

EXHIBIT A

METROPOLITAN REDEVELOPMENT PLAN I

IN THE

OLD ALBUQUERQUE HIGH SCHOOL

METROPOLITAN REDEVELOPMENT AREA

BANNER SQUARE

**CENTRAL AND BROADWAY
ALBUQUERQUE, NEW MEXICO**

NOVEMBER 1984

PROJECT 1

BANNER SQUARE

Preface

This Plan for Project I redevelopment of the Old Albuquerque High School Metropolitan Redevelopment Area has been prepared pursuant to the Metropolitan Redevelopment Code of the State of New Mexico, Section 3-60A-1 to 3-60A-48 NMSA (1978 Comp.) and applicable Albuquerque City Council Resolutions.

The Plan complements and conforms with the policies established for the project area by the Albuquerque/Bernalillo County Comprehensive Plan and the Huning Highland Sector Development Plan.

The purpose of the Plan is to identify the project area, to present a plan for the elimination of the blighting conditions found to exist within the project areas as set forth in City Council Resolution and to indicate the means by which redevelopment will be carried out.

This Plan is an important step in the improvement and revitalization process. Drawn to meet the requirements of New Mexico state statutes, the Plan provides a basis for a continuation and coordination of a variety of public and private actions which will lead to substantial environmental improvements and produce an attractive area which will be a major benefit to the City of Albuquerque and the Old Albuquerque High School Metropolitan Redevelopment Area for decades to come.

This Plan may be amended in accordance with the provisions of the New Mexico Metropolitan Redevelopment Code.

I. THE PROJECT AREA

A. General Description

The general location of the project will be at Broadway and Central Avenue S.E. The entire project area is contained within the Old Albuquerque High School Metropolitan Redevelopment Area. The specific location is illustrated on the attached map.

B. Legal Description and Boundaries

The Old Albuquerque High School Site is bounded by Central Avenue, Arno Street, Grand Avenue, and Broadway Boulevard N.E., and is more particularly described as Blocks 10 and 11; together with the vacated alleys in Blocks 10 and 11; together with Lots numbered 3-6, Lots 8-12, and a portion of Lots 1, 2, and 7, all in Block 1; together with the vacated alley in Block 1; together with vacated Tijeras Avenue; all in the Belvidere Addition, containing approximately 5.97 acres (K-14). The adjoining property is bounded by Central Avenue, the north-south alley between Arno Street and Edith Boulevard, Copper Avenue, and Arno Street N.E., and is more particularly described as Lots 7-12, Block 13, of the Huning Highland Addition, containing approximately .938 acres (K-14).

C. Prevailing Conditions

The main campus block of the Old High School contains five historic buildings dating from 1914 to 1938 in collegiate Dutch Revival Style. The block to the north contains two small modern buildings and a dirt parking lot. The half block to the east is currently vacant.

The Old Albuquerque High School buildings have been vacant since 1977; at that time they had numerous code violations and needed repair. Since then, the buildings have deteriorated further; boarded windows, broken glass, chipped brick, and a general air of decay pervade the site. This collection of large buildings is a significant feature of the Huning Highland and Martinez town neighborhoods, and its vacant, derelict conditions has retarded efforts to revitalize both areas. The deteriorated condition of the property has attracted crime indigents which further harms the neighborhood image.

II. THE PLAN

A. Objectives

The objective of the Plan is to show the improvements to be made by the private sector with the assistance of Metropolitan Redevelopment Bond financing in Project I, Banner Square.

Project I will help to eliminate economic blight through economic development by increasing the amount of quality retail and office space available in the Old Albuquerque High school Redevelopment Area, thereby providing additional essential support for neighborhood revitalization and stability.

Project I, Banner Square will enhance the City's stated intent to promote industry and develop trade and other economic activity in the Old Albuquerque High School Metropolitan Redevelopment Area by inducing corporations and commercial or business enterprises to locate, expand or remain in the area in order to mitigate unemployment in the Area, to eliminate blighted conditions in the Area and to maintain a balanced, stable economy in the Area.

It is also the objective of the Plan and the City to establish Project I as a Metropolitan Redevelopment Bond Project in order to induce the developer with favorable financing for construction of the Project. Making the Project financially feasible through Metropolitan Redevelopment Bond financing will enable redevelopment of the Old Albuquerque High School Site for a mixture of office and retail uses which will have a major positive effect on the economy of the Huning Highland neighborhood.

Project I will not only complement the present development within and surrounding the area but will also ultimately yield a substantial increase in the ad valorem tax yield.

B. Assessed Values and Bond Amount

1. Assessed Value

There is no present assessed value of the project land and buildings. It is estimated that the cost of the improvements will

not exceed \$16,500,000, which will result in an estimated post-development market value of the project (including land) of \$19,180,000.

2. Land Use

The completed project will house a mixture of uses, including retail, restaurants, offices, a sports facility, and possibly a museum. Liquor service is contemplated for restaurants within the area which is 300 feet from the nearby church property and more than 125 feet north of Central Avenue. A parking structure at Central and Arno will provide the bulk of required off-street parking.

3. Land Acquisition

The developers are in possession of the Old Albuquerque High School area bounded by Central Avenue, Arno Street, Grand Avenue and Broadway Boulevard NE. A trade between the City and the developers for the adjoining parcel to the east has been arranged (see C.1. Zoning above.)

4. Demolition and Removal of Structures

Demolition of interior spaces will be necessary to allow rehabilitation. No exterior demolition is proposed.

5. Rehabilitation and Historic Preservation

The Banner square site is located within the Huning Highland Historic Overlay Zone; The Main High School campus is also a City landmark. Alterations and new construction must be approved by the Landmarks and Urban Conservation Commission. In addition to this City status, the Old High School campus is listed on the National Register of Historic Places, and the developer will have to meet the Secretary of the Interior's Guidelines for Historic Preservation projects to qualify for Investment Tax Credits and for and Urban Development Action Grant.

6. Scope of Construction Work

All five existing buildings on the main campus will be completely rehabilitated; on completion, these buildings will contain approximately 170,000 gross square feet. An additional 14,000 gross square feet will be added in new construction of greenhouse spaces for retail and restaurants, and in a new building connecting

Old Main and the Classroom Building. Total gross square footage in the completed project t will be approximately 184,000.

7. Infrastructure

No major changes to the infrastructure are anticipated.

8. Provision for Occupants of Residential Dwellings

No individuals or families will be displaced by the activities outlined in this plan.

C. Development Schedule

1. Construction Schedule

It is anticipated that construction on Project I could begin as early as mid-February 1985. Substantial project completion is estimated to be 10 months from the date that construction is begun.

2. Sunset Date

The developer requests that the termination date for the inducement resolution for issuance of the Metropolitan Redevelopment Bonds be set at December 31, 1986.

EXHIBIT B

METROPOLITAN REDEVELOPMENT PLAN I

IN THE

OLD ALBUQUERQUE HIGH SCHOOL

METROPOLITAN REDEVELOPMENT AREA

**CENTRAL AND BROADWAY
ALBUQUERQUE, NEW MEXICO**

AMENDED 03-28-83

METROPOLITAN REDEVELOPMENT PLAN I FOR THE OLD ALBUQUERQUE HIGH SCHOOL AREA

Preface

This Metropolitan Redevelopment Plan for the Southern portion of the Old Albuquerque High School Metropolitan Redevelopment Area has been prepared pursuant to the Metropolitan Redevelopment Code of the State of New Mexico, Section 3-60A-1 to 3-60A-48 N.M.S.A. (1978 Comp.) and Albuquerque Third Council Resolution R-478.

This plan complements the policies established for the project area by the Albuquerque/Bernalillo County Comprehensive Plan and the Municipal Development Department's Huning-Highland Sector Development Plan of which Old Albuquerque High School is a part. The purpose of this plan is to identify the project area and to identify the redevelopment activities to be employed for purposes of elimination of the blighting conditions which have been found to exist within the project area as set forth in City County Resolution R-478 and to indicate the means by which redevelopment will be carried out.

This plan may be amended in accordance with the provisions of the New Mexico Metropolitan Redevelopment Code.

I. THE PROJECT AREA

A. Description of Boundaries.

The area under consideration is the southern portion of the Old Albuquerque High School site. This parcel is described as:

A certain tract of land situated in Section 20, Township 10 North, Range 3 East, N.M.P.M., being and comprising Blocks numbered Ten (10) and Eleven (11); together with the vacated alleys in Blocks 10 and 11; together with vacated Copper Avenue, N.E., lying between said Blocks 10 and 11, and lots numbered seven (7) through twelve (12), in Block Thirteen (13) all in the HUNING HIGHLAND ADDITION to the City of Albuquerque, New Mexico; said lots, blocks, streets and alleys being combined, more particularly describes as follows:

BEGINNING at the Southeast corner of vacated Tijeras and Broadway Boulevard N.E.; thence

Following the Southerly right-of-way line of vacated Tijeras East to the Westerly right-of-way line of Arno Street, N.E.; thence

South along the Arno Street Westerly right-of-way line to the Southwest corner of Copper and Arno, N.E. thence

East along Copper Avenue to the Western boundary of the alley; thence

South along the alley to Central Avenue, N.E., thence

West along central Avenue Northerly right-of-way line to Broadway Boulevard, N.E.; thence

North along the Easterly right-of-way line of Broadway Boulevard to vacated Tijeras, being the point and place of beginning. See Exhibit A.

B. Prevailing Conditions

1. Zoning. The southern portion of the Old Albuquerque High School site is located in the northwest corner of the Huning-Highland Community Development and Sector Development Plan Areas. This Huning-Highland area is zoned SU-2, Special Neighborhood Zone Redeveloping area, as provided for in the Comprehensive City Zoning Code. Within the special neighborhood zone, the Old Albuquerque High School site is zoned SU-1/NC/R or SU-1 for Neighborhood, commercial and residential uses. Lots 7 through 9 of Block 13 are zoned RO

(Residential Office) Lots 10 through 12 are zoned NCR (Neighborhood Commercial Residential). It is the intent of this plan to promote the redevelopment of the southern portion of Old Albuquerque High School site under the present SU-1/NC/R. Interior renovation will be extensive. Interior layout will be changed for efficiency and comfort. The interior will be totally renovated to appear as new, modern office space, retaining, where possible, significant historical features of the interior. Carpet will be installed throughout the building, all existing walls refinished, and new suspended ceilings and lighting added. A new mechanical system for heating, ventilating, and air conditioning will be installed. This system will be designed and sized to comport with the energy savings of the new window treatment and proposed new interior insulation. The system will also utilize heating from sunlight, lights, and people, in certain parts of the building to heat other areas. The new heating, ventilating and air-conditioning system, operating in conjunction with energy-saving renovation should result in a structure that approaches a well-designed new office building in energy efficiency.

The proposed renovation methods discussed above with respect to Old Main will be utilized for all other existing buildings. Generally, the exteriors will be cleaned and repaired, but will otherwise appear unchanged. The interiors will be completely renovated to give the appearance of modern office décor. The heating, ventilating, and air-conditioning systems will be designed and installed to insure long-term energy savings.

The Huning-Highland Neighborhood Association, applicant proposes construction of a building extending approximately 50 feet from the southern property line of the western half of Block 13. Built in Mission Revival style to match the adjacent Old Main Library, the structure will provide a street façade to enhance the pedestrian visibility of the area, and will be used for light commercial and office purposes.

The applicant intends to utilize a significant amount of landscaping to enhance the complex. Existing landscaping around the perimeter of the property will be retained, where appropriate, and will be augmented with new landscaping wherever possible. Use of high-density landscaping is proposed for the interior courtyard to create a comfortable environment for tenants and visitors. Landscaping treatment will be reviewed as part of the SU-1 site plan review process.

The applicant proposes to satisfy the parking needs of the property with off-site parking. Negotiations are currently under way with the First Baptist Church for a joint-use parking arrangement for the church's existing parking lot west of Broadway as well as the southwest corner of Broadway and Central which is sufficient to meet Phase I parking needs for re-use of Old Main. The parcel of land directly north of the main Campus is owned and controlled by applicant and will be reserved from further development until all long-term parking needs are satisfied. In addition, this area may provide parking on the western half of Block 13, with the exception of the southern 50 feet of the site.

To allow these activities to take place, any applicant will have to apply for a conditional use permit on the property zoned RO zoning classification, and to provide suitable parking facilities for such redevelopment on the half-block to the east of the High School itself. In addition, construction of a shallow building fronting Central Avenue for commercial purposes is desirable.

2. Prevailing Conditions. The southern portion of the Old Albuquerque High School site contains approximately 4.2 acres and houses five buildings, all of which have numerous building and fire code violations as indicated in the Reuse Study: Albuquerque High School, dated March 23, 1977, and on file in the Municipal Development Department. The gymnasium is utilized by YMCA, under a license with Sproul Investment Corporation. All the other buildings are vacant and in a state of disrepair, indicating the transitional nature of the Project Area. The western half of Block 13 is currently vacant.

II. THE PLAN

A. Objectives

The goal of this plan is to facilitate the redevelopment of the southern portion of the Old Albuquerque High School site into a neighborhood office and commercial complex by making the site eligible for Metropolitan Redevelopment Bond financing, thereby providing an economically feasible means to redevelopment.

The primary objective of this redevelopment is to eliminate the physical and economic blight, as those terms are defined in the Metropolitan Redevelopment Code. An additional objective is to stimulate economic development with the provision of quality office space in the Huning-Highland area.

B. Project Activities

The applicant proposes to rehabilitate the existing buildings, in phases, for reuse primarily as offices with possibly some retail space, food services, and athletic facilities. The applicant's long-range planning includes the possibility of two new structures on the site, as shown on the attached plan.

Phase I of the plan contemplates the conversion of "Old Main," the oldest structure, primarily into office space. An exterior elevator tower and enclosing structure is proposed to be constructed near the west end of Old Main. The Tower will provide elevator service for both Old Main and the Classroom Building, although Phase I renovation of the Classroom Building would be limited to the existing stairwell. The balance of exterior work to be performed on Old Main will be limited to extensive cleaning of brick and concrete surfaces, treating windows for energy efficiency, and adding additional landscaping. Generally, the exterior appearance of the building will be cleaned and repaired, but otherwise unaltered.

C. Public Works Activities

There will not be any public utilities, street work, demolition, or other expenditures by the City or Agency within the confines of the Project Area.

D. Provisions for Occupants of Residential Dwellings

No residential dwellings exist within the Project Area, hence no individuals or families will be displaced by activities in this plan.