

**City of Albuquerque
Metropolitan Redevelopment Agency**

*Request for Information 01-2025:
Development of 1100 San Mateo Blvd. SE*



Selection Number: 01-2025

Issuance Date: July 12, 2024

Deadline for submitting questions:
September 11, 2024

Direct Formal Inquiries (Exhibit A) to: msalcido@cabq.gov

Deadline to submit:
September 18 at 5pm, Local Mountain Standard Time Via Electronic
Upload: <https://sftp.cabq.gov/link/vdHU2HtQGgo/>

RFI website:
<https://www.cabq.gov/mra/request-for-proposals>

- Acres: 3.5245 (Note, approximately 0.8 acres of this must be retained for a drainage pond and cannot be developed)
- Zoning: MX-M
- Classified as a Major Transit Corridor area

Uses allowed in the City's IDO are available here: <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://documents.cabq.gov/planning/agis/IDO/UseTables/AllowableUses-MX-M.pdf>.

SECTION 2. Proposed Uses

MRA invites submission of ideas for a mixed-use development that will complement the existing Community Safety headquarters and the planned marketplace. See Exhibit A for current design plans. *Please note the location of water retention and flood control features in the plan, which must be retained and incorporated into the proposed design.*

Suggested uses for the vacant parcel include housing and other services that may be lacking in the community. The local community has expressed the following priorities:

- Housing
- Grocery
- Daycare/Childcare
- Health clinic/Pharmacy
- Retail
- Garden/ Public gathering space

Given the income levels of the neighborhood and limited supply of affordable housing, proposals with housing elements are recommended to include some proportion of affordable units as well as family sized units. Nonprofit and community services are also welcomed uses—with submissions invited to take into account existing community groups and their needs for facilities.

Within the mixed-use parameters, the MRA gives developers latitude to propose ideas that align with the Metropolitan Redevelopment Area plan for the Near Heights area (<https://www.cabq.gov/mra/redevelopment-areas/near-heights>). The goals of the Near Heights Metropolitan Redevelopment Area Expansion Plan (2010) are:

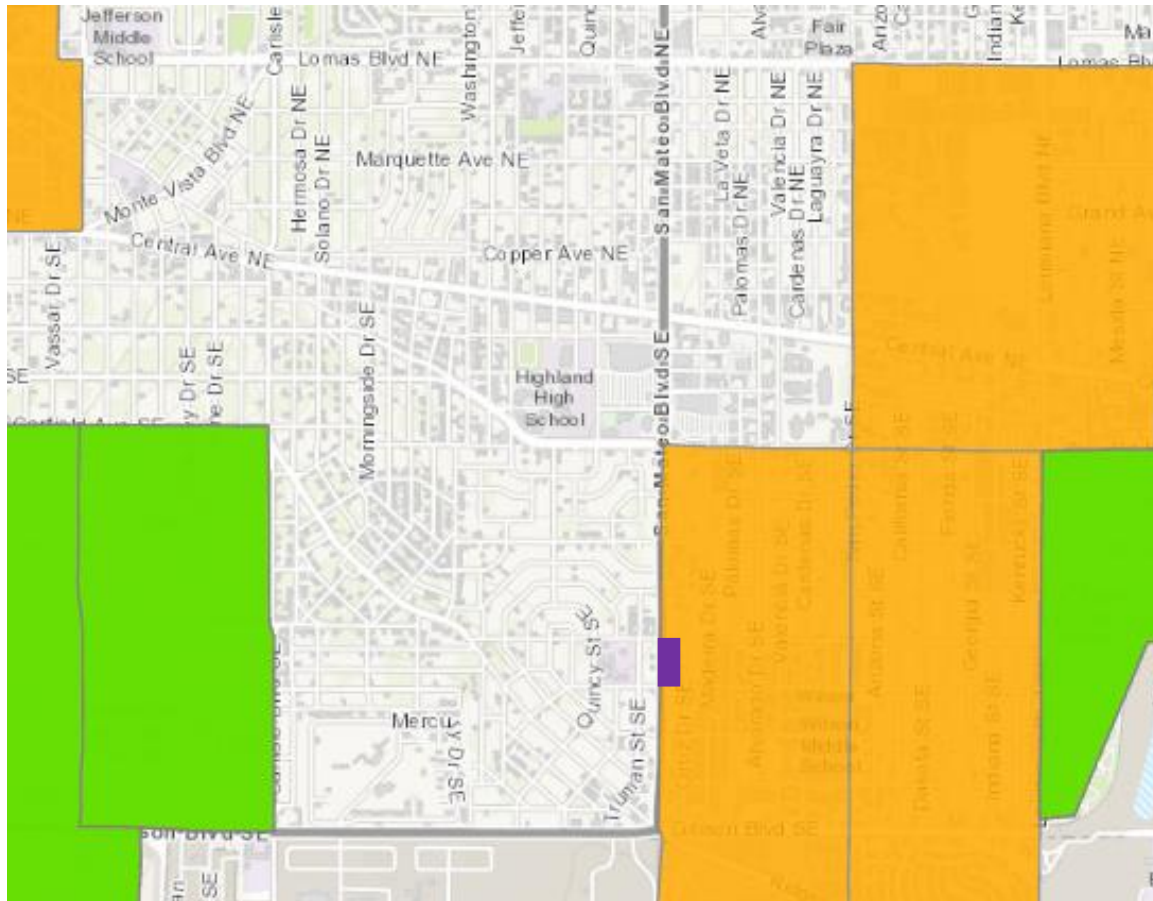
- To revitalize blighted commercial corridors;
- Enhance small business development and job creation;
- Stabilize low-income neighborhoods; and
- Increase affordable housing.

In the Near Heights Expansion MRA Plan, the parcel in question was identified as an Opportunity Site, with hope for improved streetscapes. It would also be an opportune site for new retail and dining options. Some of the ideas laid out in the 2010 Near Heights Expansion Plan are coming to fruition with the new Community Safety headquarters and planned marketplace. The vision of the Expansion Plan is for the Near Heights area to be a multicultural destination that reflects the diversity of the area and that attracts employees from major employers, including Kirtland Air Force Base and the Veteran's Administration Hospital.



At the time of the Near Heights Expansion Plan (2010), residents called for more cafes and (non-chain, non-fast food) restaurants, community-centered businesses (wellness center, dance studio, gymnastics facility), and local amenities such as a bakery or ice cream shop. These needs have only grown, along with a need for additional housing, as the area has added more major employers, including those at the Max Q facility, BlueHalo, and other employers investing along Gibson Boulevard.

Healthy food access is a neighborhood priority for the proposed development. The parcel is in a lower-income census tract where a significant proportion of residents have low-access to food within ½ mile, according to the USDA Food Access Research Atlas (2018, most recent year available). See the rough location of the parcel highlighted in purple in the map below. Note that the orange areas are low-income census tracts that have been determined to have low food access at ½ mile, and the green areas have low-access at 1 mile—per USDA analysis.



SECTION 3. Submission Details

The City of Albuquerque invites serious and thoughtful submissions of ideas for how to develop the available 2.8 acres. This is a rare opportunity to develop a large parcel in the heart of the City located along a major transit corridor and near to major employers. Any proposals submitted should be sufficiently detailed to ensure that MRA staff are able to determine market relevance and feasibility. Submissions should include a narrative description of the proposed project and development team, along with renderings and floor plans. If possible, a rough budget will support evaluation of whether the project is realistic. Below is a list of suggested attachments.



A. Submission recommendations:

- Narrative description of project, including planned mix of uses, square footage of each type of use; (if housing is suggested) number and size of housing units and estimated percent affordable; and landscaping/green spaces. Suggested length of the description is 3-5 pages.
- Description of development team. Please include a summary of the project team and past successful projects. This can include photos, location, and a description of each project. Optionally, submissions may include resumes or short bios of key team members; and news clippings, press releases, annual reports, and/or financial reports that show success on past projects.
- Project plans
 - Renderings, design schematics
 - Floor plans
 - Landscaping plans
- (Recommended) High-level budget that shows project feasibility. Please indicate the source of proposed funding streams.

B. Submission guidelines:

Responses may be submitted at any time until the due date and time stated on the first page of this RFI. Responses must be uploaded to Metropolitan Redevelopment Agency via the City of Albuquerque's Super-Flash File Transfer Protocol ("SFFTP") file directory at <https://sfftp.cabq.gov/link/vdHU2HtQGgo/>. Review Exhibit C for upload instructions to ensure your file is properly uploaded. No telephone, email or facsimile responses will be considered. Late submissions will not be accepted.

SECTION 4. Terms

This RFI is an information gathering exercise and is non-binding. However, the City of Albuquerque will treat responses seriously and will invite promising proposals to respond to a development RFP at a later date.

In a future RFP, the MRA will make a determination whether to dispose of the land as part of the award package, or to ground lease the parcel. Additional cash incentives (grants/loans) may also be part of the RFP.

Note that any incentives, should they become available, are subject to availability and approval of City Council and therefore are not guaranteed. All development projects must be recommended for advancement by the Albuquerque Development Commission prior to being considered by City Council.

SECTION 4. Attachments

The following attachments are included to assist in the preparation of the RFI:

- Exhibit A – Site Plan
- Exhibit B – Financial Summary (Excel; suggested budget format)
- Exhibit C – SFFTP Upload Guide
- Exhibit D – Suggested City-Approved Color Palettes

