
To: Albuquerque Development Commission

From: Jennifer Jackson, MRA Manager

Subject: Park Central Redevelopment Tax Abatement – Case #2024-6

Executive Summary. Park Central is a commercial to residential conversion project that will create 101 units of new housing in an abandoned office tower located at 300 San Mateo Blvd. NE. The project combines parcels that have been abandoned for many years, attracting litter, blight, and crime, and convert them into new housing on one of the most transit-accessible corners in Albuquerque. The project will feature a green roof, EV charging stations, a mural painted by a local artist, bike storage, a dedicated care share space, and all electric apartments. The development team consists of Silverstone Equity Partners, an experienced developer based in Houston, TX, and Equiterra Regenerative Design, an Albuquerque-based architecture firm with significant experience with sustainable, energy efficient projects.

Park Central is part of a much larger vision for the large property at the corner of Central and San Mateo. The same development team is working on plans for the neighboring 17-story Bank of the West tower. Converting one of the city's more iconic office towers, this project will add about 160 units to the overall development—bringing the total new units of housing for the development to 260. This tower will feature high-end elements, including a roof deck, pool and lounge, a restaurant, pickleball courts, among other amenities.

Value of RTA. The current property tax bill for the property is \$87,090 (across seven parcels). Following completion of the project, the new annual property tax amount is estimated to be \$205,238. The estimated value of the property tax abated on the Project would be \$106,333 annually, or \$744,332 over a period of 7 years (taxes abated minus annual MRA fees).

Details of Application. The following section details how the project meets the RTA Threshold Criteria and Evaluation Criteria.

RTA Threshold Criteria

Criteria	Staff Evaluation
MR Area. Projects must be located in a Metropolitan Redevelopment Area with an Approved Metropolitan Redevelopment Plan.	The project is located in the Near Heights MR Area. City Council adopted the Near Heights Metropolitan Redevelopment Plan in 2000 and updated it in 2010.
Site Control. Applicant must have site control.	The applicant has site control.
Minimum Project Size. The scope of the Project must meet <u>one</u> of the following criteria: <ul style="list-style-type: none"> • A minimum of eight additional (new or converted space from a different use) residential units are created; <li style="text-align: center;">OR • A minimum of 10,000 sq. ft. of commercial space is created or put into active use 	The Project meets one of the minimum project sizes: <ul style="list-style-type: none"> • The project adds 101 housing units.
Community Benefit. A Project must achieve a minimum Community Benefit score of 100 based on the Community Benefit Matrix in Appendix B.	The project scores 110 points. See the Community Benefits Matrix next section for details.

Community Benefit Criteria

Category	Points Earned
Sustainability	
<u>Reuse of Existing Structures:</u> More than 50% of project utilizes existing structures.	30
<u>EV Charging Stations.</u> Project includes EV charging stations (at least 5% of on-site parking spots).	15
<u>Shift to Electric.</u> Project only includes electrical appliances (no gas hookups).	5
<u>Rooftop Garden:</u> Garden covers at least 15% of rooftop area	10
<u>Encourages Alternative Transportation:</u> (at least two of the following) <ol style="list-style-type: none"> 1. <i>Includes a dedicated ride share loading site.</i> 2. <i>Interior bike storage with one space for 60% of residential units and at least 200 square feet dedicated for bicycle maintenance.</i> 3. On-site parking ratio is less than 0.8 per unit or 2:1,000 sf commercial. 4. At least one dedicated carshare vehicle per 200 units. 	25
Economic Impact	
<u>Adds Density.</u> Projects in MRA are in areas of change. MR areas should maximize the allowable density to create vibrant urban districts. 20-49.99 dwelling units/acre <i>The Project adds density at 31.56 dwelling units/acre.</i>	15
Placemaking	
<u>Culture and Art:</u> Project includes a mural that is at least 150 sf or other significant artistic feature.	10
Total Points Earned	100

RTA Evaluation Criteria

Criterion A: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Area Plan. The applicant must demonstrate that the Project meets the relevant Metropolitan Redevelopment Plan goals.

- **Project results in the removal of slum or blighted conditions.** The proposed development will be on a parcel that has long been a problem property, struggling with weeds, trash, and blight—and most recently a fire. The neighborhood is highly supportive of developing this property.
- **Project furthers the goals and objectives of the adopted Metropolitan Redevelopment Area Plan.** By developing a vacant lot that was a problem property, this project meets the goals to:
 - To revitalize blighted commercial corridors; and
 - Stabilize low-income neighborhoods.
- **Demolition of viable buildings has been/will be avoided.** The project preserves 100% of the footprint of the tower. A small drive through bank building was demolished due to its impractical small size and dilapidated condition. It was originally intended to put a coffee shop in this structure, but the plan was deemed to be not viable. The developer is seeking to acquire a parcel at San Mateo and Copper for a coffee shop. MRA is working with the developer to find the owner of this parcel.
 - **Relocation of existing residents and businesses has been/will be avoided.** There are no businesses or residents on-site.

Criterion B: Design. RTA Projects shall meet the following enhanced design criteria to ensure high quality Projects that are recognized as exemplary:

Buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide variation in color, texture, and scale; **and**

Each building elevation that faces a street or a customer parking lot shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 50 feet of wall length that varies the depth of the building wall by a minimum of 4 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height.

OR

If Projects cannot meet the enhanced design criteria above, applicants can propose other compensating design elements that ensure a high-quality Project

Comments: The applicant will use a city-approved color palette. While the plan to preserve the existing tower does not allow for modulation of the building surface, use of colors and varied textures and materials, and the addition of balconies, will break up the façade to make the structure more visually appealing.

Criteria C: Applicant Experience. Applicant must demonstrate a record of financing, constructing, and managing Projects of this type and size, and has provided convincing evidence that the Project will be completed.

Comments: The applicant has a long history of carrying out large commercial and housing projects, including a few complicated conversion projects. However, the applicant is quite new to the New Mexico market and is in the process of learning the zoning, permitting, and approval

processes for Albuquerque. The applicant has been in regular contact with MRA, HHH, and Planning with questions—as well as APD and AFD for security.

Findings:

- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement Program:
 - The Project advances the goals of the Near Heights MRA Plan by creating new housing and stabilizing a struggling corner at the gateway to the International District. The project will foster transit-oriented development, reuse a vacant building with some historical significance, and help to increase safety in the area.
 - The Project meets the design criteria by creating an aesthetically pleasing development that utilizes the city-approved color palette and retaining the basic features of an historic building, while adding visual interest through paint and features like balconies;
 - The Applicant has demonstrated sufficient experience to reasonably complete the Project.

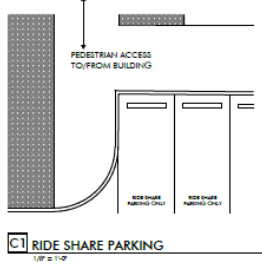
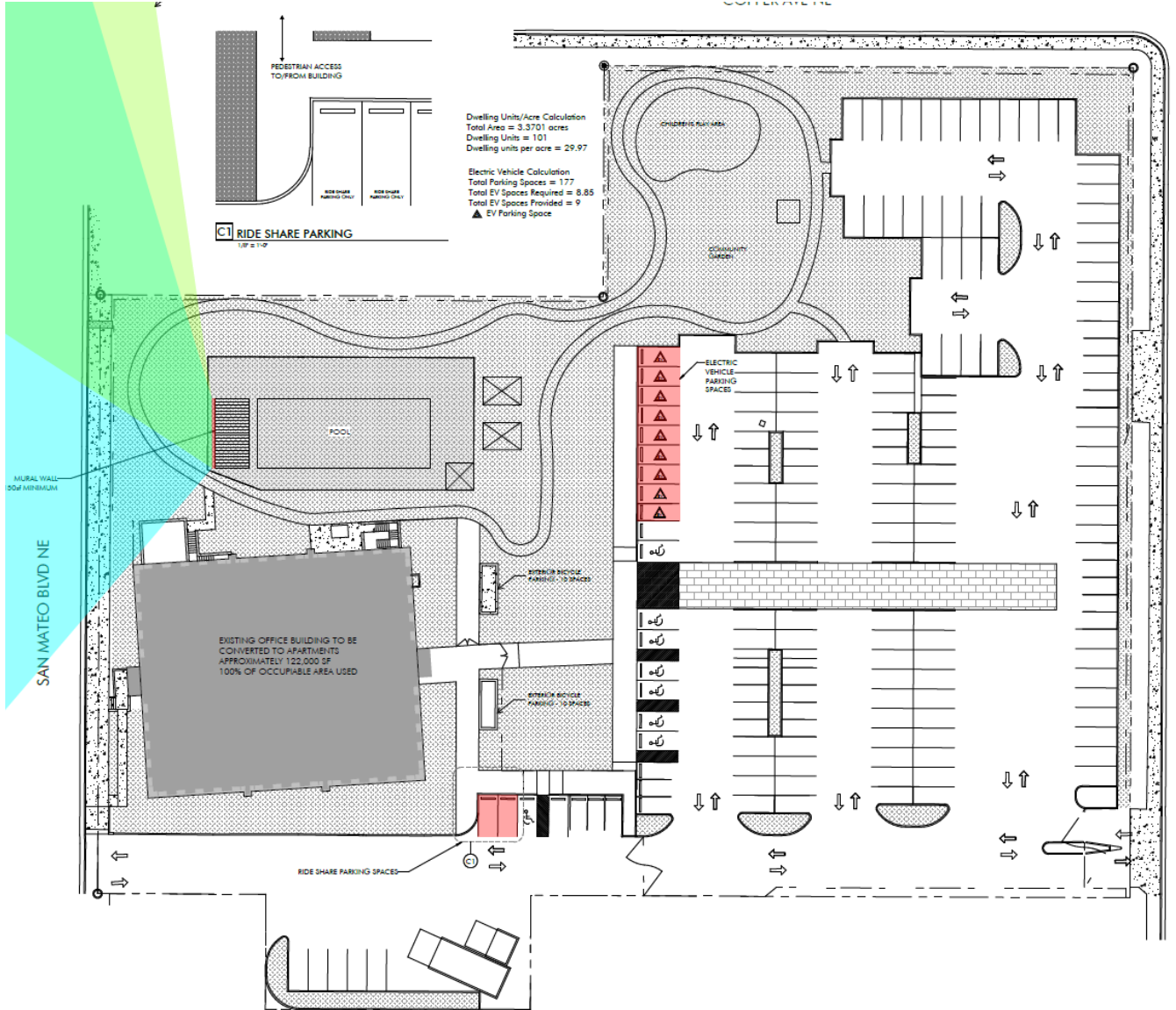
Recommended Motion: Based on the findings in the staff report, the ADC recommends to City Council approval, in form, of the Redevelopment Tax Abatement with Route 66 Multi Family LLC and Silverstone Equity Partners.

Site Location



Project Renderings





C1 RIDE SHARE PARKING
1:8" = 1'-0"

Dwelling Units/Acre Calculation
 Total Area = 3.3701 acres
 Dwelling Units = 101
 Dwelling units per acre = 29.97

Electric Vehicle Calculation
 Total Parking Spaces = 177
 Total EV Spaces Required = 8.85
 Total EV Spaces Provided = 9
 ▲ EV Parking Space

EXISTING OFFICE BUILDING TO BE
 CONVERTED TO APARTMENTS
 APPROXIMATELY 122,000 SF
 100% OF OCCUPIABLE AREA USED

ELECTRIC
 VEHICLE
 PARKING
 SPACES

BICYCLE PARKING - 15 SPACES

BICYCLE PARKING - 15 SPACES

RIDE SHARE PARKING SPACES

SAN MATEO BLVD NE
 MURAL WALL -
 100' MINIMUM

GREEN ROOF CALCULATION:
 TOTAL AREA: 12,140 SF
 GREEN ROOF AREA REQUIRED: 1829 SF
 GREEN ROOF AREA PROVIDED: 2125 SF

