Conclusion

This letter has presented a history of the City's experience for redevelopment of the De Anza site. While the City has attempted to preserve this historic site as described in the nomination to the national historic register, the buildings at the De Anza site have suffered due to age, weather and vandalism. This is because of the number of years expended with various development teams that were not able to make their respective redevelopment projects economically feasible and successful while restoring a historic property.

With this in mind, the City has realized that it must allow a certain amount of flexibility to the master developer in order to make a redevelopment project economically feasible. Thus, this application pertains only to the removal of certain buildings; new development on the site will be subject to a subsequent approval from the LUCC. This request is to let the master developer proceed with their intention to redevelop the site with a project that will not only respect the history of the De Anza, but will also enhance Upper Nob Hill by giving fresh energy to this long vacant and blighted property and be an asset to the neighborhood and nearby communities.

Thank you for consideration of approving this request for a Certificate of Appropriateness for Demolition at the De Anza.

Sincerely,

A handwritten signature in blue ink that reads "Joan Black". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Joan Black, Acting Manager

Metropolitan Redevelopment Agency