



Timothy Keller, Mayor

East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area Designation Report



City Council

Isaac Benton, District 3

Albuquerque Planning Department

David S. Campbell, Planning Director

Metropolitan Redevelopment Agency

Karen Iverson, Manager

Matthew Butkus, Development Coordinator

PURPOSE

The proposed East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area (“Proposed Area” or “Area”) is located just east of the Downtown Albuquerque central business district and includes the main commercial and transit corridors of: Central Avenue NE, Dr. Martin Luther King Jr. Avenue NE and Broadway Boulevard. Given the location of the Proposed Area, its economic success and vitality is important to the greater downtown community and the City of Albuquerque as a whole.

The designation of this geographic area as a Metropolitan Redevelopment Area (“MR Area”) will allow a Metropolitan Redevelopment Plan (“MR Plan”) to be created. The creation and adoption by the Albuquerque City Council, of both the Metropolitan Redevelopment Area and subsequent MR Plan will allow the Metropolitan Redevelopment Agency (“MRA”) to undertake activities designed to revitalize the Area through multiple initiatives, including, but not limited to:

- Providing financial incentives for private development;
- Removing barriers to private investment;
- Providing public investment in infrastructure projects;
- Making improvements to public rights-of-way; and
- Creating public-private partnerships for anchor projects.

The Metropolitan Redevelopment Agency is governed by the State’s Metropolitan Redevelopment Code, Section 3-60A-1 thru 3-60A-48 (“MR Code”). The MR Code has specific guidelines that must be followed in order for properties to be eligible for MRA funded improvements. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property.

Currently there are multiple metropolitan redevelopment areas that exist in close proximity to the Proposed Area including: the Downtown, Railroad and Old Albuquerque High School (“OAHS MR Area”) Areas. Given that the OAHS MR Area has already been established and is located in the immediate vicinity of the area that is the subject of this designation report, it was determined that the benefit would be greater to the overall community to have one cohesive Metropolitan Redevelopment Area boundary for the area. Due to this fact it is the recommendation of MRA staff that the existing Old Albuquerque High School Metropolitan Redevelopment Area be expanded to include the boundary as seen in Figure #1 of this report and renamed to the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area. This will allow the Proposed Area to benefit from targeted redevelopment activities, economic development initiatives and potential area wide tax increment financing tools.

INTRODUCTION

In order to take advantage of the state Metropolitan Redevelopment Code, §§ 3-60A-1, et seq., NMSA 1978, the City of Albuquerque passed the Metropolitan Redevelopment Agency Ordinance, §§ 14-8-4-1, et seq., ROA 1994 (“MRA Ordinance”). The MR Code requires that a geographical area be declared “a blighted area” and there be a finding that the rehabilitation, conservation, redevelopment or development, or a combination thereof, in the designated area is necessary in the interest of the public health, safety, morals or welfare of the residents before a municipality can exercise the powers conferred by the MR Code. (MR Code, § 3-60A-7, NMSA 1978). The Albuquerque City Council has reserved to itself the power to declare an area blighted, through the MRA Ordinance. (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (“ADC”) as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent and eligibility of appropriate areas of the City to be declared blighted (§ 14-8-6-2 (C), ROA 1994). This designation report is submitted pursuant to this function of the ADC.

This designation report regarding the proposed boundary expansion and renaming for the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area is based on an analysis of the existing conditions in the Proposed Area, conversations with local stakeholders, a meeting with the East Downtown Neighborhood Association Board of Directors on March 7, 2019 and from public input received at a community meeting held on April 11, 2019.

As shown in Figure 1, the boundary of the Proposed Area generally includes properties not zoned for single family residential uses along the Central Avenue corridor between Broadway Boulevard and Oak Street, along the east side of Broadway Boulevard between Coal Avenue and Lomas Boulevard, and along Dr. Martin Luther King Jr. Avenue between Broadway Boulevard and Interstate 25.

It is the opinion of MRA staff that the Proposed Area that will be included in the expansion will benefit from being designated as a Metropolitan Redevelopment Area. As outlined further in this Designation Report, staff believes the current conditions of the Proposed Area do indeed meet the requirements of a “blighted area” under the State of New Mexico Redevelopment Code 3-60A-4.

The recommendation of the Metropolitan Redevelopment Agency staff is to approve the proposed boundary expansion and renaming of the OAHS MR Area to the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area, as reflected in this report. Following the approval of the major expansion to the OAHS MR Area boundary, MRA staff can develop a Metropolitan Redevelopment Area Plan to address the conditions of slum and blight that exist, with the goals of promoting new real estate development

activity, improving the conditions for businesses to thrive and to improve the overall health, safety and economic activity within the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area.

As defined by the State of New Mexico Metropolitan Redevelopment Code, N M S A 1978, § 3-60A-4 (H & I), a slum area or a blighted area is:

H. “slum area” means an area within the area of operation in which numerous buildings, improvements and structures, whether residential or nonresidential, which, by reason of its dilapidation, deterioration, age, obsolescence or inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population, overcrowding or the existence of conditions that endanger life or property by fire or other causes, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and is detrimental to the public health, safety, morals or welfare;

I. “blighted area” means an area within the area of operation other than a slum area that, because of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or lack of adequate housing facilities in the area or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use.

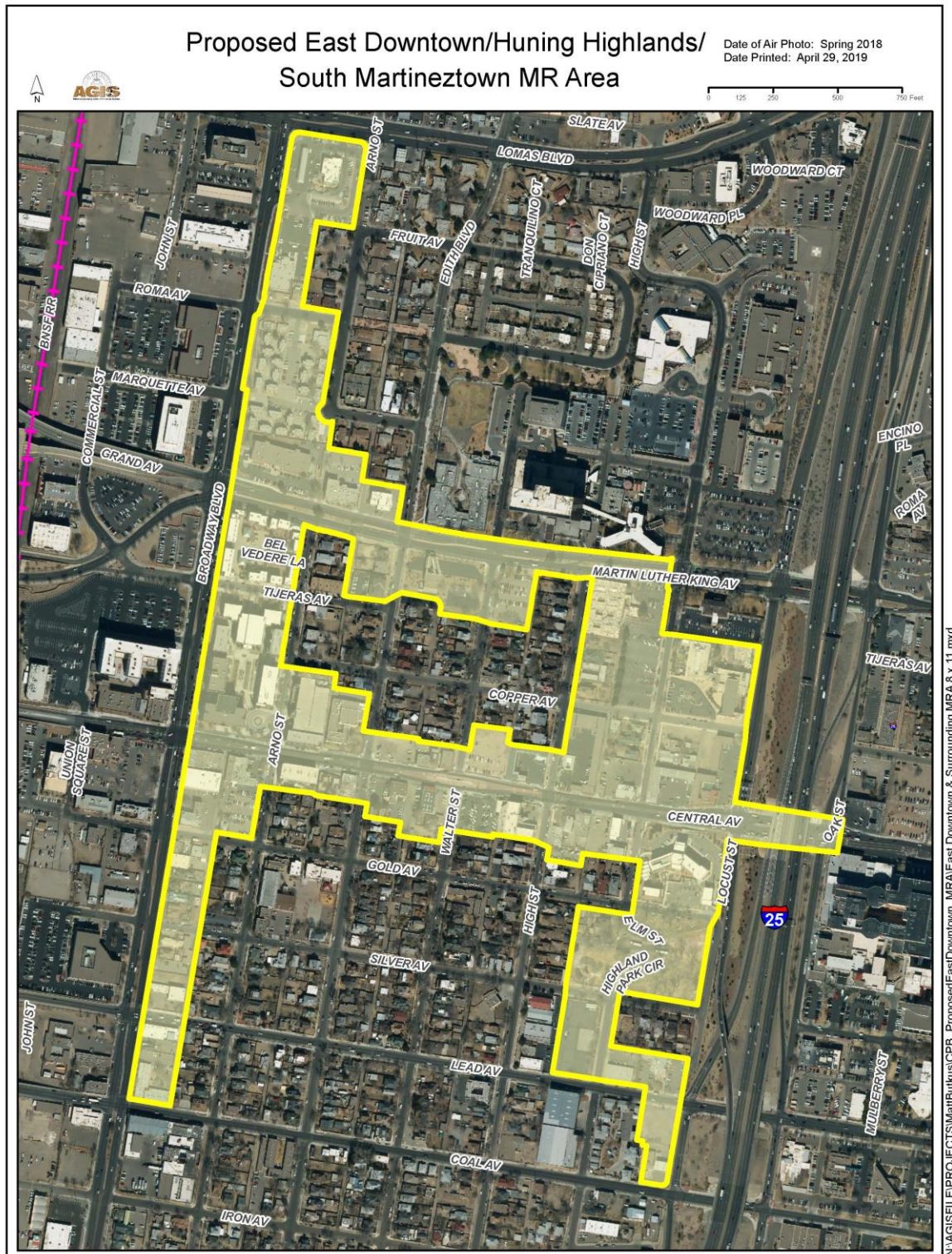


Figure 1 – Proposed East Downtown/South Martineztown MR Area Boundary

CAUSES OF BLIGHT IN THE EAST DOWNTOWN/HUNING HIGHLANDS/SOUTH MARTINEZTOWN METROPOLITAN REDEVELOPMENT AREA

In order for an area of the city to be designated as a Metropolitan Redevelopment Area, certain conditions of blight must exist as described in the state's MR Code (§ 3-60A-7, NMSA 1978). Through its analysis of the proposed MR Area, the MRA has identified categories that demonstrate that the Proposed Area should be designated as a Metropolitan Redevelopment Area. These categories are identified below and include:

- Deteriorated or deteriorating structures;
- Deterioration of site improvements;
- Significant number of commercial or mercantile businesses have closed; and
- Low levels of commercial or industrial activity or redevelopment.

The MRA acknowledges that additional conditions that contribute to the slum and blighted conditions in the Proposed Area may exist. It should be noted that not all properties within the boundary area exhibit these conditions but a high enough concentration of properties and blighted conditions exist to designate the overall area as a Metropolitan Redevelopment Area.

1. Deteriorated or deteriorating structures

Throughout the Proposed Area there are a number of aging and deteriorating buildings and structures that are in need of repair, rehabilitation and in some instances removal. There are several properties in the Area along Central Avenue that appear to be very old and only marginally functional. Many of these buildings appear to need updating in order to be considered safe and functional for occupancy. Many structures were observed to have crumbling or deteriorating facades, broken windows and deferred maintenance.



Broken windows and deteriorating building facades

2. Deterioration of site improvements

As some of the oldest neighborhoods in the City, the East Downtown, Huning Highlands and South Martineztown communities have transformed and evolved over time. The built environment grew and responded to many factors including the diminishing role the railway in the city, an increased use of the automobile, the construction of Interstate 25 along the eastern portion of the neighborhoods, and the outmigration of businesses and residents of the downtown core. Because the Proposed Area experienced these changes, there are properties with deteriorating site improvements that are outdated or unusable in the current marketplace. These deteriorating site improvements have potential for redevelopment opportunities or adaptive reuse solutions that can modernize the structures and provide new activity to the community and local economy. Sites were observed with remnants of structures, trash and debris from past activities and damaged and decaying buildings.



Vacant and deteriorating building fronting Broadway Blvd.



Trash and debris on vacant property

3. Significant number of commercial or mercantile businesses have closed

Throughout the Area there are a number of shuttered businesses, many with high profile locations and frontage along the major activity corridors of Central Avenue, and Broadway Boulevard. Businesses have closed and the buildings they once inhabited remain vacant. These vacant storefronts contribute to a lack of economic activity in the Area, as well as decreasing the walkability, activity and potential for increased customer interactions at other Area businesses. In addition to the vacant unoccupied business locations there are numerous buildings, storefronts and vacant properties that are shown as available for sale or lease. The vacancy combined with the properties that are available for sale or lease show a current lack of confidence in the Area for businesses to locate and operate.



Closed businesses and inactive storefronts along Central Avenue and Broadway Boulevard

4. **Low levels of commercial or industrial activity or redevelopment**

While much of the Area has frontage along the transit corridors of Central Avenue and Broadway Boulevard, there are numerous vacant lots and empty buildings. Given the location of the Area, along vehicular and pedestrian commuter routes, and the proximity to downtown Albuquerque and the University of New Mexico main campus, there is potential for an increase in the number and mix of commercial businesses that can operate in the area, as well as an increase in the economic output that could come from the increased business activity.





Vacant properties with high redevelopment potential

NEIGHBORHOOD INPUT:

In order to gain greater insight into the needs of the community, meetings were held with local residents, business owners and area stakeholders. Through these conversations and interactions community ideas and items of concern were identified that should be addressed and incorporated into the MR Plan for the Area. Topics that were identified included, but were not limited to:

- A need for additional multi-family residential properties;
- Landscaping, medians and pedestrian crossing locations along Broadway Boulevard between Central Avenue and Lomas Boulevard;
- A need for marked crosswalks along Central Avenue in the Area;
- Improving the safety and pedestrian experience on Central Avenue below the Interstate 25 overpass and below the rail line. A need for lighting, cleaning, landscaping and safety was identified. (**The rail line underpass is located just outside the MR Area, however its use, appearance and perception is important to the walkability and success of the Proposed MR Area*);
- There are many vacant storefronts along the major roadways in the area and a desire for increased retail businesses was expressed;
- As is the case in many parts of the city, there are crime and safety issues related to an increased number of homeless individuals in the Proposed Area that needs to be addressed; and
- Improving the pedestrian and bicycle connection routes in and around the area.

Additional topics that were identified as part of the community outreach, as well as recommendations and design interventions, will be addressed in the Metropolitan Redevelopment Area Plan that will be created for this Area.

FINDINGS:

Through its analysis MRA staff identified issues that demonstrate that blighted conditions exist including, but are not limited to:

- Deteriorated or deteriorating structures;
- Deterioration of site improvements;
- Significant number of commercial or mercantile businesses have closed; and
- Low levels of commercial or industrial activity or redevelopment.

It is the determination of MRA staff that the existing conditions within the proposed East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area sufficiently meet the definition of “Blight” as required by the MR Code (§ 3-60A8), NMSA 1978). *“...because of the presence of a substantial number of deteriorated or deteriorating structures...deterioration of site or other improvements,...an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operation due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment, or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality”*

STAFF RECOMMENDATION:

Based on the findings outlined in this report, it is the recommendation of the MRA that the existing Old Albuquerque High School Metropolitan Redevelopment Area should be expanded and renamed to the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area, as reflected in this report. If the major expansion and name change is approved by City Council, the MRA will utilize powers made available through the MR Code and work with the community to create a MR Plan to encourage revitalization and private investment within the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area.

MRA staff encourages the Albuquerque Development Commission to make a recommendation to the Albuquerque City Council to **APPROVE** the major expansion of the Old Albuquerque High School MR Area and renaming to the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area based on the four findings of blight contained in this report. These four finding of blighted conditions include:

- Deteriorated or deteriorating structures;
- Deterioration of site improvements;
- Significant number of commercial or mercantile businesses have closed; and
- Low levels of commercial or industrial activity or redevelopment.

Prepared by: Matthew Butkus
Metropolitan Redevelopment Agency

APPENDICIES

Appendix A: Area Crime Analysis

Appendix B: Area Demographic Profile and Key Facts

Appendix C: Old Albuquerque High School Metropolitan Redevelopment Area Plan

Appendix A: Area Crime Analysis

Crime Analysis



East Downtown/Huning Highlands/South Martineztown MRA

Report developed April 19, 2019

East Downtown/South Martineztown Police Report Analysis



Top 10 Police Reports

	2016	2017	2018	2019*	Grand Total
Police Report					
TRAFFIC ACCIDENT					
NO INJURIES	110	99	81	24	314
INCIDENT	67	51	63	14	195
AUTO BURGLARY	45	42	30	7	124
BATTERY	30	43	33	4	110
VANDALISM, MALICIOUS					
MISCHIEF, GRAFFITI	27	31	29	9	96
AUTO THEFT	27	30	23	2	82
BEHAVIORAL					
HEALTH	16	21	32	9	78
DRIVING WHILE INTOXICATED	16	14	26	22	78
CRIMINAL TRESPASS	26	30	14	6	76
TRAFFIC ACCIDENT W/INJURIES	24	26	15	6	71

2019 represents 1/1/2019 - 3/31/2019

Many of the police reports have either decreased since 2016 or have remained close to the same count each year.

DWI and Behavioral Health reports have either doubled or more than doubled since 2016.

Auto Theft and Auto Burglary have been trending downward citywide since 2017. The East Downtown MRA shows a similar trend for 2019.

The number of Behavioral Health police reports have increased by 50% since 2016. Trend for 2019 is to be slightly higher than 2018. With the increase of these police reports, recommendation for social/medical services in the area could be beneficial.

East Downtown/South Martineztown Police Report Analysis



The following categories were developed to represent the various police reports that have been written in the MRA Area of East Downtown area from 2016 – 3/31/2019:

QoL (Quality of Life) – crimes such as vandalism, graffiti, criminal trespass, DWI, Behavioral Health, shoplifting, white collar crimes, etc.

Traffic – all crimes related to Traffic Offenses and accidents

Violent – crimes of assault, battery, sex crimes, robbery

Property – felony level stolen or received property from residential burglary, burglary to a business, auto theft, auto burglary

Larceny – theft from building, theft of motor vehicle parts or accessories, etc.

Warrant – felony or misdemeanor warrant served

Proactive – found item, welfare checks, recovery of vehicle

- The East Downtown MRA area has more police reports that are of a quality of life nature. Five of the Top 10 police reports are of the QoL category. Considerations for business partnership and community education on crime prevention strategies is encouraged.
- Traffic Accidents with and without injury occur in this area. Majority occur along Central at Edith, Walter and High. Timing of signals, signage, or road diet should be reviewed.
- Violent and Property crime are close in numbers although the trend for 2019 is to have property crime be much lower than in past years. Further analysis into the violent crime reports would be necessary to recommend potential solutions.

Crime Category	Grand Total
QoL	779
Traffic	413
Violent	272
Property	263
Larceny	114
Warrant	83
Proactive	52

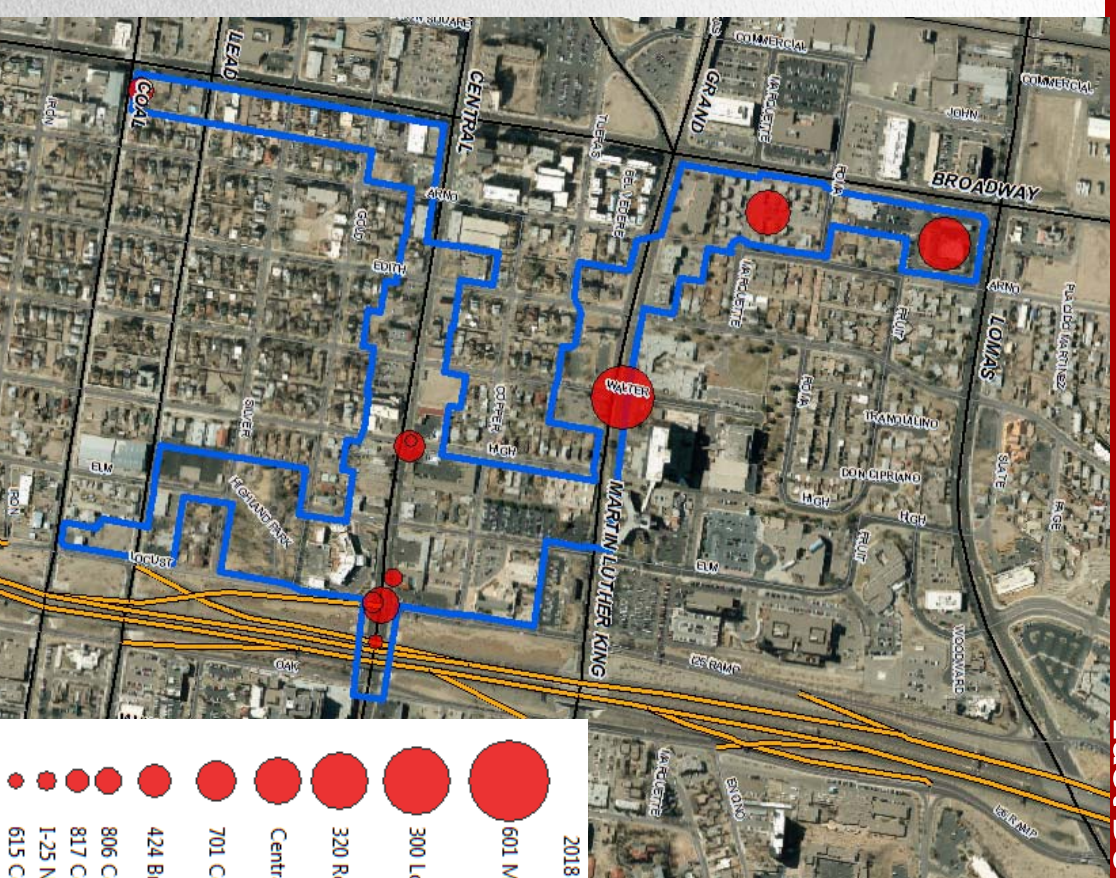
East Downtown/South Martineztown Police Report Analysis



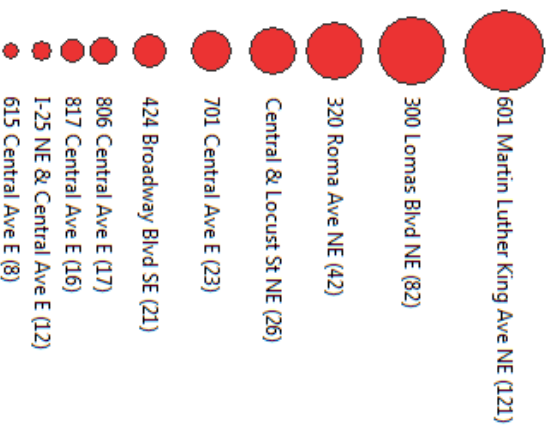
Repeat Address Locations were developed for the MRA of East Downtown. The graduated symbols represent the Top 10 address location in 2018 with the highest number of police reports.

601 Martin Luther King Ave NE is the Lovelace Hospital Complex. Auto Burglary, Auto Theft, and Larceny occur at this address. Violent crimes also occur at this location. Traffic accidents are not that high.

300 Lomas Blvd NE is the Circle K / McDonalds. Incidents, Felony Warrants, and criminal trespass of police reports mainly occur at this address. Business robberies also occur at this address.



2018 Top 10 Repeat Locations



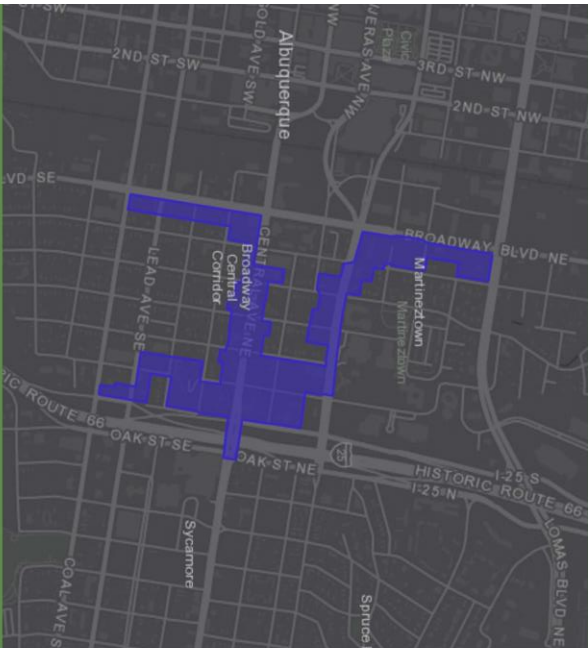
- APD RTCC has video partnership with Presbyterian Hospital and Commercial Businesses throughout the City. Encouragement to become a Video partner with APD might be considered to address crimes that occur at these locations and possibly aid in a faster investigation.

Appendix B: Area Demographic Profile and Key Facts

DEMOGRAPHIC PROFILE

AOI

Area: 0.09 square miles



EDUCATION

14%

No High School Diploma

12%

High School Graduate

29%

Some College

46%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

67%

White Collar

7%

Blue Collar

25%

Services

7.5%

Unemployment Rate

KEY FACTS

394

Population

34.0

Median Age

208

Households

\$21,762

Median Disposable Income

INCOME

\$24,041

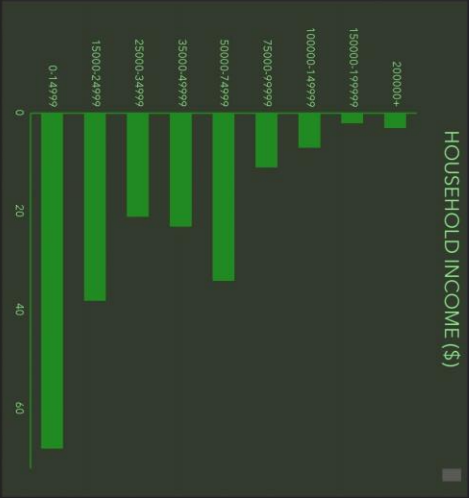
Median Household Income

\$20,969

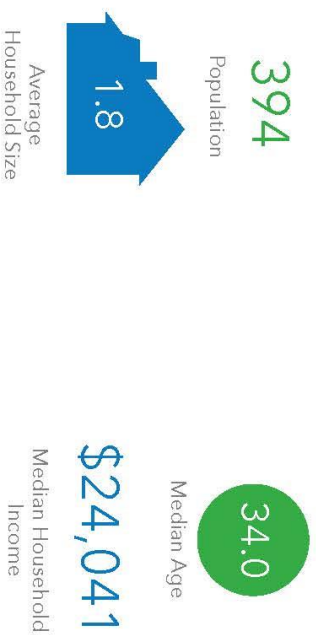
Per Capita Income

\$10,986

Median Net Worth



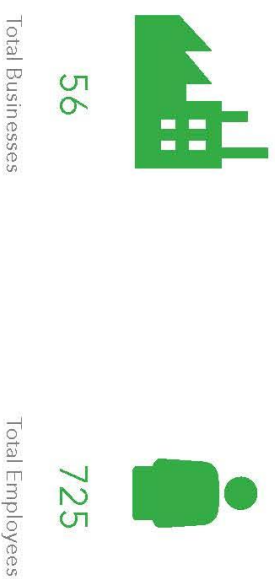
KEY FACTS



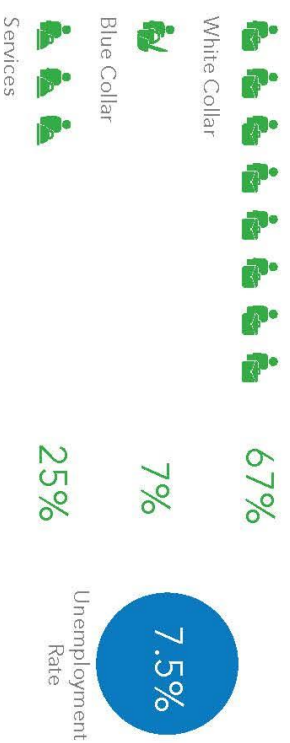
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: <\$15,000 (32.7%)

The smallest group: \$150,000 - \$199,999 (1.0%)

Indicator	Value	Difference
<\$15,000	32.7%	+20.0%
\$15,000 - \$24,999	18.3%	+6.8%
\$25,000 - \$34,999	10.1%	0
\$35,000 - \$49,999	11.1%	-2.3%
\$50,000 - \$74,999	16.3%	-2.4%
\$75,000 - \$99,999	5.3%	-7.1%
\$100,000 - \$149,999	3.4%	-8.9%
\$150,000 - \$199,999	1.0%	-3.5%
\$200,000+	1.4%	-3.0%

Bars show deviation from
Bernalillo County

Appendix C: Old Albuquerque High School Metropolitan Redevelopment Area Plan

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

CITY of ALBUQUERQUE
THIRD COUNCIL

78

COUNCIL BILL NO. R-478ENACTMENT NO. 4-1980

SPONSORED BY:

Marion McCreary

RESOLUTION

1
2 MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO
3 THE METROPOLITAN REDEVELOPMENT CODE; AND AUTHORIZING
4 AND DIRECTING THE ALBUQUERQUE METROPOLITAN REDEVELOP-
5 MENT AGENCY TO PREPARE A METROPOLITAN REDEVELOPMENT
6 PLAN FOR THE "OLD ALBUQUERQUE HIGH SCHOOL" METROPOLITAN
7 REDEVELOPMENT AREA.

8 WHEREAS, Chapter 391, 1979 N.M. Laws, 1st Sess. (the
9 "Metropolitan Redevelopment Code") provides in Section 7 that:

10 "No municipality shall exercise any of the powers
11 conferred upon municipalities by the Redevelopment
12 Law until after its local governing body shall have
13 adopted a resolution finding that:

14 A. one or more slum areas or blighted areas
15 exist in the municipality; and

16 B. the rehabilitation, conservation, slum clear-
17 ance, redevelopment or development, or combination
18 thereof, of and in such area or areas is necessary
19 in the interest of the public health, safety, morals
20 or welfare of the residents of the municipality."

21 and

22 WHEREAS, the City of Albuquerque (the "City") and the
23 Metropolitan Redevelopment Agency of the City (the "Agency"),
24 and their employees and agents, have for some time engaged in
25 a study of slum and blighted areas within the City, and have sub-
26 mitted their findings and recommendations concerning the metropolitan

1 redevelopment area hereinafter identified to the City Council of the
 2 City (the "Council"), which findings and recommendations are set
 3 forth in Council Resolution 4-1977, Huning-Highland Sector Develop-
 4 ment Plan and Community Development Plan; and Resolution 296,
 5 Designating the Albuquerque High School Urban Development Area; and

6 WHEREAS, the blighting conditions of the Old Albuquerque High
 7 School Area continue to exist at this time and said area would benefit
 8 from Metropolitan Redevelopment Project activities; and

9 WHEREAS, pursuant to Section 8 of the Metropolitan Redevel-
 10 opment Code, the Council has caused to be published on October

11 26, 1979 and October 28, 1979, in Albuquerque
 12 Journal, a newspaper of general circulation in the

13 metropolitan redevelopment area hereinafter identified, a notice con-
 14 taining a general description of the area and the date, time and place
 15 where the Council will hold a public hearing to consider the adoption of
 16 this resolution, and reciting that any interested party may appear and
 17 speak to the issue of the adoption of this resolution; and

18 WHEREAS, the second publication of the notice was not less than
 19 twenty days before the date of the public hearing, held on November 19, 1979;
 20 and

21 WHEREAS, the Council met on this November 19, 1979, at the
 22 time and place designated in the notice, to hear and consider all com-
 23 ments of all interested parties on the issue of the adoption of this
 24 resolution; and

25 WHEREAS, the Council has considered the findings and deter-
 26 minations set forth in this resolution and all comments made at the
 27 public hearing concerning the conditions which exist in the Old Albuquer-
 28 que High School Metropolitan Redevelopment Area, identified on Exhibit
 29 "A" attached hereto.

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

32 Section 1. The Council hereby finds that one or more "slum
 33 areas" or "blighted areas" (as defined in the Metropolitan Redevelopment

exist within the City;

Section 2. The Council hereby finds that the rehabilitation, preservation, development and redevelopment of and in the Old Albuquerque High School Metropolitan Redevelopment Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City;

Section 3. The Council hereby finds and determines that the Albuquerque High School Metropolitan Redevelopment Area is an area in which, by reason of the presence of a substantial number of deteriorated and deteriorating structures, unsanitary and unsafe conditions, deterioration of site and other improvements, lack of adequate parking facilities, a substantial number of closings and significant reductions in operations by commercial and mercantile businesses resulting in economic losses and the loss of profit due to operating in the area, and low levels of commercial and industrial activity and redevelopment, substantially impairs and arrests the sound growth and economic well-being of the City and the Old Albuquerque High School Metropolitan Redevelopment Area, retards the provision of housing accommodations, constitutes an economic and social burden, is a menace to the public health, safety, morals and welfare in its present condition and use, and is a blighted area.

Section 4. The Old Albuquerque High School Metropolitan Redevelopment Area is hereby designated as appropriate for a "Metropolitan Redevelopment Project" (as defined in the Metropolitan Redevelopment Code);

Section 5. The Agency is hereby authorized and directed to prepare or to cause to be prepared a detailed metropolitan redevelopment plan for the Old Albuquerque High School Metropolitan Redevelopment Area which, without limitation, shall seek to eliminate the problems created by the blighted area, shall conform to any general plan of the City as a whole, and shall be sufficient to indicate the proposed activities to be carried out or encouraged in the blighted area and the plan's relationship to define local objectives respecting land

81

1 uses, improved traffic patterns and controls, public transportation,
2 public utilities, recreational and community facilities, housing faci-
3 lities, commercial activities or enterprises, industrial or manufact-
4 uring use, and other public improvements.

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1 PASSED AND ADOPTED this 19th day of November, 1979.

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Patrick J. Baca
Patrick J. Baca, President
City Council

7 APPROVED this 7th day of January, 1980.

David Rusk
David Rusk, Mayor
City of Albuquerque

14 ATTEST:

Mary Lou Cooney
City Clerk/Recorder

OLD ALBUQUERQUE HIGH SCHOOL
DESIGNATED AREA

Starting at the southeast corner of Grand Avenue and Broadway Boulevard, N.E.; thence following the southern right-of-way line of Grand Avenue east to the western right-of-way line of Arno Street, N.E.; thence south along the Arno Street western right-of-way line to Central Avenue; thence west along Central Avenue northern right-of-way line to Broadway Boulevard, N.E.; thence north along the east right-of-way line of Broadway to Grand Avenue; containing approximately 5.97 acres, and more particularly described as follows:

A certain tract of land situate 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 NE, Lying between said Blocks 10 and 11 all in the HUNING HIGHLAND ADDITION to the City of Albuquerque, New Mexico, as said blocks, street and alley are shown and designated on the Amended and Supplemental Plat of said Addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on the 12th day of May 1887; together with all of Lots numbered Three (3) thru (6) inclusive, Lots numbered Eight (8) thru Twelve (12) inclusive, and a portion of Lots numbered One (1), Two (2) and Seven (7) in Block numbered One (1); together with the vacated alley in Block One (1); together with vacated Tijeras Avenue NE, all in the BELVIDERE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Supplemental Plat of said Addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on the 6th day of June, 1900; said Lots, blocks, streets and alleys, being, combined, more particularly described as follows:

BEGINNING at the Southwest corner No. 1 of the tract herein set forth, being identical with the Southwest corner of the above mentioned Block numbered Ten (10) of the HUNING HIGHLAND ADDITION, whence the City of Albuquerque Central Station No. 7-K-14 bears S. 84 deg. 28'12" W., 5.54 feet distant; and running,

THENCE, along the Easterly right-of-way Line of Broadway NE, as follows:

THENCE, N. 09 deg. 29'44"E., 604.04 feet to an angle point and corner No. 2 of the tract herein set forth;

THENCE, N. 09 deg. 24'14"E., 276.23 feet to a point on the Southerly right-of-way Line of Grand Avenue NE, and the Northwest corner No. 3 of the tract herein set forth;

THENCE, S. 75 deg. 94'11"E., 301.46 feet along said Southerly right-of-way Line of Grand Avenue NE, to a point on the Westerly right-of-way Line of Arno Street NE, and the Northeast corner No. 4 of the tract herein set forth;

THENCE, S. 09 deg. 22'14"W., 849.75 feet along said Westerly right-of-way line of Arno Street NE, to a point on the Northerly right-of-way Line of Central Avenue NE, to the Southeast corner No. 5 of the tract herein set forth;

THENCE, N. 80 deg. 52'46"W., 301.52 feet along said Northerly right-of-way Line of Central Avenue NE, to the Southwest corner No. 1 and place of beginning.

BROADWAY

NE

ARNO

OLD ALBUQUERQUE HIGH SCHOOL AREA

544.04'

276.35

307.1

243.07

NE

300.36'

300.22'

ADDED 1971
PERAS

546.70'

301.52'

CENTRAL

COPPER

GRAND

84

BROADWAY

John

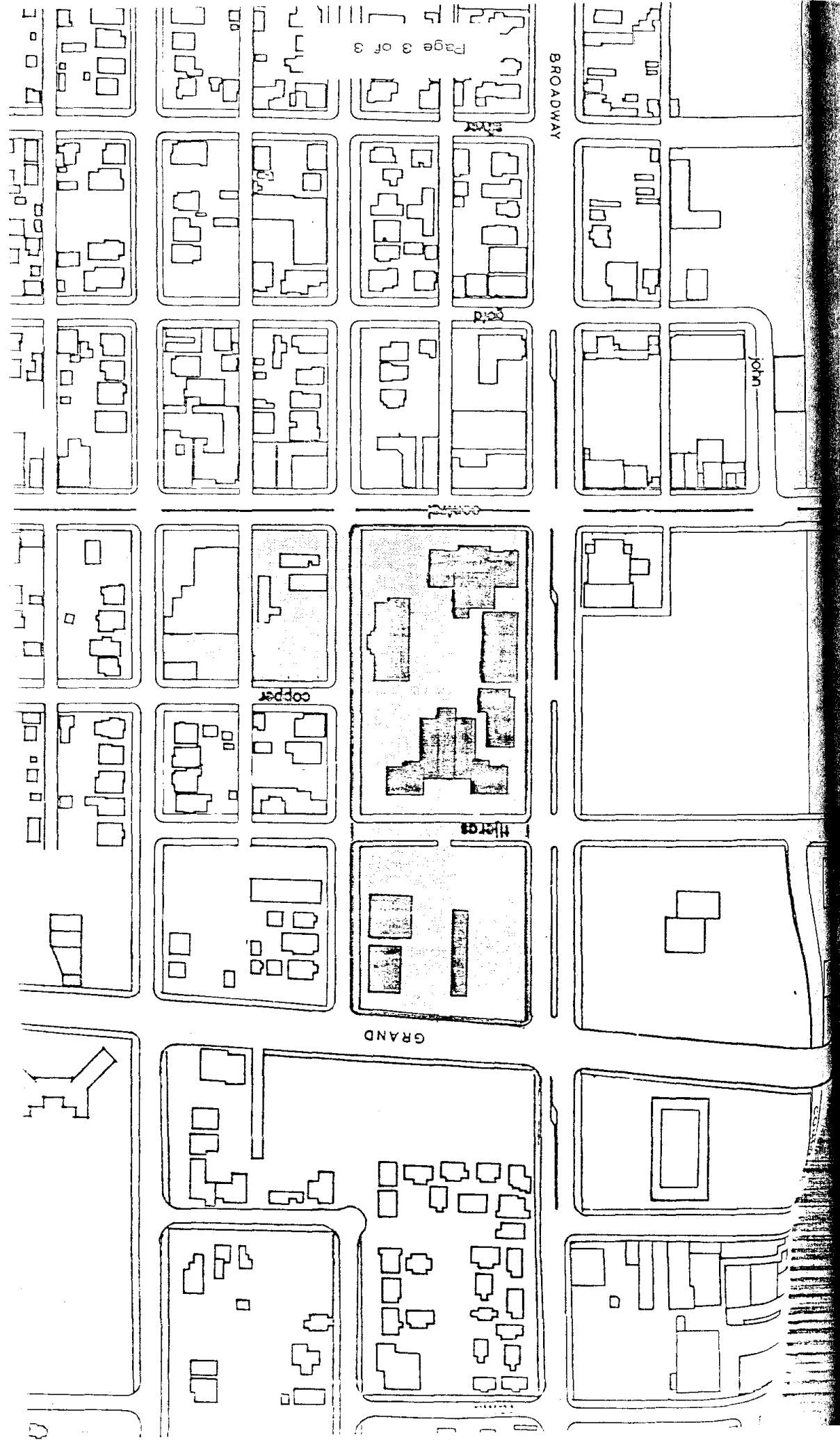
Gold

Central

Copper

Hilltop

GRAND

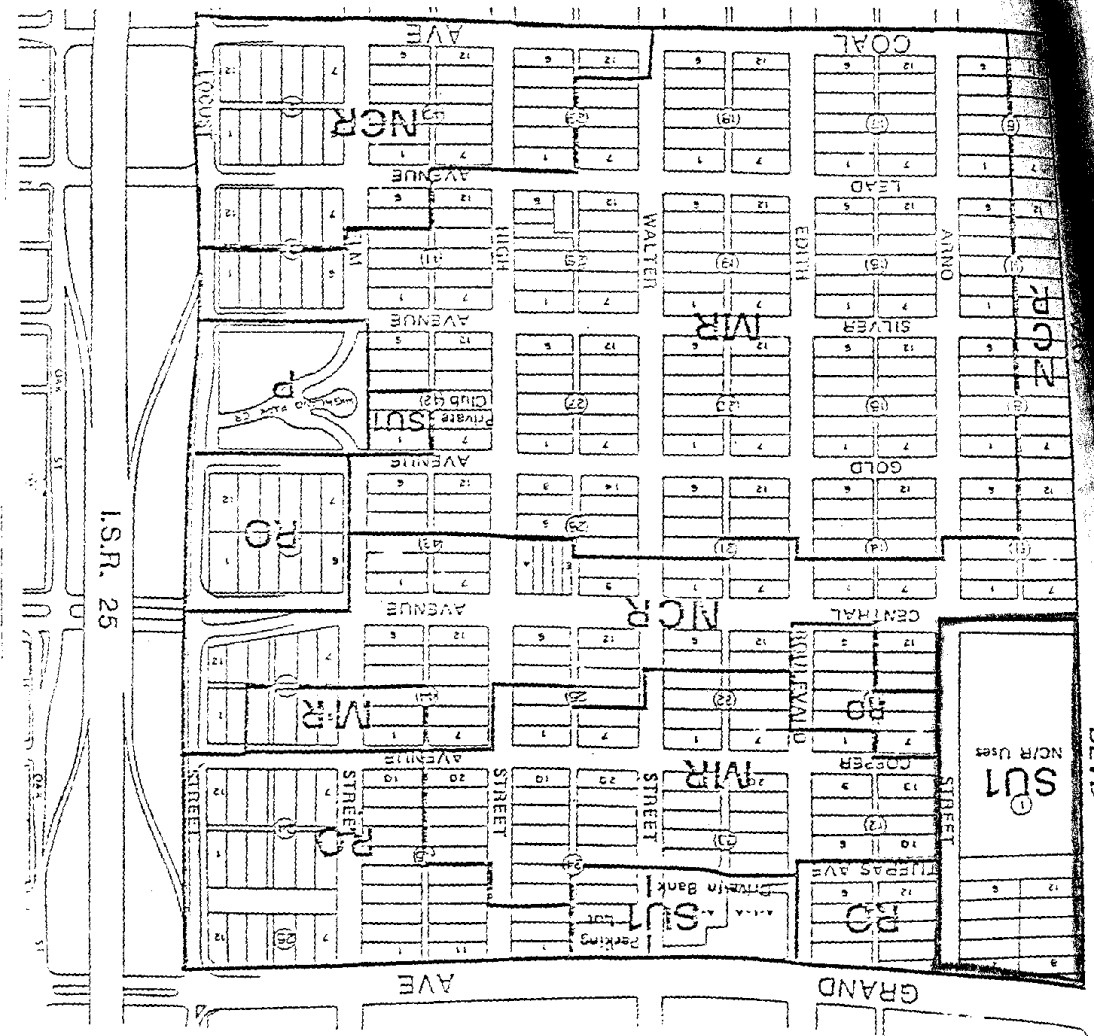


MR Mixed Residential
R0 Residential/Office
NCR Neighborhood Commercial/Residential
SU1 Special Use
P Park

HUNING HIGHLAND PLAN

LAND USE PLAN

Scale: 0' 400'



I.S.R. 25

MAY - 2

86

CITY of ALBUQUERQUE

CITY of ALBUQUERQUE

EXHIBIT NO. 29

89

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

October 25, 1979

INTER-OFFICE CORRESPONDENCE

REF. NO. _____

TO: Patrick J. Baca, President, City Council

FROM: David Rusk, Mayor

David Rusk

SUBJECT: Designation of Metropolitan Redevelopment Area for the Old Albuquerque High School Site for Introduction to the City Council on November 5, 1979

Attached is a resolution and map exhibit for the designation of the Old Albuquerque High School site as a Metropolitan Redevelopment Area. As required by State Statute, a public hearing is to be conducted by the City Council prior to making the determination and declaring the area blighted. A public notice of this hearing is also included.

After designation of the Old Albuquerque High School site as a Metropolitan Redevelopment Area, the City will have the option of issuing Municipal Development bonds for private redevelopment of the project area. We feel, therefore, that the Municipal Redevelopment Area designation will lead to the provision of favorable financing for redevelopment with no financial commitment from the City.

As you know, the City has a great concern to secure the livability, while encouraging economic growth, in our older, in-town neighborhoods. These two factors in partnership are the important ingredients in our plans for downtown rejuvenation.

The proposed developer of the site is interested in a combination townhouse-business development which, we feel, will preserve the uniqueness of the existing buildings as well as encourage revitalization of the whole area. He has already begun to work closely with both the Huning-Highland and Martineztown Neighborhood Associations to insure that their interests are incorporated from the beginning.

I urge Council consideration of this resolution and recommend its approval.

DB:bc

Attachments

CITY of ALBUQUERQUE

89

CITY OF ALBUQUERQUE

88

ALBUQUERQUE, NEW MEXICO

October 12, 1979

OFFICE CORRESPONDENCE

REF. NO. _____

David Rusk, Mayor

for Gerald D. Davenport, Director, Municipal Development Department

Re: Designation of Metropolitan Redevelopment Area for Old Albuquerque High School Site

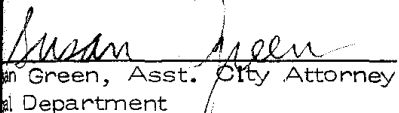
In accordance with the Metropolitan Redevelopment Law, the City, by resolution of the City Council, determine that the proposed project is a blighted area and appropriate for a Metropolitan Redevelopment Program. Attached, please find a copy of such a resolution for consideration by Council. This resolution for the designation of the Old Albuquerque High School may be adopted only after the Council has publicized and held a public hearing to consider the resolution. The attached legal notice has been formulated to meet this requirement. Passage of this resolution paves the way for consideration of a plan which, when approved, allows the City to exercise its redevelopment powers within the designated areas.

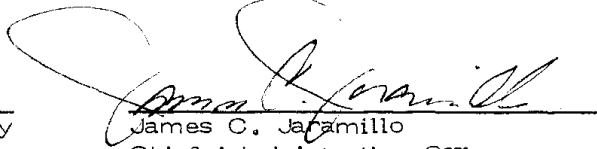
With regard to the content of the resolution, please note that the Albuquerque High School site has previously been designated a blighted area under the Urban Development and Community Development Programs, yet conditions have not changed since that declaration. Redesignation of this area under the new Redevelopment Law will provide the City with the option of issuing Municipal Redevelopment Bonds for a private development and enhance economic stability of redevelopment. Adoption of this resolution will increase the availability of redevelopment tools which can be applied by the City in its effort to eliminate blight in this area.

We recommend your submission of this resolution to Council for consideration and approval. My staff will work with the Council on the notification and scheduling of the public hearing. If there are any questions, please contact me at your convenience.

Reviewed by:

Reviewed by:


Susan Green, Asst. City Attorney
Legal Department

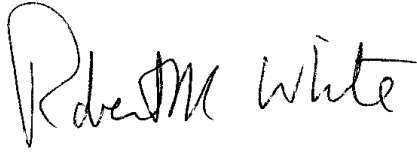

James C. Jaramillo
Chief Administrative Officer

UPW/11
Attachments

**CITY of ALBUQUERQUE
FIFTH COUNCIL**

COUNCIL BILL NO. R-295ENACTMENT NO. 15-1983

SPONSORED BY:



RESOLUTION

MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE
METROPOLITAN REDEVELOPMENT CODE AND AMENDING THE OLD
ALBUQUERQUE HIGH SCHOOL METROPOLITAN REDEVELOPMENT AREA
BOUNDARIES.

WHEREAS, Chapter 391, 1979 N.M. Laws, 1st Sess. (the
"Metropolitan Redevelopment Code") provides in Section 7
that:

"No municipality shall exercise any of the powers
conferred upon municipalities by the Redevelopment Law
until after its local governing body shall have adopted a
resolution finding that:

A. one or more slum areas or blighted areas
exist in the municipality; and

B. the rehabilitation, conservation, slum
clearance, redevelopment or development, or combination
thereof, of and in such area or areas is necessary in the
interest of the public health, safety, morals or welfare
of the residents of the municipality."; and

WHEREAS, the City of Albuquerque (the "City") and the
Metropolitan Redevelopment Agency of the City (the
"Agency"), and their employees and agents, have for some
time engaged in a study of slum and blighted areas within
the City, and have submitted their findings and
recommendations concerning the metropolitan redevelopment
area hereinafter identified to the City Council of the

1 City (the "Council"), which findings and recommendations
2 are set forth in Council Resolution 478 (Bill No. 4-1980)
3 Old Albuquerque High School Metropolitan Redevelopment
4 Area; and

5 WHEREAS, the existing conditions of Lots 7-12, Block
6 13 of the Huning Highland Addition (the area bounded by
7 Copper, Arno, Central and the alley), taken in conjunction
8 with the existing conditions of the Old Albuquerque High
9 School Metropolitan Redevelopment Area, comprise an
10 extension of the same blighting conditions of the Old
11 Albuquerque High School Metropolitan Redevelopment Area;
12 and

13 WHEREAS, pursuant to Section 8 of the Metropolitan
14 Redevelopment Code, 3-60A-8 NMSA (1978 Comp.), the Council
15 has caused to be published on March 27, and March 29,
16 1983, in the Albuquerque Journal, a newspaper of general
17 circulation in the metropolitan redevelopment area
18 hereinafter identified, a notice containing a general
19 description of the area and the date, time, and place
20 where the Council will hold a public hearing to consider
21 the adoption of this resolution, and reciting that any
22 interested party may appear and speak to the issue of the
23 adoption of this resolution; and

24 WHEREAS, the second publication of the notice was not
25 less than twenty days before the date of the public
26 hearing, held on the 18th day of April, 1983; and

27 WHEREAS, the Council met on this 18th day of April,
28 1983, at the time and place designated in the notice, to
29 hear and consider all comments of all interested parties
30 on the issue of the adoption of this resolution; and

31 WHEREAS, the Council has considered the findings and
32 determinations set forth in this resolution and all
33 comments made at the public hearing concerning the

1 conditions which exist in the area proposed to be
2 included within the Old Albuquerque High School
3 Metropolitan Redevelopment Area, identified on Exhibit "A"
4 attached hereto.

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

7 Section 1. The Council hereby finds that one or
8 more "slum areas" or "blighted areas" (as defined in the
9 Metropolitan Redevelopment Code) exist within the City.

10 Section 2. The Council hereby finds that the
11 rehabilitation, conservation, development and
12 redevelopment of and in the area proposed to be included
13 within the Old Albuquerque High School Metropolitan
14 Redevelopment Area is necessary in the interest of the
15 public health, safety, morals and welfare of the residents
16 of the City.

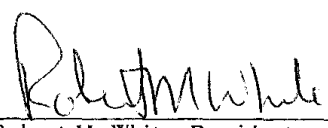
17 Section 3. The Council hereby finds and determines
18 that the aforementioned area identified on Exhibit "A",
19 attached hereto exhibits low levels of commercial and
20 industrial activity and redevelopment due to this block
21 being vacant, which substantially impairs and arrests the
22 sound growth and economic well-being of the City as a
23 whole, and also the proposed addition area, as shown in
24 Exhibit "A" (lots 7-12, Block 13 of the Huning Highland
25 Addition) constitutes an economic and social burden, is a
26 menace to the public health, safety, morals, and welfare
27 in its present condition and use, and is a blighted area.

28 Section 4. The Old Albuquerque High School
29 Metropolitan Redevelopment Area as set forth in Bill No.
30 4-1980 is hereby amended to include the area described on
31 Exhibit "A" attached hereto and incorporated herein by
32 reference.

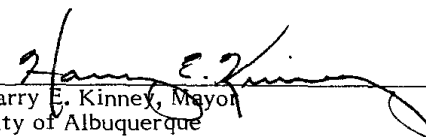
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1 PASSED AND ADOPTED THIS 18TH DAY OF APRIL, 1983.
2 BY A VOTE OF 9 FOR AND 0 AGAINST.

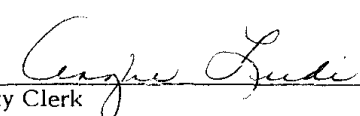
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Robert M. White, President
City Council

APPROVED THIS 25th DAY OF April, 1983.


Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:


City Clerk

GRAND

TIJERAS

COPPER

CENTRAL

BROADWAY

ALBUQUERQUE HIGH SCHOOL

ARNO

EDITH

N
AREA TO
BE ADDED
UDA-19

UDA-20,21,22

ALBUQUERQUE HIGH SCHOOL
METROPOLITAN REDEVELOPMENT AREA

96 47

Metropolitan Redevelopment Agency
of the City of Albuquerque

Resolution

MR 1983 6

RECOMMENDING AN AMENDMENT TO THE BOUNDARIES OF
THE OLD ALBUQUERQUE HIGH SCHOOL
METROPOLITAN REDEVELOPMENT AREA
TO THE CITY COUNCIL

WHEREAS, the Metropolitan Redevelopment Agency has made adequate notice of a public hearing on the amendment to the boundaries of the Old Albuquerque High School Metropolitan Redevelopment Area; and

WHEREAS, the Metropolitan Redevelopment Commission did conduct a public hearing on the amendment to the boundaries of the Old Albuquerque Public High School Metropolitan Redevelopment Area and made public comment on the area boundaries; and

WHEREAS, Lots 7-12, Block 13, Huning Highland Addition exhibit an extension of the same blighting conditions of the Albuquerque High School Metropolitan Redevelopment Area; and

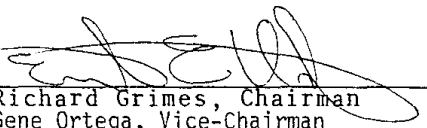
WHEREAS, the Metropolitan Redevelopment Commission has determined that these conditions do meet the criteria established for designation of a blighted area.

NOW, THEREFORE, BE IT RESOLVED BY THE METROPOLITAN REDEVELOPMENT COMMISSION OF THE CITY OF ALBUQUERQUE:


Section 1. The area described on the attached exhibit is hereby recommended to the Mayor and the City Council, as suitable for designation as a Metropolitan Redevelopment Area and appropriate for Metropolitan Redevelopment Projects.

Section 2: The area described on the attached exhibit Lots 7-12, Block 13, Huning Highland Addition, being the northern half of the block bounded by Arno, Central Avenue, Birch and Copper) is hereby recommended to be included within the boundaries of the existing Old Albuquerque High School Metropolitan Redevelopment Area.

PASSED, SIGNED AND ADOPTED this 28th day of March


Richard Grimes, Chairman
Gene Ortega, Vice-Chairman

TEST:


Rex V. Allender, Secretary

CITY of ALBUQUERQUE
FIFTH COUNCIL

97

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

OFFICE CORRESPONDENCE

March 29, 1983

REF. NO. _____

Bob White, President, City Council

M: Harry Kinney, Mayor *Harry E. Kinney*

SUBJECT: Expansion of the Old Albuquerque High School Metropolitan
Redevelopment Area

The attached resolution will expand the Old Albuquerque High School Metropolitan Redevelopment Area to include the west half of block 13 of the Huning Highland Addition. This property is owned by the City and it is currently vacant which constitutes a blighting condition under the State Code.

The inclusion of the property in this Metropolitan Redevelopment Area will enable the land to be used as support parking for the Old Albuquerque High School renovation project and a developer to use Metropolitan Redevelopment Bonds to improve the property. Providing parking for the Old Albuquerque High School project will increase the feasibility of the project. The High School as it now stands is a blighting influence to the neighborhood. The renovation of the High School would clearly eliminate a blighting influence in this Metropolitan Redevelopment Area.

The Metropolitan Redevelopment Commission held a public hearing on this expansion on March 28, 1983 and has recommended its adoption. I recommend to the City Council approval of this resolution.

REVIEWED:

RECOMMENDED:

J. P. [Signature]
Legal Department

Frank Kleinhenz
Frank Kleinhenz, CAO

REVIEWED:

Rex Allender
Rex Allender, Director
Community & Economic
Development Department

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.

METROPOLITAN REDEVELOPMENT PLAN II **OLD ALBUQUERQUE HIGH SCHOOL**

Preface

This revised plan for 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, Sections 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 by the Huning Highland Sector Development Plan. The high school area is also one of the a priority projects in the Downtown Revitalization Plan.

The purpose of the Plan is to identify the project area, to present a general plan for eliminating the blight found within the project area as set forth in City Council Resolutions 4-1980 and 65-1983, and to describe the process 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 continuing and coordinating a variety of public and private actions that will lead to the total renovation and historic preservation of the project site. It will produce an attractive area which will be a major benefit to the City of Albuquerque, the Old Albuquerque High School Metropolitan Redevelopment Area and the surrounding neighborhoods for decades to come.

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

I. PROJECT AREA

A. General Description

The area under consideration is the entire portion of the Old Albuquerque High School Metropolitan Redevelopment Area, (the Area) bounded by Central, Broadway, Martin Luther King, Jr., Arno, and Copper (all N.E.) in the northwestern corner of the Huning Highland neighborhood (see attached map). The site encompasses 7.26 acres or 316,246 square feet.

B. Legal Description

Lots A-1, A-2, B, and C of the Banner Square Addition, being a replat of portions of Arno St. (vacated, but not closed), the Huning Highland Addition, and the Belvidere Addition as those lots are shown and designated on the Corrected Replat filed with the Bernalillo County Clerk on June 26, 1985, in Map Book C-27, page 134 and Plat of tracts A-1, A-2 and C-1 filed with the Bernalillo County Clerk on February 24, 1997.

C. Prevailing Conditions

Lot A-1 and A-2, the main campus block of the Old Albuquerque High School (OAHS), contains five historic buildings (Buildings) constructed between 1914 and 1940. Lot B to the north contains two small, one story, modern buildings and a dirt parking lot. The half block to the east, lot C-1, is vacant.

The Buildings have been vacant since 1977. A 1977 re-use study found the Buildings to be structurally sound for their original uses. The electrical, air conditioning and heating systems need to be replaced and plumbing must be brought up to current code.

Since 1977, the Buildings have deteriorated further. Many of the windows are broken and the frames are deteriorating. A 1995 stabilization study found interior water damage due to leaking roofs with a possibility of damage to the structural integrity of the Buildings due to water. The roofs are in need of immediate repair if the Buildings are to be saved. A chain link fence encircling the property and private security have helped diminish break-ins and vandalism, but have not eliminated this problem entirely.

II. THE PLAN

A. Objective

The Plan's objective is to effectuate redevelopment of the Old Albuquerque High School site in a manner that will eliminate the blighting conditions, preserve the historic integrity of the high school buildings, conform to the general plan for the municipality as a whole, and provide the maximum opportunity for rehabilitation/redevelopment by a public/private partnership consistent with the needs of the community, and the contiguous neighborhoods and the AHS Alumni.

B. Process

The City of Albuquerque completed the purchase of Lots A-1, B and C-1 (Property) in February, 1997. Lot A-2, the Manual Arts Building, is owned by the Battaglia Family Trust. The City of Albuquerque issued a three stage RFP consisting of: I Developer Qualifications/Project Submission, II Developed Proposal Submission by Qualified Proposers, and III Contract Negotiations with a selected Developer. The first stage of the RFP seeking developers was released in May of 1997. The City of Albuquerque received five proposals which were reviewed by a task force which made recommendations to the Albuquerque Development Commission (ADC). The selection of Stage II proposals will be based on criteria set forth in this plan.

C. Project Activity

1. Land Acquisition

The owners of Lot A-2 have expressed an interest in disposing of their property; therefore, it is possible that this property may be purchased as part of the redevelopment. The City will show preference to a property developer who is willing to either partner with the current owners of Lot A-2 (the Manual Arts Building); or purchase this building outright for redevelopment. If neither of these options are possible, then the City of Albuquerque will purchase this property to expedite the redevelopment process.

2. Land Disposition

In order to make the redevelopment of OAHS economically feasible, The City of Albuquerque, if requested to do so, will convey the Property to the developer(s) at no cost to them or enter into a long term land lease that would enable the developer to receive tax abatement.

3. Land Uses, Zoning, and Planning

The project area is currently zoned SU-2/SU-1 Planned Development Area to allow for the tailoring of design and uses. A site development plan is required. Possible uses would include, but not necessarily be restricted to, limited residential (including apartments), educational, cultural, retail, office, medical center, commercial service (no outside storage), entertainment, restaurant, parking, hotel, museum, library, sports facilities and community center. A manufacturing or industrial use is ruled out. In conformance with state law, sale and service of alcoholic beverages are allowed only in conjunction with full service restaurant operations and must be more than 300 feet from the property line of any neighboring churches or schools. Package sales are prohibited. Current zoning restricts liquor service to the area that lies more than 125 feet north of the southern property line along Central Ave. This Plan supports an amendment of current zoning in order to accommodate the development of a full service restaurant on Central that is located over 300 feet from the property line of any neighboring churches or schools (see attached map). It does not, however, support an amendment that would allow liquor sales in the Library Building.

4. Demolition and Removal of Structures

The city requires all the Buildings to be historically rehabilitated and re-used. The northern lot bounded by Broadway on the west, Martin Luther King, Jr. on the north, Arno on the east, and vacated Tijeras on the south shall be redeveloped by either the City, or the developer, with new construction compatible with the historic nature, size, scale and uses of the Buildings. The Court order which facilitated the sale of Lots A-1, B and C-1 requires that the two modern, one story buildings on that site be demolished or removed. Inasmuch as the North lot is a part of the designated historic property any demolition or removal of the buildings on that site must be approved by the City Landmarks and Urban Conservation Commission, as well as by any ancillary regulatory agency with jurisdiction.

5. Building Restrictions, Requirements, Conservation

The Area carries several historic designations. It has been declared a City of Albuquerque landmark, requiring a certificate of appropriateness from the City Landmarks and Urban Conservation Commission (LUCC) for any alteration in exterior appearance, construction of new structures; or alteration or destruction of interior features that have been, or may be, listed or declared worthy of preservation in the Landmark's Preservation Guidelines (see attached). It also is designated a significant building in the Huning Highland Historic Overlay Zone, is individually listed on the State Register of Cultural Properties, and is listed as a contributing building in the Huning Highland Historic District on the National Register of Historic Places. All designations make it subject to the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, if state loans, tax credits, or public funds are used for rehabilitation.

The Buildings also are subject to Section 18-8-7, NMSA 1978 (1994 Supplement), which prohibits funding by any subdivision of the New Mexico State government of any use of a registered historic property that adversely affects that site, unless there is no feasible and prudent alternative, and all possible planning to minimize harm to the property has occurred.

Any new construction must be compatible in scale, massing and exterior material with the original structures. The height of any new building may not exceed the height of adjacent buildings.

6. Old Albuquerque High School Historic Preservation and Memorials

An appropriate location within the redevelopment project shall be designated to create "Bulldog Plaza" as a permanent memorial to Albuquerque High School history. Further, engraved, bronze, building history plaques are to be adhered to the exterior wall surfaces of each Old Albuquerque High School Building, at an appropriate location, to be accessible and visible to the public.

Signage designating the Area as an historic site shall be placed at appropriate locations to be clearly visible to both the pedestrian and automobile public. Additionally, the developer shall consult with the AHS Alumni Association to provide appropriate interior wall space on the ground floors of each Building, which is publicly accessible, for OAHS historical displays and permanent exhibits.

The central plaza is felt to be a very important part of the high school and was the essential gathering space while the school was open. It is important to preserve the character of this central plaza space.

7. Redevelopment and Improvements

The City is seeking a mixed use concept which provides public access, and which is compatible with historic designations and requirements. The Buildings should not be developed for a predominately residential use. It is desirable that any residential uses be market rate apartments or privately owned condominiums. This Plan does not allow for a low income housing tax credit project. The extent of redevelopment and improvements will vary with whatever final proposal is selected subject to the above referenced guidelines.

If a phased development is proposed, the developer will need to provide a time line as to when and what reuse(s) will be constructed. New development on Lots B and C should be compatible with the reuse of the original Buildings.

Intensity of development is of little concern to the surrounding neighborhood as long as proper parking and infrastructure are provided and maintained. A development with twenty-four hour activity, such as the mixed use of housing and commercial, is desired for increased safety and security.

The Downtown core boundary needs to be amended to include OAHS in order to facilitate the relocation of Federal offices into the project. The City will be encouraged to use this space for rental office space.

8. Recreation and Community Facilities

Two of the buildings, notably the gym and the library, have been characterized in reports as particularly suitable for community re-uses. The City, or a private developer, will rehabilitate the gymnasium, in accordance with historic preservation guidelines, into a community center. Management and security of the community center will be coordinated with the rest of the development. Contemplated uses include, but are not limited to; daycare center for neighborhood residents and downtown employees, which could be provided by either the City or a private provider, after school programs, DARE offices, PAL youth programs and adult recreation/fitness training.

9. Stabilization

In order to halt deterioration of the Buildings, the City will implement an immediate short term and a long term stabilization strategy. In the short term, the City will repair or replace (as needed) the roofs on Old Main, Classroom and Library Buildings. Following this, the window openings on each Building will be closed. The short term stabilization of the Gymnasium will consist of replacement of the roof and repairing or replacing the windows.

The long term strategy will be implemented in such a way as to allow the developer to capture Historic tax credits. City subsidies will be used to stabilize the buildings through structural repairs and repair of the windows and roofs. The developer will fully rehabilitate the Buildings as part of the long-term redevelopment of OAHS.

Prior to development, the developer(s) shall conduct a current technical study of the structural conditions of the buildings - including damaged and eroded areas - and correct any deficiencies required during the redevelopment process.

10. Financing

The City is amenable to low interest loans, Metropolitan Redevelopment or Industrial Revenue Bonds, master leases and possibly the waiver of City fees for permits, utility expansion and parks development fees in order to facilitate redevelopment of OAHS.

11. Connections

OAHS is an important property to the Downtown core and its connection to the downtown and the Huning Highland neighborhood is vital. An improved pedestrian connection to downtown along Central Ave. is primary. Current plans including straightening the curve on the South side of Central Avenue to allow pedestrians to see from one side of the pedestrian path running under the railroad bridge to the other, which is not possible now. More measures need to be taken to insure proper visibility and safety on this path. The City needs to provide funding in the next CIP cycle to perform architectural and engineering design work and construction of these improvements or an overpass that would connect to the transit center. Also, no loitering signs on the bridge railings above the path would help to prevent people from hovering over the path and making it even more intimidating. Developers should also develop a pedestrian link to the Tijeras underpass to facilitate connection to the

Convention Center and the new Federal Courthouse.

Strong transit connections are also necessary to connect the OAHS project to other activities in the downtown area and throughout the city. A bus pull-off lane would be helpful in promoting transit to the site. There is a strong core of cultural and tourist activities which run along Central Ave. from Nob Hill all the way to the river and throughout downtown. (please see attached map) The development of OAHS should take these areas into account and address how the site can complement the Downtown core and Huning Highland neighborhood. The City has completed a study of the South Broadway corridor and is in the process of developing a streetscape. The streetscape of OAHS should be designed with compatible lighting and landscaping.

12. Time Frame/Project Schedule

The City is interested in developing this site in an expeditious manner. Developers will need to provide a realistic development time line with their Stage II RFP responses.

If the developer is going to hold Lots B and C for future redevelopment, they must be developed in a specific amount of time (no more than 5 years from the contract date) and in a compatible use to the original Buildings.