



**REQUEST FOR PROPOSALS FOR THE PURCHASE OF A PORTION OF THE  
ROSENWALD BUILDING  
320 CENTRAL AVENUE SW  
(RFP# 4-2017)**

**Project Manager: Matthew Butkus  
505-924-3907  
mbutkus@cabq.gov**

**RFP Website:**

*<https://www.cabq.gov/planning/metropolitan-redevelopment-agency/request-for-proposals>*

The City of Albuquerque (City), through its Planning Department's Metropolitan Redevelopment Agency (MRA), requests the submission of proposals for the acquisition of a portion of a noteworthy historic building and property located in Downtown Albuquerque (the "Rosenwald Building"). The property shall be sold AS IS, and is being offered as a purchase for value as defined in the State of New Mexico Redevelopment Code §3-60A-12, NMSA 1978 (MR Code) which takes into account the community, economic and social benefits of the planned redevelopment. The MR Code also requires, among other items, the purchasers and their successors and assigns to devote the real property only to the uses specified in the metropolitan redevelopment plan. The property available for purchase is limited to the City-owned portion and is more particularly described as:

Through a Condominium Declaration, the City owns Floor One (legally described as Units 100, 110, 120, 130, 140, 150 and 160), and Floor Two (legally described as Units 200, 210, 220, 230, 240 and 250) of the building, and the City owns a proportionate share of the basement and common elements. Floor Three is owned by a third party. The City-owned portion of Floor One is 6,876 square feet. The City-owned portion of Floor Two includes 8,018 square feet. The City also owns 64.50% of the 10,560 square foot basement and the common elements. The Rosenwald Building has a total of 41,730 square feet. A copy of the Rosenwald Building Condominiums Declaration and Bylaws can be found on the project website.

The land underlying the building consists of approximately .2445 acres or 10,560 square feet and is legally known as Lots 10, 11 and 12, Block 17, as shown on the plat for the New Mexico Town Company's Original Townsite, filed in the Office of Bernalillo County, New Mexico on December 29, 1882 in Volume D, Folio 140. The units are

shown on the plat entitled Condominium Plat, Rosenwald Building Condominiums, Lots 10-12, Block 17, New Mexico Town Company's Original Townsite, Bernalillo County, New Mexico, January 2007.

The described property is located within the Downtown Metropolitan Redevelopment Area. The goal of the Downtown Metropolitan Redevelopment Plan, which is also known as the Downtown 2025 Sector Development Plan is to “make Downtown Albuquerque the best mid-sized downtown in the USA”. A copy of the Downtown 2015 Plan can be found online at: <http://documents.cabq.gov/planning/UDD/UDD-Downtown2025SDP-AmendListUpdate-8-16-17.pdf>

The property is currently zoned SU-3 Special Center with an Arts and Entertainment focus. R-3 and C-2 Uses are allowed as regulated by the Comprehensive Zoning Code and as further governed by the Downtown Sector Development Plan. Encouraged uses in this zone include arts, entertainment, cultural, and specialty retail shopping on the ground floor and compatible office, hotel, institution, commercial and residential uses above the street level. Density, setbacks, and open space requirements of the R-3 and C-2 Zones are not required. There are no parking requirements in the SU-3 Special Center Zone. Breweries operated under a New Mexico Small Brewers License are allowed as long as they meet the guidelines expressed in the Downtown Plan. Uses that require review of the Environmental Planning Commission include residential on the ground floor and warehouse/wholesale. Manufacturing is prohibited on the Subject Site. For more information, please see the Downtown Plan on the Planning Department's website.

The Rosenwald Building is a designated City Landmark and is listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places. Since it is a City Landmark Property, alterations will require a Certificate of Appropriateness issued by the Landmarks and Urban Conservation Commission (LUCC) per the Landmarks and Urban Conservation Ordinance. In accordance with state and federal laws, the City will consult with the State Historic Preservation Officer (SHPO) on the successful proposal for redevelopment of the property to determine if there will be any adverse effects. If an adverse effect is identified, the developer shall work with SHPO and the City to mitigate any such identified adverse effect. Due to a recorded Grant of Façade Easement, the distinctive façade cannot be altered. A copy of the Grant of Façade Easement can be found on the project website.

The MRA shall consider all proposals submitted in accordance with the public notice and shall only accept proposals it deems in the public interest and meeting the objectives of the MR Code, the Downtown Plan and the requirements of the historic preservation designations. Specifically, the MRA will evaluate each proposal based on: 1) whether the type of development, redevelopment or proposed uses meet the intent of the MR Code, the Downtown Plan and the City's current regulatory requirements for the site including demonstrating that the uses are compatible with the historic preservation requirements (50 points); 2) the ability of the proposer to implement the plan within a reasonable time period (25 points); and 3) the amount of the financial offer to the City for the real property (25 points). A recent appraisal for the real property can be found on the project website.

The MRA had a Condition Assessment Report (CAR) completed on the City owned portion of the building. The CAR was completed by Cherry/See/Reames Architects, PC. A copy of the CAR can be found on the project website.

Proposals shall be submitted as an original and two hard copies formatted on 8-1/2" x 11" loose leaf paper. Proposals shall not exceed eight pages. Each proposal must include: 1) the name, title, address, telephone number and email of individuals with authority to contractually bind the proposer; 2) a narrative and site plan of the redevelopment proposal for the real property; 3) a description of how the redevelopment proposal meets the intent of the Downtown Plan and the City's current regulatory requirements; 4) an explanation of how the proposer has the financial ability and experience to implement the redevelopment proposal within a reasonable time period; and 5) the proposer's financial offer to the City for the real property.

The City reserves the right to reject any and all proposals. The City will not provide a survey of the property. Within the proposal, each proposer shall represent that they have inspected and examined the property and will purchase the property AS IS and that the City of Albuquerque makes no representations, statements, or warranties, expressed or implied, concerning title, merchantability, quality, quantity or zoning, land use and subdivisions regulations applicable to the property, or to access to public right-of-way or to public utility connection on or to the property.

A site tour of the property will be held on Wednesday November 17, 2017 at 10:00 am at the property.

In order to be considered, proposals shall be delivered by 3:00 P.M. on Wednesday, November 29, 2017 to:

Matthew Butkus, Project Manager  
Plaza Del Sol/Planning Department  
600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Floor  
Albuquerque, New Mexico 87102

All sealed proposals received are of public record and will be publicly opened on Wednesday, November 29, 2017 at 3:15 p.m., Basement Hearing Room #120, 600 2<sup>nd</sup> Street NW. If there are questions or further details are required, please contact the Project Manager at the above office.