Metropolitan Redevelopment Plan

Central/Highland/Nob Hill

2005
CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. R-02-72 ENACTMENT NO. 82-2002

SPONSORED BY: Hess Yntema

RESOLUTION

DESIGNATING THE HIGHLAND CENTRAL METROPOLITAN AREA, MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING AND DIRECTING THE METROPOLITAN REDEVELOPMENT AGENCY TO ISSUE A REQUEST FOR PROPOSALS FOR THE PREPARATION OF A METROPOLITAN PLAN FOR THE AREA MAKING AN APPROPRIATION.

WHEREAS, the New Mexico Legislature has passed the Metropolitan Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 Inclusive, NMSA, 1978 as amended, therein Section 3-60A-8 states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determined the area to be a slum area or a blighted area, or a combination thereof, and designated the area as appropriate for a metropolitan redevelopment project"; and

WHEREAS, the City of Albuquerque ("City") and the Metropolitan Redevelopment Agency of the City and their employees and agents, have for some time engaged in a study of blighted areas within the City, and have submitted their findings and recommendations concerning the area as shown in exhibit A to this resolution and incorporated herein by reference; and

WHEREAS, pursuant to the Code, the Council caused to be published in the Albuquerque Journal, a newspaper of general circulation in the metropolitan redevelopment area hereinafter identified, a notice containing a general description of the proposed metropolitan redevelopment area and the date, time and place where the Council will hold public hearings to consider the adoption
1 of this resolution and announcing that any interested party may appear and
2 speak to the issue of the adoption of this resolution; and
3 WHEREAS, the Albuquerque Development Commission held an advertised
4 public meeting on November 15, 2001, took testimony from the public, and
5 recommended to the Council the designation of the Highland-Central
6 Metropolitan Redevelopment Area, as set forth in the Staff Report attached to
7 this resolution as Exhibit B; and
8 WHEREAS, the Land Use Planning and Zoning Committee of the Council
9 met at the time and place designated in the published notice of hearings, to
10 hear and consider all comments of all interested parties on the issue of the
11 adoption of this resolution; and
12 WHEREAS, the Council has considered the findings and determinations set
13 forth in the Staff Report attached as Exhibit B; the Highland-Central Boundary
14 Designation Report attached to this resolution as Exhibit C; and all comments
15 made at the public hearing concerning the conditions which exist in the
16 proposed Highland-Central Metropolitan Redevelopment Area.
17 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
18 ALBUQUERQUE:
19 Section 1. The Council finds and determines that the area surrounded by
20 Copper between Carlisle and San Mateo; on Carlisle between Copper and Silver;
21 on Silver between Carlisle and Aliso; on Aliso between Silver and Lead-Zuni; on
22 Lead-Zuni between Aliso and San Mateo; and on Zuni; on Lead-Zuni between
23 Aliso and Morningside; on Morningside between Lead-Zuni and Coal; on Coal
24 between Morningside and Valverde; on Lead-Zuni between Valverde and San
25 Mateo; and on San Mateo between Zuni and Copper as shown on the map
26 attached to this Resolution as Exhibit A, is by reason of the presence of a
27 substantial number of deteriorated structures, unsafe conditions, deterioration of
28 site and other improvements, lack of adequate zoning enforcement, obsolete
29 and impractical planning and platting, and low levels of commercial activity and
30 redevelopment which substantially impair and arrest the sound growth and
31 economic well being of the City; constitute an economic and social burden and
32 a menace to the public health, safety, and welfare in its present condition and
use, is determined to be blighted, and appropriate for a metropolitan
redevelopment project or projects and is hereby designated the Highland-Central
Metropolitan Redevelopment Area.

Section 2. The Council finds that the rehabilitation, conservation,
development, and redevelopment of and in the Highland-Central Metropolitan
Redevelopment Area is necessary in the interests of the public health, safety,
morals and welfare of the residents of the City.

Section 3. The Metropolitan Redevelopment Agency is hereby authorized
and directed to prepare or to cause to be prepared a Metropolitan
Redevelopment Plan or Plans for the Highland-Central Metropolitan
Redevelopment Area which, without limitation, shall seek to eliminate the
problems created by the blighted conditions in the area, shall conform to any
general plan for the City as a whole, and shall be sufficient to indicate the
proposed activities to be carried out or encouraged in the area and the Plan’s
relationship to defined local objectives respecting land use, improved traffic
patterns and controls, public transportation, public utilities, recreational and
community facilities, housing facilities, commercial activities or enterprises, and
other public improvements.

Section 4. The amount of $100,000 is appropriated from the balance of
the Metropolitan Redevelopment Fund to the Highland Central Metropolitan
Redevelopment project to implement the recommendations of the Plan.
PASSED AND ADOPTED THIS 12th DAY OF MAY, 2003
by a vote of: 7 FOR 0 AGAINST.

Yes: 7
Excused: Gomez, Winter

[Signature]
Vincent E. Griego, President
City Council

APPROVED THIS 23rd DAY OF May, 2003

[Signature]
Martin Chávez, Mayor
City of Albuquerque

ATTEST:

[Signature]
City Clerk
CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. R-03-230 ENACTMENT NO. 46-2003

SPONSORED BY: [Signature]

RESOLUTION

APPROVING THE HIGHLAND CENTRAL METROPOLITAN REDEVELOPMENT PLAN.

WHEREAS, the Metropolitan Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 Inclusive NMSA, 1978 as amended, permits the City of Albuquerque ("City") to prepare metropolitan redevelopment plans and to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, the City Council, the governing body of the City, after notice and a public hearing as required by the Code, duly passed and adopted Council Resolution No. R-02-72 Enactment No. 82-2002, finding, among other things, that one or more slum areas or blighted areas exist in the City and that the rehabilitation, conservation, development and redevelopment of the area designated as the Highland Central Metropolitan Redevelopment Area ("Area") is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council by Resolution No. R-02-72 Enactment No. 82-2002 made certain findings which declare the Highland Central Metropolitan Redevelopment Area to be blighted, has designated the Area as appropriate for a Metropolitan Redevelopment Project and has called for the preparation of a Metropolitan Redevelopment Plan identifying the activities to be carried out to eliminate the present conditions; and

WHEREAS, the Albuquerque Development Commission ("Commission"), which acts as the Metropolitan Redevelopment Commission under the
provisions of City Council Ordinance 14-8-4-1994, recommends approval of the Highland Central Metropolitan Redevelopment Plan ("Plan") for the redevelopment of the Area, as required by the Code; and

WHEREAS, the City Council has conducted a hearing, after proper notice as required by the Code, on the Plan; and

WHEREAS, the Plan proposes acquisition and redevelopment of certain sites within the project area; and

WHEREAS, the Plan proposes a coordinated redevelopment of several public and private projects in the area which will meet the objectives of the Code and will benefit the City's efforts to revitalize the Highland Central Metropolitan Redevelopment Area; and

WHEREAS, this Plan for the projects will promote the local health, general welfare, safety, convenience and prosperity of the inhabitants of the City and will benefit the City's effort to revitalize the area.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The City Council, after having conducted a public hearing, pursuant to the Code, finds that:

A. The Plan and the proposed redevelopment of the Highland Central Metropolitan Redevelopment Area will aid in the elimination and prevention of blight or conditions, which lead to the development of blight.

B. The Plan does not require the relocation of any families or individuals from their dwellings; therefore, a method for providing relocation assistance is not required for the project.

C. The Plan complements the Albuquerque/Bernalillo County Comprehensive Plan and affords maximum opportunity consistent with the needs of the community for the rehabilitation and redevelopment of the Highland Central Metropolitan Redevelopment Area by public activities as public purposes and needs.
D. The Plan, attached as Exhibit A, and made a part hereof, is approved in all respects.

SECTION 2. If any section, paragraph, clause or provision of the Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
PASSED AND ADOPTED THIS 12th DAY OF MAY, 2003

BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7
Excused: Gomez, Winter

Vincent E. Griego
Vincent E. Griego, President
City Council

APPROVED THIS 23rd DAY OF May, 2003

Bill No. R-03-230

Martin Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk
CITY of ALBUQUERQUE
SIXTEENTH COUNCIL

COUNCIL BILL NO. R-05-377 ENACTMENT NO. 176-2005

SPONSORED BY: Martin Heinrich

RESOLUTION

AMENDING THE HIGHLAND/CENTRAL METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN AS THE CENTRAL-HIGHLAND-UPPER NOB HILL MRA PLAN; AND SPECIFICALLY INCLUDING THE ENTIRE CENTRAL-HIGHLAND-UPPER NOB HILL MRA FOR PURPOSES OF TAX INCREMENT FINANCING.

WHEREAS, the New Mexico Legislature has passed the Metropolitan Redevelopment Code (herein “Code”), Sections 3-60A-1 to 3-60A-48 NMSA 1978, which authorizes the City of Albuquerque, New Mexico (“City”) to prepare metropolitan redevelopment plans and to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, the City Council, the governing body of the City (“City Council”), after notice and a public hearing as required by Code, has duly passed and adopted Council Resolution No. F/S R-72, Enactment 82-2002, finding, among other things, that one or more slum areas or blighted areas exist in the City and that the rehabilitation, conservation, development, and redevelopment of the area designated as the Highland/Central MRA is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council, the governing body of the City, after notice and a public hearing as required by Code, has duly passed and adopted Council Resolution No. F/S R-230, Enactment 46-2003, approving a Highland/Central MRA Plan; and

WHEREAS, the Albuquerque Development Commission (“Commission”), which acts as the Metropolitan Redevelopment Commission under provisions of Section 14-8-4 ROA 1994 at their meeting on August 10th, 2005, after notice,
conducted a public hearing on the Central-Highland-Upper Nob Hill MRA Plan
and after the public hearing recommended approval of the Plan; and
WHEREAS, the following findings were presented to the Albuquerque
Development Commission for the Central-Highland-Upper Nob Hill MRA Plan;
and
WHEREAS, the Plan will promote the local health, general welfare, safety,
convenience and prosperity of the inhabitants of the City.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. The City Council, after having conducted a public hearing
pursuant to the Code, adopts the Central-Highland-Upper Nob Hill MRA Plan,
as attached hereto and incorporated herein, as an amendment to the
Highland/Central MRA Plan.

Section 2. The entire Central-Highland-Upper Nob Hill MRA is specifically
included for purposes of tax increment financing.

Section 3. The City Council, after having conducted a public hearing
pursuant to the Code, finds that:

A. The Plan proposes activities for the redevelopment of the Central-
   Highland-Upper Nob Hill MRA that will aid in the elimination and
   prevention of slum and blight; and
B. The Plan does not require the relocation of any families and
   individuals from their dwellings and a method for providing
   relocation assistance is not needed; and
C. The Plan conforms to and complements the Albuquerque/Bernalillo
   County Comprehensive Plan; and
D. The Plan affords maximum opportunity consistent with the needs of
   the community for the rehabilitation for redevelopment of the
   Central-Highland-Upper Nob Hill MRA by private enterprise or
   persons, and the objectives of the Plan justify the proposed
   activities as public purposes and needs.

Section 4. The City shall support efforts to establish programs such as a
Business Improvement District, a Community Development Corporation,
Mainstreet and/or Transit Related Development programs, and other programs.

Section 5. The City shall support these programs in providing technical assistance to businesses within the Central-Highland-Upper Nob Hill MRA for the purpose of obtaining funding for redevelopment activities and providing guidance and technical assistance to businesses wishing to open, operate and/or expand with the Central-Highland-Upper Nob Hill MRA.

Section 6. All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed; this repealer shall not be construed to revive any resolution, or part thereof, herefore repealed.

Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.
PASSED AND ADOPTED THIS 7th DAY OF November, 2005

BY A VOTE OF: 5 FOR 0 AGAINST.

Excused: Cadigan, Gomez, Griego, Mayer

Brad Winter,
President
City Council

APPROVED THIS 10 DAY OF November, 2005

Bill No. R-05-377

Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk
City Council

Tina Cummings
District 9

Cliff Loy
District 8

Sally Moyer
District 7

Martin Heinrich
District 6

Michael J. Candelan
District 5

Bri Chego
District 3

Debby O'Malley
District 2

Miguel A. Gomez
Council Vice President, District 1

Brend Winter
Council President, District 4

Chief Administration

Nicholas S. Bakes
Chief Public Safety Officer

Ed A. Adams
Chief Operations Officer

Curt D. Reese
Chief Financial Officer

James B. Lewis
Chief Administrative Officer

Martin J. Chavez
Mayor

City Council
ACKNOWLEDGMENTS
TABLE OF CONTENTS
Executive Summary

The Master Plan, including the attached Master Plan, is the culmination of a public design process and previous planning efforts by City of Edmonds. The plan is based on the concept of redevelopment and is divided into three parts:

1. Market
2. Tools for Implementation
3. Vision for Future Development

Central/Highland/Upper Nob Hill Area:

This Master Plan is an update to the MR Plan that was adopted in 2003. By City Council, the plan was updated with the adoption of the

Redevelopment Plan to a guardian developer to develop to the plan in accordance with a request for proposals issued by the City. The Market Plan, developed by Mural and its partners, articulates the vision and provides two essential guidelines for redevelopment in the area.

The MR Plan is in accordance with the MR Plan that was adopted in 2003 by City Council. The updated plan, with the addition of the

MetroPlan Redevelopment Area (MPRA) has been created in a "planned" portion of the Central/Highland/Upper Nob Hill area.

The MR Plan covers an area from Central to Queen Anne and from Queen Anne to the

Recent development plan covers the area identified in this plan, which is also in the MPRA.
throughout the neighborhood.

**Traffic and Streets:** Speeding traffic and high levels of traffic noise are problems. Busy streets create undesirable divisions.

**Shopping needs:**

Many existing stores, malls, streets and sidewalks are in poor condition, and there is currently a lack of stores serving the area.

The Upper Nob Hill/Haight neighborhood should become a walkable and shop-able place again.

**Shopping opportunities:**

Should be preserved along Central Avenue.

Higher density than in Nob Hill; a general "residential" quality should be avoided and the "Roosevelt" character:

Mixed-use development is desirable, with new construction at a somewhat higher density than in Nob Hill. A general "residential" quality should be avoided and the "Roosevelt" character.

**Mixed-Use Development and Design Character:**

Mixed-use development and design character should be preserved along Central Avenue.

The Master Plan requires opinions expressed by a large number of people who participated in a design workshop process that took place in February of 2001.

The Master Plan relies on opinions expressed by a large number of people who participated in a design workshop process that took place in February of 2001.

The Master Plan incorporates a form-based approach to design. The form-based approach represents a distinct departure from the usual and spontaneous opinions expressed by a large number of people who participated in a design workshop process that took place in February of 2001.

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These elements are critical building blocks for development of a great place.

Implementation strategies include:

**Implementation strategies:**

- Master Plan components: retail, streets and sidewalks, pedestrian/bicycling, and affordable housing strategies.
- **Supplementary project priorities:**
  - Develop retail and Haight Street areas.
  - **Illustrative map:** Vision for the area.

Key elements of the attached Master Plan include:
The Master Plan recommends establishing a Park Once District to address the parking issue. Parking would be included on the streets in parking districts, and (eventually) on sidewalks. Parking rates are reduced to offset increased parking opportunities and the reduced need for parking that results from a mixed-use, walkable and transit-oriented area.

The Master Plan recommends three self-contained areas along Central Avenue. The areas are planned to focus shopping centers and create distinct districts within the larger neighborhood area.

Residential areas should be buffered from commercial areas.

Parking and Residential Impacts. More housing opportunities are needed, but affordability should be preserved and existing neighborhood areas should be preserved and expanded.

Housing and Residential Impacts. More housing opportunities are needed, but affordability should be preserved and expanded.

There is enough on-street parking along Central Avenue for businesses and customer parking in residential areas.

Public Transit. There is a need for higher quality public transit service and station stop facilities in the area.

Pedestrian crossing streets and sidewalks through the area. Sidewalks and streets are currently overcrowded or hazardous.

Pedestrians and Bicyclists. There is a great need to improve walkability and bicycling. Pedestrians and bicyclists face many

Highland High School. Several new parks are also proposed.
5. Redevelop or find adaptive reuse for vacant and underutilized properties.
4. Attract businesses that complement and expand the range of existing goods and services.
3. Attract public and private investment to stimulate commercial revitalization.
2. Encourage the development of a high-quality mix of pedestrian-oriented land uses, including both residential and commercial.
1. Improve the aesthetics, vitality, and public image of the plan area.

PLAN STRATEGIES

For its unique Route 66 character and as a livable, walkable, mixed-use and vibrant economic and residential part of Albuquerque.

The Metropolitan Redevelopment Plan for the Central Highland-II Upper Nob Hill Area seeks to create a place that is both identifiable and

VISION STATEMENT

The adoption of the MR Plan will allow the City to set development policy for the targeted area. This will meet certain statutory obligations

redevelopment.

the Main Street Program are active in the Highland/Central/Upper Nob Hill MR Area and are making valuable contributions towards


Further planning efforts through the Main Street Program, with community support and participation, were instrumental in stimulating

the surrounding residential area and its proximity to tourist destinations in Nob Hill.

The Nob Hill Community west of this area has had considerable success in creating and maintaining a pedestrian-oriented shopping

and open new development opportunities as stated in the theme Metropolitan Redevelopment Code, Article 60A.
Rehabilitation and conservation: Metropolitan Redevelopment projects are activities designed to eliminate slums or blighted areas that conform to an approved plan for designated blighted areas, qualified as applicable for redevelopment projects under the City's Metropolitan Redevelopment Code.

The Centennial Highlands/Paper Nod Hill Metropolitan Redevelopment Area's boundary was created in 2002, which...
A very basic Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area (MRA) Plan was adopted in 2003 that is now being updated with this addendum. The Plan proposes to eliminate problems created by blight and indicates activities recommended for the area including land acquisition, demolition, zoning and land uses, traffic controls, recreational and community facilities, housing, commercial and industrial facilities, and public transportation.

The MR Plan provides tax incentives that include a wide variety of mechanisms to encourage redevelopment through the use of public taxation tools. These often take the form of tax credits or tax deferrals. By crediting or deferring taxes to be paid on property, income, or sales, governments create incentives for businesses to act on redevelopment opportunities. Conversely, special tax programs can be used specifically to fund improvement in the area benefited by the tax. The City can take advantage of either option, but would choose the approach that would provide the best benefit to the community.

The powers afforded a city under the Metropolitan Redevelopment Code are numerous, but mainly consist of the power to acquire property (which is tax-exempt as long as the city owns it) by purchase or eminent domain, refurbish or replace it, and then lease or sell the new or remodeled property to a qualified developer in response to a request for proposals issued by the city. The city may issue tax-exempt revenue bonds or may employ tax increment financing to finance the redevelopment project.

Context and History

History of Motels along Route 66
The history of Albuquerque’s Central Avenue motels, including those within the Near Heights MTA, is the history of Route 66 and America’s love affair with the private automobile. In 1910, two years after auto pioneer Henry Ford introduced the “Model T”, there were almost half a million registered motor cars in the United States. By the 1920’s the U.S. Department of Agriculture saw a need to connect the east and west coasts of the North American continent with a highway that could be traveled by the sixteen million cars then owned by Americans. Advocates of good roads, among them Oklahoma State Highway Commissioner Cyrus Avery, sought to devise new routes and to create a federal highway commission to guide their construction and maintenance. Route 66 was largely Avery’s brainchild, born of his expressed desire to improve the road network, mostly in the West, where it was an archaic hodgepodge of tracks, trails, lanes, and paths established over time by the Native Americans, Hispanics, and Anglo settlers, and French and American traders.

Not surprisingly the new road would pass through Avery’s home of Oklahoma, bringing with it the hope of prosperity to communities along the right of way. The Great Depression intervened. Combined with droughts and sandstorms, the economic downturn of the thirties drove millions from the Oklahoma’s Dust Bowl onto the route in the direction of California.
The MRA exhibits a combination of factors that contribute to a blighted condition and social vitality of the community. The MRA was established in the Central/Highland/Upper Notch neighborhoods to combat problems that undermine the economic stability of the area.

The Need for Revitalization

Route 66 was replaced by Interstate 40, and new commercial centers were located near exits and interchange to the new highway. Commercial areas shifted between the Interstate and many of the older businesses along Route 66. In Altadena, Route 66 had impressed American troops with their efficiency during the war. The Interstate system was the death knell for many of the old roads. By the 1950s, the highway became home to convenience stores, fast-food restaurants, and motels. In the 1920s, many towns along Route 66 set up organized roadside camps to accommodate travelers who chose to spend the night on the road. As early as the 1920s, thousands of cabin dwellers were built along the highways by the 1930s. These tiny cabins were a room with a window and a roof, and a room with an outdoor kitchen. The next innovation was a movable trailer, which was the movable cabin. These very simple, four-walled, single- or double-room trailers were built with the needs of travelers in mind.

Travelers

Highway construction made it easier for travelers and vehicles to travel in need of water. The speed of travel increased, and it was easier to explore the North. Mobilization for the Second World War and the expansion of the automobile created a new breed of nouveaux riche in the North. These people grew wealthy from investments in the automobile industry, and their spending power increased. The displacement caused by the war even provided homes for many who wanted to leave the city and return to the country.

By 1929, the federal government had passed the Highway Act, which provided funding for the construction of new highways and roads. This legislation helped to revitalize the economy in many areas, including the MRA. However, the effect of the Great Depression on the area was significant, and it took many years for the community to recover.
The commercial area of the MRA focuses along Central Avenue (the historic Route 66), the community west of the area known as Nob Hill. This has contributed to success because it is an established shopping destination of bottlenecks, blockbusters, restaurants, and small local businesses. It is an area that has been very difficult to develop. However, as development trends shifted, many of the restaurants and small local businesses in the area began to thrive. They began to offer a wide variety of food and service, and the area became popular among locals and tourists alike.

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higher concentration of adult businesses in the MRA than in newer areas of the city.

Under the code, land use regulations for adult entertainment establishments and a school, church or residential zone property. This applied to any business between adult entertainment establishments and a school, church or residential zone property. Also, there must be 500 feet between adult entertainment establishments and businesses, the amended Zone Code. The Zone Code states that there must be 1000 feet between adult entertainment establishments and businesses.

Adult businesses

Constrains to commercial development in the area include a historic and preserved high crime rate and associated negative press

Public Perception

Constraints

Constrains to development for the commercial corridor include public perception problems, a relatively high rate of adult businesses

and its proximity to tourist destinations in the MRA include its location along Central Avenue.

Opportunities for the MRA include its location along Central Avenue.
want to feel safe and security will need to be highly visible.

context a possibility. If this area is going to attract the necessary amount of day-tourists and visitor traffic, for success, shoppers will
accept to their success. The proximity of the De Anza Motor Lodge site to the NDB Hotel area makes the attraction of day tourists to the
context of a broader tourist program. The location of such developments and their proximity to tourist attractions is an important
context of a broader tourist program. The location of such developments and their proximity to tourist attractions is an important
context for enhancing visitor experience. These specialty highly improved developments are successful when they are marketed within the
context of an area's Branding (primarily larger tourists). These specialty shopping centers, like the one in San Diego's Old Town (which is roughly equivalent to Albuquerque's Old Town in terms
specialty shopping centers, like the one in San Diego's Old Town (which is roughly equivalent to Albuquerque’s Old Town in terms

Targeting the Tourist Population

monument.

Byway Program. Historic preservation advocates have lobbied the National Parks Administration to establish Route 66 as an historic
monument. These efforts add to the revitalization opportunities. In addition, an overall identity of historic Route 66 still remains
amazing even though its identity is revitalization opportunities. In addition, an overall identity of historic Route 66 still remains
amazing even though its identity is revitalization opportunities. In addition, an overall identity of historic Route 66 still remains

Another example to build upon is the MRI's central transportation center, historic Route 66, used as a thoroughfare since 1926.

Route 66 revitalization and propose property values in many other and could act as a catalyst for redevelopment in the MRI.

is being designed at this time with Central Avenue as a route of the proposed location. This type of transit system has support
for the County Highlands/Upper NDB Hotel area. In addition to the City’s transit system utilizing a modern streetcar/light rail system
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support for the County Highlands/Upper NDB Hotel area. In addition to the City’s transit system utilizing a modern streetcar/light rail system

The MRI's neighbor to the west is the NDB area. This capitalize on aspects that make small, locally owned retail shops more

Opportunities
The cost of the streetscape improvements, including design fees, on Central Avenue from Cahuenga to San Vicente are roughly estimated at $6 million to $8 million. Current $540,000 base funding approved by the Board for those intersections redeveloped efforts, coordinating the objectives of this plan with those of the city’s capital improvements program.

It is important that both the neighborhoods affected by this plan and Metro’s Housing and Redevelopment Agency, the sponsors of this pedestrian-friendly shopping environment, also support the goals of this project. The City should begin by undertaking the streetscape and other public improvements described above to create a more pedestrian and

**Streetscape Implementation**

**Implementation and Funding Sources**

IPMPLEMENTATION AND FUNDING SOURCES

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1. Zoning (Relates to Strategy #2)

Metropolitan Redevelopment Tools for Implementation

of funds could also available from the 1/2 of a cent optional gross receipts tax for roads.
also administered by CP's, funding for maintenance of the yalning street infrastructure, landfill reclamation, and the provision
additional money is available for small-scale, continuously monitored projects through the Utah Environmental Trust Fund. An
fund. Additional funds are set aside in each cycle for comprehensive improvements by neighborhood
obligation bonds. Approximately $2,000,000 of CP funds is available to public entities or public-private partnerships included the Capital Improvements Program. Funds generated by General Obligation Bonds
additional funding sources to complete the project could be made available through funds generated by General Obligation Bonds.

2. Streetscapes (Relates to Strategy #1, #2, #6)

Make the street more pedestrian friendly by bringing back on-street parking, design for safe pedestrian crossings,
number of curb cuts limited so that sidewalks are safe for pedestrians.

Reduce the number of restricted on-street parking spots for new businesses. Parking needs should be met with on-street
locally allowed spots, same as curbing & back cuts should be encouraged.

Modifying curbs C-2 zoning so that street works is allowed. Artisan manufacturing, artisan shops, co-operative industries, and

Design Guidelines:

established for compatibility with the proposed rail system. Install a Pedestrian Improvement Program that includes

height. A modern streetscape design, rail system is being designed to this time, integrates all streetscape features should be

utilized in order to create a cohesive streetscape with sidewalks, street furniture, and integrated landscaping and pedestrian scale.

Make the pedestrian-friendly by bringing back on-street parking, design for safe pedestrian crossings.
3. Building Design Standards (relates to strategies #1, #3, #5, & #8).

4. Historic Preservation (relates to strategies #9 & #17).

Chinatown

Landmark qualities are the Firestone Store, First Security Bank Tower, Alhambra National Bank, and New Highland Pawn. champagne quality of the Firestone Store. Other buildings have historic value, but are worth nothing because of their design or同

6. Land Development (relates to strategies #3, #4, #5, & #8).

Community Centers and Social Service Infrastructures (relates to strategies #1, #3, #5 & #7).

Target new construction for properties that are vacant, underutilized or do not have structures with historic character.

Carry out best meet the needs of the homeless population in the area by providing a professional assessment of services. Activity such as the Highland Senior Center, the Highland High School, and the Highland Pool can be linked to strengthen their establishment of community service centers such as the Red Cross and YWCA. Evaluate how established centers of community
Develop a network of services and programs that create a strong program for successful revitalization. 

Collaboration: 

Creating a mix of uses, and localizing of those uses within walking distance of each other.

Increase pedestrian activity at the street level by improving the quality of design in the built environment.

Pedestrian Orientation:

December of 1994, and the unique neighborhood character that is an important part of this community. Identity.

Commercial revitalization in the area. Promote New Mexico’s Route 66, designated as a State Scenic Byway.

Capitalize on the unique historic character of Route 66 as a way to capture tourism and utilize as a potential strategy for Central Avenue and its History:

Historic Route 66. A Light Rail System.

The East Central Avenue is designated as a Light Rail Transit Corridor in the Center and Connectors Plan, and is one of the eight segments of the area. 

Downtown to the West and the Highland Town to the South. 

Supporting a strong Central Avenue to link other necessary nodes of activity such as NoDo, Hill, the University and Highland/Center area. 

Utilize Transportation:

Transit:

8. Infrastructure (relates to strategies #2, #4, #5, #6 & #7)

Housing types: Include an affordable component that is indistinguishable from the market rate housing.

To do this, show how a market analysis can be created that meets housing needs in the area. Develop a variety of Central Avenue business revitalization and pedestrian strategies for the area. 

A comprehensive housing analysis should:

Increase residential density along Central Avenue in the commercial corridor and transition areas in order to promote

Housing (relates to strategies #2, #4, #5, #6 & #7)
While the designated Metropolitan Redevelopment Areas (MRAs) continue to face challenges, a TIF District of the entire Central/Highland/Upper Nob Hill MRAs has been established. The City of San Francisco uses TIFs to incentivize development, providing tax incentives to encourage improvements within the district. The tax increment generated is used to develop a local government's property assessment. The incremental difference in tax is used to fund improvements.

**Property Improvements**
- The improvement of streets and public areas, and community development of industrial buildings, structures, and commercial developments.
- Rehabilitation and expansion of the local tax base.
- Eligible uses include infrastructure improvements, rehabilitation of public facilities, and encouragement of economic development within the community.

**This Program Provides Loans of up to $250,000 to Multi-family and Commercial Projects Necessary to Develop Affordable Housing.**

New Mexico Community Development Loan Fund

**Development Loan Fund, Lending, Small Business Association, and Private Developers.**

There are a number of opportunities for partnerships to occur between these various entities. Partnerships hold the highest potential for meaningful community revitalization of the Central/Highland/Upper Nob Hill MRAs. The City can provide incentives through public-private partnerships for development opportunities to occur in the Central/Highland/Upper Nob Hill MRAs.
paths and pedestrian infrastructure including aesthetic enhancements.

maintenance - funds may also be used for regional environmental restoration, pollution abatement, historic preservation, trails, etc.

Community Restoration Funds over a period of six years. IEA funds are applied to projects that address community restoration goals in close cooperation with environmental and

Federal TEA-21 Transportation and Equity Act for the 21st Century (TEA-21).

Transportation and Equity Act for the 21st Century (TEA-21)

company is exempt from property taxes for the term of the lease as well as certain gross receipts taxes.

The City can issue IRS 1532 revenue bonds, which are

revenue bonds could promote local economic development, encourage local business, and provide

Some states offer multi-plier programs to enhance certain smaller projects from a single issue; this is the case in Arizona and

Industrial Revenue Bonds (IRB)

an IRS-exempt, non-profit municipal bond issued by a state or local government entity to finance the acquisition, construction or

Industrial Revenue Bonds (IRB)

Community and Miscellaneous Centers.

Improvements: diverse projects and improvements in public safety and rehabilitation of existing infrastructure such as roads, bridges

Inspecting, maintaining and rehabilitating infrastructure for the City, planning, development and implementation of a multi-year

Improving the Alhambra/East El Monte Corridor, implementing capital improvements. Capital Improvement Plan (CIP) is to enhance the physical and cultural development of the City by

The City of Alhambra's Capital Improvement Plan (CIP) is to enhance the physical and cultural development of the City by
G. State Financing Programs

1. Business Loans
   The State of New Mexico has several loan programs to support business expansion and relocation to the state.
   - Business Bonds
   - Private Activity Bonds for Manufacturing Facilities
   - Real Property Business Loan
   - Severance Tax Permanent Fund/Participation Interests in Business Loans
   - Severance Tax Permanent Fund/Purchases of SBA/FMHA Obligations

H. Federal Financing Programs

Loans

1. EDA’s Title IX
   EDA’s Title IX Program deals with two types of problems: “sudden and severe” economic dislocations (SSED), such as plant closings; and long-term economic deterioration (LTED) of the local economic base. SSED grants are used to prepare an adjustment strategy or carry out projects that will save jobs or create new ones for dislocated workers. By approaching SSED creatively, local officials could link Title IX resources to a number of financing needs present at Brownfield locations, especially at sites where a long-time industrial operation has just shut down. LTED grants typically are made to establish or recapitalize locally-managed revolving loan funds that support business development; these funds are designed to overcome specific capital market gaps and encourage business activity. EDA’s participation in revolving loan funds through the Title IX program has been especially effective at retaining small companies in distressed areas; such funds could be designed to play a prominent role in helping companies set up or maintain operations at Brownfield sites.

2. HUD funds for local CDBG loans and “floats”
   Community Development Block Grants are used for finance locally determined activities and can include coping with contamination and financing site preparation or infrastructure development. Eligible activities include planning for redevelopment, site acquisition, environmental site assessment, site clearance, demolition, rehabilitation, contamination removal and construction. Also, when a grant recipient can show that previously awarded CDBG funds will not be needed in the near term, it may tap its block grant account on an interim basis, using a “float” to obtain short-term, low interest financing for projects that create jobs. Money borrowed from grants in this way may pay for the purchase of land, buildings and equipment, site and structural rehabilitation (including environmental remediation) or new construction.
obtained from the developer, a non-federal economic development program or public entity. The remaining 10 percent of funding must be
made available to the recipient in the form of a revolving loan fund.

Small businesses can receive long-term capital for fixed assets from SBA-certified local development corporations, which issue notes that fund their operations. The notes are secured by real estate collateral. The notes may be used to purchase or build new facilities, make improvements to existing facilities, or purchase equipment. The notes are payable in 5 to 15 years. The SBA guarantees 75 percent of the notes.

The SBA Micro Loan Program provides capital to small businesses, particularly minority-owned businesses, that are not eligible for traditional bank loans. The program allows the SBA to guarantee up to $50,000 of loans from creditors.

The EPA REVolving Loan Funds (EPAREF) program provides funding for the cleanup of Brownfields.

The City of Albuquerque receives an annual Community Development Block Grant from the U.S. Department of Housing and Urban Development to fund various development activities in low-and-moderate income communities across the city. The City's Community Development Block Grant program is implemented through a number of programs and initiatives.
funding, including industrial parks.

GARNS are available to governmental and nonprofit organizations in distressed areas to fund improvements in infrastructure and public

use of CCDBG funds.

Program CDGB is the "private and market" program, with the role of providing loans and grants to non-profit organizations in distressed areas to enhance the mission of the

This includes activities that support the redevelopment of properties in distressed areas if such activity supports the mission of the

Development to promote the realization of neighborhoods and the expansion of affordable housing and economic opportunities.

The CDGB program, one of the nation's largest Federal Grant Programs, is administered by the Department of Housing and Urban

HUD/CDGB Grants

with new Section 108 commitments.

Brownfields EDI grants are intended specifically to Brownfield projects and must be used to improve the viability of projects frustrated

Brownfields EDI grants may be used to provide additional security for the Section 108 loan, but only for Section 108 loans of 10 Commitments

HUD Brownfields Economic Development Initiative (BEDI)

Grants

Application, review, and approval process for guarantees of loans of less than $100,000.

The Low-Doc Program offers SBAs borrowing at 90 percent of principal of guaranteed loans of less than $155,000.

SBAs, under Section 7(a) and Low-Doc Programs

Small Cities

pledge to the Home Lenders Association CDG as collateral. Small cities can also pledge their own CDGB allocation on behalf of their

under Section 108. Grants and local governments receiving CDBG can receive Federal guarantee of lower interest rates to

HUD Section 108 Loan Guarantees
Qualified Allocation Plan:

The project must receive a minimum of 15 years. The amount of the credit varies for new construction and rehabilitation of existing buildings.

The LIHTC program offers four years credit for owners of newly constructed or substantially rehabilitated rental housing and six credits a percentage of the total cost of the rehabilitation.

Low-Income Housing Tax Credits (LIHTC)

New Markets Tax Credits (NMTC)

Tax Incentives and Tax Credits

Small Business Investment Companies (SBICs)
Downtown, Old Town, and Uptown Markets.

The De Anza sub-market is the second most viable retail market after the Uptown area, and has a larger population than the

Demographics Analysis

Summary of the De Anza Market Study

D. that has yielded or may be likely to yield information important in preserving or history.

individual distinction of or

A. that are associated with views of persons significant in our past or

C. that exemplify the distinctive characteristics of a type period or method of construction or that represent the work of a master.

B. that are associated with views of persons significant in our past or

The quality of significance in American history, architecture, archeology, ethnography, and culture is presented in this study.

The quality of significance in American history, architecture, archeology, ethnography, and culture is presented in this program include:

building's structure, and objects that possess integrity of location, design, setting, materials, craftsmanship, feeling, and association.

In 1971, the National Register of Historic Places, the criteria for inclusion in the program include:

listed in the National Register of Historic Places. In this period, the property is now

documented in a thorough ceremony. This is the only piece of artwork of this quality that exists of the Zuni pueblo. The property is now

documented in a thorough ceremony. This is the only piece of artwork of this quality that exists of the Zuni pueblo. The property is now

Catalytic Projects

De Anza Motor Lodge

De Anza Motor Lodge is a historically significant property for the Nob Hill / Highland area, for the City of Albuquerque, for Route

66, and for the nation. The De Anza was developed by CG Wallace, an influential leader in Zuni and Navajo Navajo.
The De Anza sub-market has a larger population, higher population density, higher income levels, and a larger concentration of white collar workers.

...valuable.

Downtown, it has a larger area, and the De Anza measurement is high enough to indicate significant concentration of retail, office, and residential uses.

As a measure of comparison for the De Anza trade area, this study compared a one mile radius around the middle of Old Town.

Demographic Analysis of the De Anza Trade Area

Based on neighborhood responses, focus groups and direct interviews, lodging is the preferred use.

Reccesso Analysis - Higher and Best Use

Based on an estimated cost of development and potential income and expenses, and assuming a purchase price of $6,184,000, a residential

Financial Analysis - Higher and Best Use

Based on the above analysis, residential and lodging were considered "no-go" decisions, and retail and office were considered "no-go" decisions.

Increased to support renovations at the property.

The De Anza could be converted to use for retail and residential. The weakest demand is for office space with a vacancy rate of 12.9%. Retail

Market Analysis - Retail and office.

Residential, retail, and office.

The property is situated on 2.05 acres of CR-1 and Zoned R-3/CD. The improvements include an 88

Site Analysis - Retail and office.

Based on a location analysis, the De Anza and its immediate area best supports a lodging use, followed by a residential, then office.
Possible Future Projects

Luprowan at 18,397', with the second highest sub-market for retail sales, behind only the Luprow supermarket.

The business summary below indicates that the De Azura area has the 3rd highest employment base, behind Downtown at 35,809 and

Based on the demographic information collected, the De Azura area is positioned to take advantage of the improving condition of the

With local retail sales of $409,333,000 the De Azura area is twice as large as Downtown's retail sales, almost twice as large as

Interspersed nearby, the De Azura demographic resides ranks 2nd only to Luprow in number of retail establishments.

The De Azura supermarket has fewer people per household than the rest of the submarkets, and an average income level per

Demographic Analysis - Retail

The De Azura area also ranks 2nd only to Downtown in local employment, and in 3rd place in local establishments.

Old Town's retail sales, and 2nd only to Luprow in retail sales.

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The De Azura supermarket has fewer people per household than the rest of the submarkets, and an average income level per
A. Should changes be made to the existing development to allow for desirable new development that is now prohibited near

B. How can the historic character be preserved?

C. How can views from Central Avenue be protected?

D. Should access to parking be provided on property?

E. Set up a program for renovating existing homes?

F. Require 20% affordable housing when new market rate housing is constructed with developer incentives?

Affordable Housing

Priority

Create a link between Nob Hill and the MR Plan area by making improvements to the blocks from California to Hermosa.

Possible improvements:
- Existing streets
- Pedestrian routes
- Sidewalks
- Design

Current need for pedestrian - bus shelters, trash receptacles, bike racks, sidewalk cafe seating areas and umbrellas.

Current need for bike parking - bike racks, bike lockers.

Overall zone.

San Marco (in order to customize design regulations)

B. Design difference in materials for those areas along Central (Grand to California, California to Washington, Washington to San Marco) in order to customize design regulations.

Should the proposed BART rail system be mixed in with traffic or have its own dedicated lane?

Best location for offices and type of offices to plan.

Proposed modal streetcar/highlight rail system

Master plan designs for roundabouts, bus stops, landscaping, and parking need to be evaluated for compatibility with the

UPDATE PROGRESS

FUTURE COMMUNITY ISSUES THAT REQUIRE FURTHER DISCUSSION IN THE SECTOR PLAN
RESOLUTION

1. DESIGNATING THE HIGHLAND CENTRAL METROPOLITAN AREA, MAKING
2. CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE
3. METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING AND
4. DIRECTING THE METROPOLITAN REDEVELOPMENT AGENCY TO ISSUE A
5. REQUEST FOR PROPOSALS FOR THE PREPARATION OF A METROPOLITAN
6. PLAN FOR THE AREA MAKING AN APPROPRIATION:
7. WHEREAS, the New Mexico Legislature has passed the Metropolitan
8. Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 Inclusive,
9. NMSA, 1978 as amended, therein Section 3-60A-8 states: "A municipality shall
10. not prepare a metropolitan redevelopment plan for an area unless the governing
11. body by resolution determined the area to be a slum area or a blighted area, or a
12. combination thereof, and designated the area as appropriate for a metropolitan
13. redevelopment project"; and
14. WHEREAS, the City of Albuquerque ("City") and the Metropolitan
15. Redevelopment Agency of the City and their employees and agents, have for
16. some time engaged in a study of blighted areas within the City, and have
17. submitted their findings and recommendations concerning the area as shown in
18. exhibit A to this resolution and incorporated herein by reference; and
19. WHEREAS, pursuant to the Code, the Council caused to be published in the
20. Albuquerque Journal, a newspaper of general circulation in the metropolitan
21. redevelopment area hereinafter identified, a notice containing a general
22. description of the proposed metropolitan redevelopment area and the date, time
23. and place where the Council will hold public hearings to consider the adoption
of this resolution and announcing that any interested party may appear and
speak to the issue of the adoption of this resolution; and

WHEREAES, the Albuquerque Development Commission held an advertised
public meeting on November 15, 2001, took testimony from the public, and
recommended to the Council the designation of the Highland-Central
Metropolitan Re development Area, as set forth in the Staff Report attached to
this resolution as Exhibit B; and

WHEREAS, the Land Use Planning and Zoning Committee of the Council
meet at the time and place designated in the published notice of hearings, to
hear and consider all comments of all interested parties on the issue of the
adoption of this resolution; and

WHEREAES, the Council has considered the findings and determinations set
forth in the Staff Report attached as Exhibit B; the Highland-Central Boundary
Designation Report attached to this resolution as Exhibit C; and all comments
made at the public hearing concerning the conditions which exist in the
proposed Highland-Central Metropolitan Redevelopment Area.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. The Council finds and determines that the area surrounded by
Copper between Carlisle and San Mateo; on Carlisle between Copper and Silver;
on Silver between Carlisle and Aliso; on Aliso between Silver and Lead-Zuni; on
Lead-Zuni between Aliso and San Mateo; and on Zuni; on Lead-Zuni between
Aliso and Morningside; on Morningside between Lead-Zuni and Coal; on Coal
between Morningside and Valverde; on Lead-Zuni between Valverde and San
Mateo; and on San Mateo between Zuni and Copper as shown on the map
attached to this Resolution as Exhibit A, is by reason of the presence of a
substantial number of deteriorated structures, unsafe conditions, deterioration of
site and other improvements, lack of adequate zoning enforcement, obsolete
and impractical planning and platting, and low levels of commercial activity and
redevelopment which substantially impair and arrest the sound growth and
economic well being of the City; constitute an economic and social burden and
a menace to the public health, safety, and welfare in its present condition and
Section 2. The Council finds that the rehabilitation, conservation, development, and redevelopment of and in the Highland-Central Metropolitan Redevelopment Area is necessary in the interests of the public health, safety, morals and welfare of the residents of the City.

Section 3. The Metropolitan Redevelopment Agency is hereby authorized and directed to prepare or to cause to be prepared a Metropolitan Redevelopment Plan or Plans for the Highland-Central Metropolitan Redevelopment Area which, without limitation, shall seek to eliminate the problems created by the blighted conditions in the area, shall conform to any general plan for the City as a whole, and shall be sufficient to indicate the proposed activities to be carried out or encouraged in the area and the Plan's relationship to defined local objectives respecting land use, improved traffic patterns and controls, public transportation, public utilities, recreational and community facilities, housing facilities, commercial activities or enterprises, and other public improvements.

Section 4. The amount of $100,000 is appropriated from the balance of the Metropolitan Redevelopment Fund to the Highland Central Metropolitan Redevelopment project to implement the recommendations of the Plan.
PASSED AND ADOPTED THIS 12th DAY OF MAY, 2003

BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7
Excused: Gomez, Winton

Vincent E. Griego
Vincent E. Griego, President
City Council

APPROVED THIS 23rd DAY OF May, 2003

Bill No. R-03-230

Martin Chávez, Mayor
City of Albuquerque

ATTEST:

[Signature]
City Clerk
CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. R-03-230 ENACTMENT NO. 46-2003

SPONSORED BY: Haas Unterman

VINCENT E. GUERRERO

RESOLUTION

APPROVING THE HIGHLAND CENTRAL METROPOLITAN REDEVELOPMENT PLAN.

WHEREAS, the Metropolitan Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 Inclusive NMSA, 1978 as amended, permits the City of Albuquerque ("City") to prepare metropolitan redevelopment plans and to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, the City Council, the governing body of the City, after notice and a public hearing as required by the Code, duly passed and adopted Council Resolution No. R-02-72 Enactment No. 82-2002, finding, among other things, that one or more slum areas or blighted areas exist in the City and that the rehabilitation, conservation, development and redevelopment of the area designated as the Highland Central Metropolitan Redevelopment Area ("Area") is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council by Resolution No. R-02-72 Enactment No. 82-2002 made certain findings which declare the Highland Central Metropolitan Redevelopment Area to be blighted, has designated the Area as appropriate for a Metropolitan Redevelopment Project and has called for the preparation of a Metropolitan Redevelopment Plan identifying the activities to be carried out to eliminate the present conditions; and

WHEREAS, the Albuquerque Development Commission ("Commission"), which acts as the Metropolitan Redevelopment Commission under the
provisions of City Council Ordinance 14-8-4-1994, recommends approval of
the Highland Central Metropolitan Redevelopment Plan ("Plan") for the
redevelopment of the Area, as required by the Code; and
WHEREAS, the City Council has conducted a hearing, after proper notice
as required by the Code, on the Plan; and
WHEREAS, the Plan proposes acquisition and redevelopment of certain
sites within the project area; and
WHEREAS, the Plan proposes a coordinated redevelopment of several
public and private projects in the area which will meet the objectives of the
Code and will benefit the City's efforts to revitalize the Highland Central
Metropolitan Redevelopment Area; and
WHEREAS, this Plan for the projects will promote the local health,
general welfare, safety, convenience and prosperity of the inhabitants of the
City and will benefit the City's effort to revitalize the area.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY
OF ALBUQUERQUE:

SECTION 1. The City Council, after having conducted a public hearing,
pursuant to the Code, finds that:

A. The Plan and the proposed redevelopment of the Highland
Central Metropolitan Redevelopment Area will aid in the
elimination and prevention of blight or conditions, which lead
to the development of blight.

B. The Plan does not require the relocation of any families or
individuals from their dwellings; therefore, a method for
providing relocation assistance is not required for the project.

C. The Plan complements the Albuquerque/Bernalillo County
Comprehensive Plan and affords maximum opportunity
consistent with the needs of the community for the
rehabilitation and redevelopment of the Highland Central
Metropolitan Redevelopment Area by public activities as public
purposes and needs.
D. The Plan, attached as Exhibit A, and made a part hereof, is approved in all respects.

SECTION 2. If any section, paragraph, clause or provision of the Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not effect any of the remaining provisions of this Resolution.
PASSED AND ADOPTED THIS 12th DAY OF MAY, 2003
BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7
Excused: Gomez, Winter

Vincent E. Griego
Vincent E. Griego, President
City Council

APPROVED THIS 23rd DAY OF May, 2003

Bill No. R-03-230

Martin Chávez, Mayor
City of Albuquerque

ATTEST:

City Clerk
CITY of ALBUQUERQUE
SIXTEENTH COUNCIL

COUNCIL BILL NO.  R-05-377  ENACTMENT NO. 176-2005

SPONSORED BY:  Martin Heinrich

RESOLUTION

AMENDING THE HIGHLAND/CENTRAL METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN AS THE CENTRAL-HIGHLAND-UPPER NOB HILL MRA PLAN; AND SPECIFICALLY INCLUDING THE ENTIRE CENTRAL-HIGHLAND-UPPER NOB HILL MRA FOR PURPOSES OF TAX INCREMENT FINANCING.

WHEREAS, the New Mexico Legislature has passed the Metropolitan Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 NMSA 1978, which authorizes the City of Albuquerque, New Mexico ("City") to prepare metropolitan redevelopment plans and to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, the City Council, the governing body of the City ("City Council"), after notice and a public hearing as required by Code, has duly passed and adopted Council Resolution No. F/S R-72, Enactment 82-2002, finding, among other things, that one or more slum areas or blighted areas exist in the City and that the rehabilitation, conservation, development, and redevelopment of the area designated as the Highland/Central MRA is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council, the governing body of the City, after notice and a public hearing as required by Code, has duly passed and adopted Council Resolution No. F/S R-230, Enactment 46-2003, approving a Highland/Central MRA Plan; and

WHEREAS, the Albuquerque Development Commission ("Commission"), which acts as the Metropolitan Redevelopment Commission under provisions of Section 14-8-4 ROA 1994 at their meeting on August 10th, 2005, after notice,
conducted a public hearing on the Central-Highland-Upper Nob Hill MRA Plan
and after the public hearing recommended approval of the Plan; and

WHEREAS, the following findings were presented to the Albuquerque
Development Commission for the Central-Highland-Upper Nob Hill MRA Plan;
and

WHEREAS, the Plan will promote the local health, general welfare, safety,
convenience and prosperity of the inhabitants of the City.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. The City Council, after having conducted a public hearing
pursuant to the Code, adopts the Central-Highland-Upper Nob Hill MRA Plan,
as attached hereto and incorporated herein, as an amendment to the
Highland/Central MRA Plan.

Section 2. The entire Central-Highland-Upper Nob Hill MRA is specifically
included for purposes of tax increment financing.

Section 3. The City Council, after having conducted a public hearing
pursuant to the Code, finds that:

A. The Plan proposes activities for the redevelopment of the Central-
   Highland-Upper Nob Hill MRA that will aid in the elimination and
   prevention of slum and blight; and

B. The Plan does not require the relocation of any families and
   individuals from their dwellings and a method for providing
   relocation assistance is not needed; and

C. The Plan conforms to and complements the Albuquerque/Bernalillo
   County Comprehensive Plan; and

D. The Plan affords maximum opportunity consistent with the needs of
   the community for the rehabilitation for redevelopment of the
   Central-Highland-Upper Nob Hill MRA by private enterprise or
   persons, and the objectives of the Plan justify the proposed
   activities as public purposes and needs.

Section 4. The City shall support efforts to establish programs such as a
Business Improvement District, a Community Development Corporation,
Mainstreet and/or Transit Related Development programs, and other
programs.

Section 5. The City shall support these programs in providing technical
assistance to businesses within the Central-Highland-Upper Nob Hill MRA for
the purpose of obtaining funding for redevelopment activities and providing
guidance and technical assistance to businesses wishing to open, operate
and/or expand with the Central-Highland-Upper Nob Hill MRA.

Section 6. All resolutions, or parts thereof, in conflict with this Resolution
are hereby repealed; this repealer shall not be construed to revive any
resolution, or part thereof, heretofore repealed.

Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
clause, word, or phrase of this resolution is for any reason held to be invalid
or unenforceable by any court of competent jurisdiction, such decision shall
not affect the validity of the remaining provisions of this resolution. The
Council hereby declares that it would have passed this resolution and each
section, paragraph, sentence, clause, word or phrase thereof irrespective of
any provisions being declared unconstitutional or otherwise invalid.
PASSED AND ADOPTED THIS 7th DAY OF November, 2005
BY A VOTE OF: 5 FOR 0 AGAINST.

Excused: Cadigan, Gomez, Griego, Mayer

Brad Winter
President
City Council

APPROVED THIS 10 DAY OF November, 2005

Bill No. R-05-377

Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk
II. PLAN AREA

Introduction

Adopted in 2003

Metropolitan Redevelopment Area (MRA) Plan

Highland-Central

Description of Boundaries (Exhibit A)

The area surrounded by Cooper (between Carisle and San Marcos), between Cooper and Silver, by Silver (between Alisso and Cooper), by Alisso (between Silver and Lead-Zen), by Lead-Zen (between Alisso and San Marcos), by Lead-Zen (between East Zuni and Cooper), by Cooper (between Alisso and San Marcos), by Alisso (between Carisle and Silver), Cooper (between Alisso and San Marcos), between Carisle and East Zuni, and Cooper (between East Zuni and Silver).
III. THE PLAN

The Highland-Central area has a high incidence of vacant and blighted buildings. In order to be sustainable, the area needs additional land-use incentives for mixed-use development.

A. Objectives

The Highland-Central area has a high incidence of vacant and blighted buildings. In order to be sustainable, the area needs additional land-use incentives for mixed-use development.

C-2. There is a need for zoning in the area that allows for mixed-use.

Within the NO-P Hi-II Sector Plan area, the central Avenue corridor is zoned SD-2 (Special Neighborhood Zone) with OR (Office Residential) and CR (Community Commercial Residential) zoning designations that promote Stimulate commercial revitalization.

Provide an efficient circulation network that includes transit, pedestrian, and vehicular systems.

Provide adequate parking.

Encourage a mixture of compatible uses.

Identify and preserve the existing character of the residential area.

Promote neighborhood safety.

MRRA: The NO-P Hi-II Sector Development Plan, Goals that are stated in the Sector Plan will apply to this portion of the area.

The Metropolitan Redevelopment Area (MRRA) between Carlisle Boulevard and Washington Street falls within the NO-P Hi-II Sector Development Plan. Goals that are stated in the Sector Plan will apply to this portion of the area.

B. Prevailing Conditions

1. Land Use Zones

2. Prevailing Conditions
Develop guidelines for the Highland-Central area using the NO-Hiller Plan as a model and define

Building Design Standards

1. Make the street more pedestrian friendly by bringing back on-street parking. Design for safe pedestrian travel.

2. Improve sidewalk safety and ensure the number of required on-street parking spaces is adequate. Parking needs should be met with on-street parking and should be from side streets and not the number of curb cuts limiting so that the sidewalks are safe for pedestrians. (see NO-Hiller Parking Study done by Caran Brumh Artchitects for this.

3. Reduce the number of required on-street parking spaces for new businesses. Parking needs should be met

4. Existing businesses will remain for now. Should be allowed to create from time to time, not certain to pedestrians.

5. Planning should be hybrid and be pedestrian accessible. Parking should be in the rear or in new buildings.

6. Modesty allows so that new buildings create a street wall. Building entrances should face the street.

7. Modify current C-2 zoning so that live/work use is allowed. Artisan manufacturing, artist lofts, college

Process

B. Execute

Specials of signs can be improved for better readability. Improve existing lighting requirements, maintainance and
the education and training of historic signs and green. Review the sign ordinance to determine whether scale and
coloration, and walls, establishment and enhance signage minimums for the ground floor of buildings. Enhance
the design standards to encourage use of shade as part of the building design with canopies, awnings.

SouthwestReference Plan. Develop a street tree plan, including designs that avoid conflicts with utility lines.

Building types that are already in the area. Develop landscaping requirements that encourage the use of
pedestrians safe high类似。Instinct a preclude improvement program that includes design guidelines.

Sustainable

the NO-Hiller/Highland Renaissance (Corporation)
There are some fantastic opportunities for continued growth of the area, such as development of the University and Downtown to the West as well as the Highland Central Avenue is served well by city buses. This enables an easy link to other nearby nodes of transportation.

1. Linkages

Analyses should be done that shows how a wildlife corridor can be created that meets housing needs in the area, promote Central Avenue business revitalization and pedestrian character of the area. A comprehensive housing increase residential density along Central Avenue in the commercial corridor and transition areas in order to further develop the area.

2. Housing

character

target properties for new construction that are vacant, underutilized or do not have structures with historic

3. Land Development

Homeless population in the area. A professional assessment is needed to clarify how to best meet the needs of the homeless population in the area. A professional assessment is needed to clarify how to best meet the needs of the area.

4. Community Centers and Social Services

National Bank, and New Chinatown (See Exhibit B) because of their design or landmark qualities are the Frost Tower, First Security Bank Tower, Atrium Park, the Highland Station, and the Highland Place senior living complex. CEMACO Motor Hotel, former Richfield Oil, Greenhouse, and Richfield Oil, and the Highland Place senior living complex. CEMACO Motor Hotel, former Richfield Oil, Greenhouse, and Richfield Oil, and the Highland Place senior living complex. CEMACO Motor Hotel, former Richfield Oil, Greenhouse, and Richfield Oil, and the Highland Place senior living complex.

5. Historic Preservation

Preservation buildings by retooling for appropriate new uses. The Zia Lodge, Deena's Lodge, Desert Sands
Create a successful node of activity that will stimulate redevelopment in the surrounding area.

3) Sense of Place

Preserve a historic node that illustrates the history of Route 66 and contributes to neighborhood identity.

2) The City will purchase the property in order to create some incentive for private redevelopment.

The City will purchase the property in order to create some incentive for private redevelopment.

1) Develop a market study of possible reuse options that are financially feasible.

A. Dezaia Motor Lodge Redevelopment

IV. PROPOSED PROJECT

A. Community-based economic development organizations.

Collaboration is the key to developing a network of services and programs that can create a strong program for success.

B. Pedestrian Environment.

Pedestrian activity at the street level within the MRA is essential to the success of the project.

C. Pedestrian Orientation.

Characterized as an important part of community identity.

Roadway, but also adjacent commercial and residential buildings, provides a unique neighborhood identity.

Central Avenue History:

and Controllers Plan to see how this area is linked to overall development in the City.
Implement initiatives that improve walkability and encourage transit-oriented development.

Build a parking structure

Reclaimed Bowl Block redevelopment

Royal Avenue Block redevelopment

**Possible Future Projects**

Time Frame for Development:

1. **Request for Proposals (RFP) Process**
   - Business Owners.
   - An Advisory Committee will be formed that consists mainly of Nob-Hill/Nob Hill/Balmain Residends and to make the decisions a City Landmark.

2. The RFP will be issued. After members of the advisory committee review the RFP, they will be informal.

3. The developer will be selected.

4. There will be an informal meeting with potential developers before proposals are expressed in interest. Through a legal ad in the newspaper and mail to all parties who have previously expressed interest.

5. There will be an mandatory pre-proposal meeting with potential developers before proposals are submitted. The meeting will be advertised in the newspaper.

6. There will be a second meeting with the advisory committee to review the proposals.

7. Upon the recommendation of the advisory committee, ADS will start negotiations with the recommended developer.

The developer has entered into a development agreement with the City of Albuquerque: construction of the development will be staggered in a series of phases. Once the RFP is issued, once the developer (of this parcel) will be recommended by an advisory committee and approved by the developer.

C)
Exhibit A

Highland-Central MRA
Occoneechee Car Wash (and sign), Central & San Mateo NE (eligible for SR and NR)

Immuneal Presbyterian Church, 114 Carisle NE (eligible for SR and NR)

Deane Motor Lodge, 4391 Central NE (eligible for SR and NR)

Morningside Shopping Center, 4901 Central NE (eligible for SR and NR)

People's Power Shop, 3700 Central DE (eligible for SR and NR)

Modern Auto Community Hilton Motel, 372 Central SE (eligible for SR and NR)

Premiere Motor Inn Signs, 3820 Central SE (eligible for SR and NR)

Aerie Motor (and neon sign), 382 Central NE (eligible for SR and NR)

Desert Sands Motor Hotel, 5000 Central SE (building and sign are eligible for SR and NR)

The Highland Swing Minibar Cove, 312 Adams SE (eligible for SR)

Zia Lodge, 4511 Central NE (eligible for SR/NR)

Design that will help set the visual and aesthetic character of the MRA are:

Registered Historic Buildings (National and/or State Register), unregistered historic buildings, and buildings of distinctive

Highland-Central MRA Historic Buildings and Sites

EXHIBIT B
and has qualities that merit listing as a City landmark designation.

national Register due to recent remodeling of the entry, but it contributes to the district suggested above.

Highbury Theatere Complex, 4800-4820 Central SE (probably not individually eligible for State or

Former J.C. Penny Store Complex, 4700-4720 Central SE

White's Department Store (now Classic Century Square), 4616 Central SE

Albuquerque.
The following three properties may constitute a historic district eligible for the State and National Registers by

13) The Toddle House, 3718 Central SE (eligible for SR and NR if/when 50 years old)

14) Hillside Theater, 4514 Central SE (eligible for SR and NR if/when 50 years old)

15) Commercial Building, 131 Adams NE (eligible for SR and NR if/when 50 years old)

2006. Together they make a teaching example of mid-20th century suburban commercial development in

nother buildings and sites distinguished by their design and/or history and may be eligible for SR and NR.

Motor Hotel, 2201 Central NE

University Lodge, 3711 Central NE

Highland Pool, 404 Jackson NE

New aluminum Residence, 3001 Central NE

Bank of Albuquerque, 4901 Central NE

Albuquerque National Bank Building (now Bank of America), 4601 Central NE

Hillside Theater Complex, 4800-4820 Central SE (probably not individually eligible for State or

Former J.C. Penny Store Complex, 4700-4720 Central SE

White's Department Store (now Classic Century Square), 4616 Central SE
The design and regulations shown in the attached Master Plan are only recommendations in the adoption of the Metropolitana.

ABQ URBAN X A NEW MEXICO

UPPER NOB HILL
- HIGHLAND-
- CENTRAL-

APPENDIX A