



## ADDENDUM # 1

### Unser and Central RFP

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A pre-proposal meeting and tour of City-owned Subject Site was held on April 26, 2017. The tour of Subject Site, located at 7909 Central Avenue NW, was held at 10:00 a.m. MST. The City of Albuquerque provided a brief overview of the Request for Proposals and had several individuals on hand to answer questions, including:

- Rebecca Velarde, City of Albuquerque Metropolitan Redevelopment Manager;
- Joan Black, City of Albuquerque, Metropolitan Redevelopment; and
- Matthew Butkus, City of Albuquerque, Metropolitan Redevelopment; and
- Gabriel Rivera, City of Albuquerque, Metropolitan Redevelopment.

The attendees for the site tours are listed below:

Name	Email	Company
Mike Roach	<a href="mailto:michael@mdgrealestate.com">michael@mdgrealestate.com</a>	Maestas Dev. Group
Steve Maestas	<a href="mailto:steve@mdgrealestate.com">steve@mdgrealestate.com</a>	Maestas Dev. Group
Phil Lindborg	<a href="mailto:phillindborg@comcast.net">phillindborg@comcast.net</a>	Interfirst Development
Zack Snyder	<a href="mailto:zsnyder@snyder-comst.com">zsnyder@snyder-comst.com</a>	Snyder Construction
Jeremy Dreskin	<a href="mailto:jdreskin@studiosward.com">jdreskin@studiosward.com</a>	Studio Southwest Architects

There were several questions asked and answered during the tours.

Questions from site tour participants are in regular font, and City responses provided at the tours are in **bold** font.

7909 Central Avenue, NW

1. Mini Hospitals. How many beds?  
**The property is zoned C-2 Community Commercial Zone which allows for a clinic but not a hospital for human beings that require overnight care. A zone change to SU-1 for Hospital would be required.**
2. Can a curb-cut be made off of Unser Blvd?  
**The City of Albuquerque is doing an Unser Blvd improvement project and will be eliminating curb-cuts along Unser. A new curb-cut will be added along Central Avenue and the site can be accessed from the western and northern sides of the site.**
3. Deceleration lane off of Unser onto Central?  
**The City of Albuquerque is doing a corridor improvement project from the intersection of Unser and Central. Part of the corridor improvements includes a deceleration lane on the eastern edge of the project site that will turn from Unser onto Central heading west.**
4. What are the surrounding Neighborhood Associations?  
**The recommendation from the City is to contact the Cities Neighborhood Coordination Liaison at 768-3332 or call 311 and ask for the Neighborhood Coordination Liaison.**
5. Where does the ART project end?  
**ART ends at Coors Blvd but the busses will turn around at the Transit Center on Unser just northwest of the proposed development.**
6. Will the City provide an environmental analysis?  
**The City is not aware of any environmental issues for the proposed site.**
7. Will the City pay for a technical report?  
**Not at this time.**
8. If the new zoning code is passed will the site have to go thru a board or commission for approval?  
**The City recommends reviewing the RFP which includes a section on current zoning and proposed IDO changes to zoning. The City recommends looking at current and proposed future zoning for uses that are appropriate for the site. Information regarding the Integrated Development Ordinance can be found on the City website.**
9. How would a developer go about getting a cross parking agreement with the City Library and Transit Department?

**A cross access agreement can be obtained either through platting action or by separate agreement through agreement with the City Cultural and/or Transit Departments.**

10. Does the City have any traffic studies for Unser and Central?

**The MRA does not have any traffic studies for Unser and Central. However, the City's Department of Municipal Department may have traffic studies resulting from their current work at Unser and Central. They can be reached at John Mackenzie, 768-3965.**

11. Does the City have any plans for median improvements along Unser and Central?

**The City is doing an Unser and Central intersection improvement that includes sidewalks and medians. Corridor improvements begin at the intersection and will go north along Unser Blvd all the way to I-40. Other improvements will be made including sidewalk and medians along the Central corridor.**

12. Does the City have any recommendations for the Site?

**The MRA recommends reviewing the language in the RFP under project goals as well as the West Central Metropolitan Redevelopment Area Plan, review the market study that was completed and attached to the RFP and communicate with the neighborhood associations.**