



Mayor Timothy M. Keller

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-20-115

INTER-OFFICE MEMORANDUM

July 16, 2020

TO: Pat Davis, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Declaring 1701 5th Street NW, Albuquerque NM 87102
Not Essential for Municipal Purposes.

The Department of Municipal Development has requested that the above referenced property be sold.

The Real Property Review Board met on July 9, 2020, and recommended the above referenced property be declared not essential for municipal purposes.

Brittany Umbrage, appraised the property on June 23, 2020, for ~~One Hundred Sixty Five Thousand~~ Dollars (\$165,000).

DocuSigned by:

Patricia Umbrage

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7/16/2020 1:03 PM PDT

Pursuant to §5-2-2, City Council approval is requested to declare the property not essential for municipal purposes.

211-06-93

Declaring 1701 5th Street NW, Albuquerque NM 87102 Not Essential for Municipal Purposes.

Approved:



Sarita Nair Date
Chief Administrative Officer 7/22/20

Approved as to Legal Form:

DocuSigned by:
Esteban A Aguilar 7/16/2020 | 6:21 PM MDT
7961D98D046F4DB...

Esteban A. Aguilar, Jr. Date
City Attorney

Recommended:

DocuSigned by:
Patrick Montoya 7/16/2020 | 5:03 PM PDT
1ED93102F75A41F...

Patrick Montoya Date
Director Department of Municipal Development

Cover Analysis

1. What is it?

A request for Declaring 1701 5th Street NW, Albuquerque NM, LOT 1 BLK 3 IVES ADDITION Containing 0.032 acres not essential for municipal purposes.

2. What will this piece of legislation do?

Declaring the Property not essential will allow the property to be sold. This will generate revenue for the Department of Municipal Development and generate Property Tax Revenue for the County of Bernalillo.

3. Why is this project needed?

The Property must be declared not essential for municipal purposes in accordance with City ordinances before conveyance.

4. How much will it cost and what is the funding source?

Declaring the property not-essential will not incur any cost to the City's General Fund.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

After expenses related to the sale of the Property, the remaining proceeds will go to the Department of Municipal Development.

6. What will happen if the project is not approved?

City will retain ownership, liability and expense of maintenances of the Property and no revenue will be generated for the Department of Municipal Development and no property tax revenue will be generated for the County of Bernalillo.

7. Is this service already provided by another entity?

This is not a service contract.



REAL PROPERTY NOT ESSENTIAL FOR MUNICIPAL PURPOSE
ANALYSIS AND RECOMMENDATION PURSUANT TO ORDINANCE §5-2-2 AND §5-2-3

Property Address: 1701 5th Street NW, Albuquerque NM
 Located located one lot north of the northwest corner of 5th Street and Aspen Avenue NW. Property is currently a parking lot.

UPC #: 101405821651824308

Legal Description: See Exhibit A (attached)

Property has/has not been utilized for a municipal purpose.

[Signature]
 Real Property Manager

Current Zoning Designation: NR-LM

Current Use / Allowable Use(s): LIGHT MANUFACTURING

Sector Development Plan: N/A

Comprehensive Plan Area: CENTRAL ABQ

Allowable Zoning: NR-LM

Allowable Use(s): INCLUDE CIVIC AND INSTITUTIONAL, COMMERCIAL & INDUSTRIAL.
SEE ATTACHED FOR FULL LIST OF USES

| Surrounding Zoning and Uses | Zoning | Land Use |
|-----------------------------|--------------|------------------------|
| North | <u>NR-LM</u> | <u>PARKING LOT</u> |
| South | <u>R-1</u> | <u>RESIDENTIAL</u> |
| East | <u>NR-LM</u> | <u>FUELING STATION</u> |
| West | <u>NR-LM</u> | <u>SALVAGE YARD</u> |

[Signature]
 Angela Metzgar, Code Enforcement Manager

7.2.20
 Date

Pursuant to §5-2-2, the Administrative Real Property Review Board has analyzed the subject property, in relation to the Albuquerque/Bernalillo County Comprehensive Plan and related master plans and has made the following recommendation:

On this date, July 9, 2020 a motion was duly made by Brennon Williams, seconded by Esteban Aguilar, and passed by the Administrative Real Property Review Board by a vote of 4 for and 0 against to declare the property non-essential for municipal purposes.

Pursuant to §5-2-3, the Planning Department has reviewed the zoning of the subject property to determine the appropriateness of the zoning in terms of the City's master plan, in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan, and has determined:



THE PROPERTY IS APPROPRIATELY ZONED *No further action required.*



THE PROPERTY IS NOT APPROPRIATELY ZONED

The Planning Department shall initiate a zone change for a more appropriate zoning designation.

Brennon Williams

Brennon Williams, Director, Planning Department

Jul 14, 2020

Date



City of Albuquerque Property Fact Sheet

Report Generated by City of Albuquerque Real Property Division: 6/29/2020 3:19:20 PM

| | | |
|--------------------|------------------------------|--------------------------|
| Property ID: | 101405821651824308 | |
| Zone Atlas Page: | J-14 | City Council District: 2 |
| Address: | 1701 5th, Albuquerque, 87102 | |
| Legal Description: | LOT 1 BLK 3 IVES ADDITION | |
| Acreage: | 0.3214 | Sq. Feet: 14000.184 |
| Department: | Other | |
| Zoning: | NR-LM | |
| Acquisition Price: | \$0.00 | Sale Price: |
| Property Status: | City Owned | Surplus: |

Property Map:



Disclaimer: The City of Albuquerque provides these data for reference and informational purposes only, the data are not intended for legal purposes.



City of Albuquerque Property Fact Sheet

Context Map:



Citywide Overview Map:



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City of Albuquerque Property Fact Sheet

Street View Image:

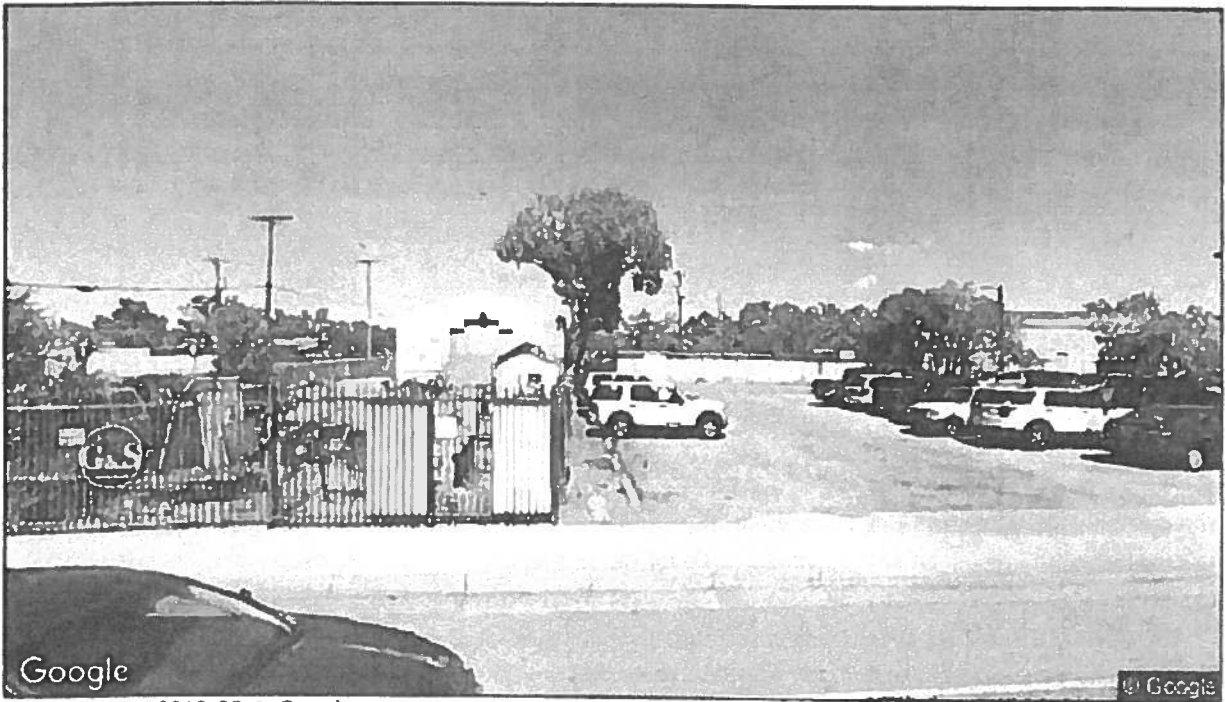
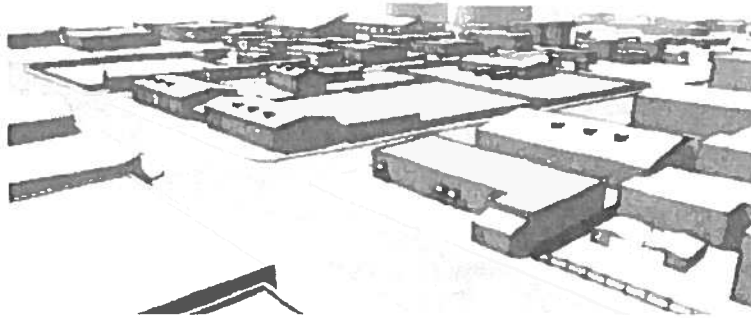


Image Date: 2019-05 Google

Disclaimer: The City of Albuquerque provides these data for reference and informational purposes only, the data are not intended for legal purposes.

NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

Purpose: The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses.



The following excerpt from Table 4-2-1 shows the allowable uses for the NR-LM zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone Category >> | Residential | | | | | | Mixed-use | | | | Non-Residential | | | | | | Use-specific Standards | | |
|---|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|------------------------|--------------|---|
| | R-A | R-1 | R-MC | R-T | R-ML | R-MH | MX-T | MX-L | MX-M | MX-H | NR-C | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO | | | |
| | | | | | | | | | | | | | | | | A | | B | C |
| Zone District >> | | | | | | | | | | | | | | | | | | | |
| PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS | | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | |
| CIVIC AND INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | |
| Adult or child day care facility | | | C | C | C | P | P | P | P | P | P | P | A | A | | | | | |
| Community center or library | C | P | | P | P | P | P | P | P | P | C | C | C | C | | P | | C 4-3(C)(1) | |
| Daytime gathering facility | | | | | | | | | | C | C | C | C | C | | | | 4-3(C)(2) | |
| Elementary or middle school | C | C | | C | P | P | P | P | P | P | P | P | CV | | | P | | C 4-3(C)(3) | |
| High school | C | C | | C | C | P | P | P | P | P | P | P | C | | | P | | 4-3(C)(4) | |
| Museum or art gallery | | | | CV | CV | C | P | P | P | P | P | P | P | P | | P | A | 4-3(C)(6) | |
| Overnight shelter | | | | | | | | | | C | C | C | C | C | | | | 4-3(C)(7) | |
| Parks and open space | P | P | | P | P | P | P | P | P | P | P | P | C | C | A | P | P | 4-3(C)(8) | |
| Religious institution | P | P | | P | P | P | P | P | P | P | P | P | CV | CV | | | | 4-3(C)(9) | |
| Sports field | | | | | | | CV | C | P | P | P | P | P | C | | P | | | |
| University or college | | | | | | | CV | CV | C | P | P | P | P | CV | CV | | | | |
| Vocational school | | | | | | | CV | P | P | P | P | P | P | P | | | | | |
| COMMERCIAL USES | | | | | | | | | | | | | | | | | | | |
| Agriculture and Animal-related | | | | | | | | | | | | | | | | | | | |
| Community garden | P | P | P | P | P | P | P | P | P | P | P | P | C | C | | A | A | A 4-3(D)(1) | |
| General agriculture | P | | | | | | | | | | | C | P | P | | P | A | 4-3(D)(3) | |
| Kenel | C | | | | | | | C | C | | P | P | P | P | | | | 4-3(D)(4) | |
| Nursery | P | | | | | | | | A | | P | P | P | P | | A | A | | |
| Veterinary hospital | C | | | | | | C | P | P | P | P | P | P | P | | | | 4-3(D)(5) | |
| Food, Beverage, and Indoor Entertainment | | | | | | | | | | | | | | | | | | | |
| Adult entertainment | | | | | | | | | | | | P | P | P | | | | 4-3(D)(6) | |
| Auditorium or theater | | | | | | A | A | A | P | P | P | P | P | P | | | | 4-3(D)(7) | |
| Bar | | | | | | | C | C | P | P | P | P | P | P | | | | 4-3(D)(8) | |
| Catering service | | | | | | | | | P | P | P | P | P | P | | | | | |
| Health club or gym | | | A | | A | A | P | P | P | P | P | P | P | A | | | | 4-3(D)(9) | |
| Nightclub | | | | | | | | | P | P | P | P | P | | | | | 4-3(D)(8) | |
| Restaurant | | | | | | | C | P | P | P | P | P | P | P | | | | 4-3(D)(8) | |
| Tap room or tasting room | | | | | | | C | C | P | P | P | P | P | P | | | | 4-3(D)(8) | |
| Other indoor entertainment | | | | | | | C | P | P | P | P | P | P | P | | P | | C 4-3(D)(11) | |

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone Category >> | Residential | | | | | | Mixed-use | | | | Non-Residential | | | | | | | | Use-specific Standards |
|--|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|------------|------------------------|
| | R-A | R-1 | R-MC | R-T | R-ML | R-MH | MX-T | MX-L | MX-M | MX-H | NR-C | NR-8P | NR-LM | NR-GM | NR-SU | NR-PO | | | |
| | | | | | | | | | | | | | | | | A | B | C | |
| Zone District >> | | | | | | | | | | | | | | | | | | | |
| Lodging | | | | | | | | | | | | | | | | | | | |
| Hotel or motel | | | | | | | P | P | P | P | P | P | P | P | | | | 4-3(D)(14) | |
| Motor Vehicle-related | | | | | | | | | | | | | | | | | | | |
| Car wash | | | | | | | | P | P | P | P | P | P | P | | | | 4-3(D)(15) | |
| Heavy vehicle and equipment sales, rental, fueling, and repair | | | | | | | | | | | P | C | P | P | | | | 4-3(D)(16) | |
| Light vehicle fueling station | | | | | | | | C | P | P | P | P | P | P | | | | 4-3(D)(17) | |
| Light vehicle repair | | | | | | | | P | P | P | P | P | P | P | | | | 4-3(D)(18) | |
| Light vehicle sales and rental | | | | | | | | C | P | P | P | P | P | P | | | | 4-3(D)(19) | |
| Outdoor vehicle storage | | | | | | | | | | | C | C | P | P | | | A | 4-3(D)(20) | |
| Paid parking lot | | | A | | A | A | C | P | P | A | P | P | P | P | A | A | A | 4-3(D)(21) | |
| Parking structure | | | A | | A | A | CA | P | P | P | P | P | P | P | A | | | 4-3(D)(21) | |
| Offices and Services | | | | | | | | | | | | | | | | | | | |
| Bank | | | | | | | P | P | P | P | P | P | P | CV | | | | 4-3(D)(22) | |
| Blood services facility | | | | | | | | | C | C | C | P | P | P | | | | | |
| Club or event facility | | | | | | | C | P | P | P | P | P | P | CV | | P | P | C | |
| Commercial services | | | | | | | | P | P | P | P | P | P | P | | | | | |
| Construction contractor facility and yard | | | | | | | | | | C | C | P | P | P | | | | 4-3(D)(24) | |
| Medical or dental clinic | | | | | | | P | P | P | P | P | P | P | P | | | | 4-3(D)(25) | |
| Mortuary | | | | | | | | C | P | P | P | P | C | | A | | | | |
| Office | | | | | | | P | P | P | P | P | P | P | P | | | | | |
| Personal and business services, small | | | | | | | P | P | P | P | P | P | P | P | | | | 4-3(D)(26) | |
| Personal and business services, large | | | | | | | | | P | P | P | P | P | P | | | | 4-3(D)(26) | |
| Research or testing facility | | | | | | | P | P | P | P | P | P | P | P | | | | 4-3(D)(27) | |
| Self-storage | | | | | | | | C | C | P | P | P | P | P | | | A | 4-3(D)(28) | |
| Outdoor Recreation and Entertainment | | | | | | | | | | | | | | | | | | | |
| Amphitheater | | | | | | | | | | C | C | C | C | C | A | P | A | C | |
| Drive-in theater | | | | | | | | | C | C | C | C | C | | | | | 4-3(D)(30) | |
| Other outdoor entertainment | CA | CA | CA | CA | CA | CA | A | A | A | A | P | P | P | A | | P | | P | |
| | | | | | | | | | | | | | | | | | | 4-3(D)(31) | |

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|---|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|------------|------------------------|
| | R-A | R-1 | R-MC | R-T | R-ML | R-MH | MX-T | MX-L | MX-M | MX-H | NR-C | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO | | | |
| | | | | | | | | | | | | | | | | A | B | C | |
| Zone District >> | | | | | | | | | | | | | | | | | | | |
| Retail Sales | | | | | | | | | | | | | | | | | | | |
| Adult retail | | | | | | | | | | P | | P | P | P | | | | 4-3(D)(6) | |
| Bakery goods or confectionery shop | | | | | | | CV | P | P | P | P | P | P | P | | | | | |
| Building and home improvement materials store | | | | | | | | | C | C | P | P | P | C | | | | 4-3(D)(32) | |
| Farmers' market | T | | T | T | T | T | T | P | P | P | P | P | CV | CV | | P | A | CA | 4-3(D)(33) |
| General retail, small | | | A | | | A | A | P | P | P | P | P | P | P | | | | 4-3(D)(34) | |
| General retail, medium | | | | | | | | | P | P | P | C | C | | | | | 4-3(D)(34) | |
| Grocery store | | | | | | | | P | P | P | P | | P | P | | | | 4-3(D)(35) | |
| Liquor retail | | | | | | | C | A | P | P | P | C | C | C | | | | 4-3(D)(36) | |
| Pawn shop | | | | | | | | C | P | P | P | P | P | P | | | | 4-3(D)(37) | |
| Transportation | | | | | | | | | | | | | | | | | | | |
| Freight terminal or dispatch center | | | | | | | | | | | | C | P | P | | | | | |
| Helipad | | | | | | | | | CA | CA | A | P | P | P | A | | | 4-3(D)(39) | |
| Park-and-ride lot | | | | | | C | C | C | P | C | C | P | C | C | A | A | | 4-3(D)(40) | |
| Railroad yard | | | | | | | | | | | | C | P | P | | | | 4-3(D)(41) | |
| Transit facility | | | | | | C | C | C | P | P | P | P | P | P | | | | | |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | |
| Manufacturing, Fabrication, and Assembly | | | | | | | | | | | | | | | | | | | |
| Artisan manufacturing | | | | | | | C | P | P | P | P | P | P | P | | | | 4-3(E)(1) | |
| Light manufacturing | | | | | | | | | | A | P | P | P | P | | | | 4-3(E)(2) | |
| Telecommunications, Towers, and Utilities | | | | | | | | | | | | | | | | | | | |
| Geothermal energy generation | A | A | A | A | A | A | A | A | A | A | A | P | P | P | | A | A | 4-3(E)(6) | |
| Solar energy generation | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | P | P | 4-3(E)(7) | |
| Utility, electric | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | 4-3(E)(8) | |
| Utility, other major | P | P | P | P | P | P | P | P | P | P | P | P | P | P | A | A | A | | |
| Wind energy generation | | | | | | | A | A | A | A | A | A | A | C | A | A | A | 4-3(E)(9) | |
| Wireless Telecommunications Facility | | | | | | | | | | | | | | | | | | | |
| Architecturally integrated | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | 4-3(E)(10) | |
| Co-location | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | |
| Freestanding | | | | | | | P | P | P | P | P | P | P | P | A | | | | |
| Roof-mounted | | | A | | A | A | A | A | A | A | A | A | A | A | A | | | | |
| Public utility co-location | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | |

Excerpt from Table 4-2-1: Allowable Uses

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|--|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|----|------------|--|--|------------------------|
| | R-A | R-1 | R-MC | R-T | R-ML | R-MH | MX-T | MX-L | MX-M | MX-H | NR-C | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO | | | | | |
| | | | | | | | | | | | | | | | | A | B | C | | | |
| Zone District >> | | | | | | | | | | | | | | | | | | | | | |
| Waste and Recycling | | | | | | | | | | | | | | | | | | | | | |
| Recycling drop-off bin facility | | | | | | A | A | A | A | A | P | P | P | P | | | | 4-3(E)(11) | | | |
| Salvage yard | | | | | | | | | | | | C | C | P | | | | 4-3(E)(13) | | | |
| Wholesaling and Storage | | | | | | | | | | | | | | | | | | | | | |
| Above-ground storage of fuels or feed | | | | | | | | | | | | | C | P | | | | | | | |
| Outdoor storage | | | | | | | | CA | C | C | C | A | P | P | | | | 4-3(E)(15) | | | |
| Warehousing | | | | | | | | | C | C | P | P | P | P | | | | 4-3(E)(16) | | | |
| Wholesaling and distribution center | | | | | | | | | C | C | P | P | P | P | | | | 4-3(E)(17) | | | |
| ACCESSORY AND TEMPORARY USES | | | | | | | | | | | | | | | | | | | | | |
| ACCESSORY USES | | | | | | | | | | | | | | | | | | 4-3(F)(1) | | | |
| Agriculture sales stand | A | A | A | A | A | A | A | A | A | A | A | A | CA | CA | | | A | 4-3(F)(2) | | | |
| Animal keeping | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | CA | 4-3(F)(3) | | | |
| Automated Teller Machine (ATM) | | | A | | A | A | A | A | A | A | A | A | A | A | | T | T | | | | |
| Drive-through or drive-up facility | | | | | | | | CA | A | CA | A | A | A | | | | | 4-3(F)(4) | | | |
| Dwelling unit, accessory | | A | | A | A | A | A | A | A | | A | A | A | A | A | | A | 4-3(F)(5) | | | |
| Dwelling unit, accessory without kitchen | CA | CA | | CA | A | A | A | A | A | | A | A | A | A | A | | A | 4-3(F)(5) | | | |
| Garden | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | A | | | | |
| Mobile food truck | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | 4-3(F)(11) | | | |
| Mobile vending cart | | | | | | | A | A | A | A | A | A | A | A | | | A | 4-3(F)(12) | | | |
| Outdoor animal run | A | | | | | | | CA | CA | | CA | | A | A | | | | 4-3(F)(13) | | | |
| Outdoor dining area | | | | | | | CA | A | A | A | A | A | A | A | A | | | 4-3(F)(14) | | | |
| Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours | | | | | | | | | | A | A | A | A | A | | | | | | | |
| Other use accessory to non-residential primary use | | | | | | | | A | A | A | A | A | A | A | A | | A | 4-3(F)(18) | | | |
| TEMPORARY USES | | | | | | | | | | | | | | | | | | | | | |
| Circus | | | | | | | | | T | | T | T | T | | | | | 4-3(G)(1) | | | |
| Construction staging area, trailer, or office | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | 4-3(G)(2) | | | |
| Dwelling unit, temporary | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | 4-3(G)(3) | | | |


Zoning Memo 1701 5th Street


Final Audit Report


2020-07-14


| | |
|-----------------|--|
| Created: | 2020-07-14 |
| By: | Lucinda Montoya (lucindamontoya@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAANK-PfXBxIZPN0OR9LWQse3HdYIzNrd2J |

"Zoning Memo 1701 5th Street" History

 Document created by Lucinda Montoya (lucindamontoya@cabq.gov)
2020-07-14 - 6:25:58 PM GMT - IP address: 198.175.173.4

 Document emailed to BN Williams (bnwilliams@cabq.gov) for signature
2020-07-14 - 6:27:27 PM GMT

 Document e-signed by BN Williams (bnwilliams@cabq.gov)
E-signature obtained using URL retrieved through the Adobe Sign API
Signature Date: 2020-07-14 - 6:29:14 PM GMT - Time Source: server- IP address: 143.120.133.65

 Signed document emailed to Lucinda Montoya (lucindamontoya@cabq.gov) and BN Williams (bnwilliams@cabq.gov)
2020-07-14 - 6:29:14 PM GMT



Adobe Sign

Sender: bsalazar@cabq.gov
Sent Date/Time: Thu, 9 Jul 2020 16:32:27 +0000
Received Date/Time: 2020.07.09 09:32:47
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:
Zoning Memo.pdf
IDOZoneAtlasPage_H-14-Z.pdf
Summary Appraisal.pdf
Property Report.pdf
Fact Sheet.doc
CAO Signed Approval to Surplus.pdf

From: Salazar, Brandi C.
Sent: Thursday, July 09, 2020 10:16 AM
To: Britt, Donald D. <dbritt@cabq.gov>; Williams, Brennon <bnwilliams@cabq.gov>; Bhakta, Sanjay M. <sbhakta@cabq.gov>; Aguilar Jr., Esteban A. <ej@cabq.gov>; Montoya, Patrick <patrick@cabq.gov>
Cc: Garcia, Reylene A. <frgarcia@cabq.gov>; Jamison, Sandra M. <SJamison@cabq.gov>; Benavidez, Frances M. <fbenavidez@cabq.gov>
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Importance: High

****PLEASE NOTE EARLY RESPONSE DATE AS WE NEED TO GET THIS ON THE AUGUST AGENDA FOR CITY COUNCIL****

Real Property Review Board Recommendation
Declaring 1701 5th Street not essential for municipal purposes
VIA EMAIL July 9, 2020

Re: Email vote to consider declaring the property located at 1701 5th Street owned by the City and located in Albuquerque, New Mexico 87123, "Not Essential for Municipal Purposes".

Dear Real Property Review Board Members,

The Department of Municipal Development is requesting that the above-referenced property be declared "not essential for municipal purposes", which will allow the property to be sold as City surplus property.

The City Ordinance, "Article 2, Real Property Transactions", section 5-2-1, requires a recommendation from the Administrative Real Property Review Board before requesting Council approval to declare a City-owned property "Not Essential".

1701 5th Street is a parking lot, and not a complex property, in an effort to expedite the recommending process, we are asking board members for their recommendations by email rather than holding a formal meeting.

BY EMAIL

After reviewing the facts below and the attached exhibits, please vote with the buttons above indicating your recommendation to declare the property "not essential for municipal purposes" and reply all by email by **Wednesday, July 15th**. If you have any questions please contact Brandi Salazar, at bsalazar@cabq.gov, or call at 505-924-3492.

Administrative Real Property Review Board Members:

Donald Britt, Real Property Division Manager
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Brennon Williams, Director of Planning
or Designee

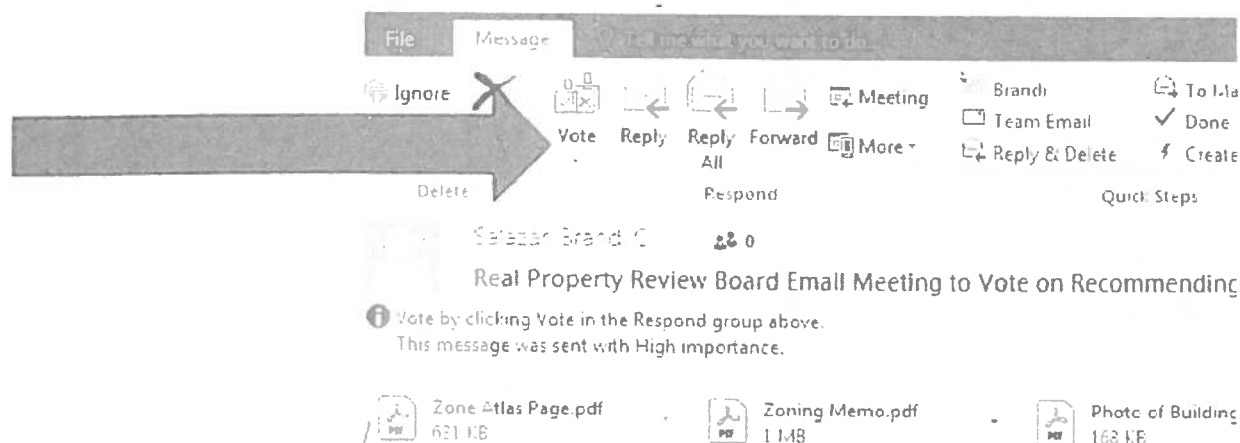
☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Esteban Aguilar, Jr., City Attorney
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Sanjay Bhakta, CFO
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend



BASIC FACTS

Property Name: 1701 5th Street

Location and Legal Description:

Property is located at 1701 5th Street owned by the City and located in Albuquerque, New Mexico 87123

Purpose of Request:

The Department of Municipal Development is requesting that the above-referenced property be declared "not essential for municipal purposes", which will allow the property to be sold as City surplus property.

Property Description:

Managing Department:..... Department of Municipal Development
Ownership: Fee Simple
Site Area:..... 0.32+/- acres
Zoning: NR-LM
Improvements: Parking Lot
Appraised Value:..... Fair Market Value was estimated to be \$165,000, In June 2020

History of the property

1701 5th Street and is a parking lot. The property contains approximately 0.32+/- acres. The Department of Municipal Development is requesting it be declared surplus property and advertised for sale, as there is no longer a use for it. The property is currently zoned NR-LM.

Please let me know if you have any questions.

Attachments: Zoning memo from Code Enforcement
 Zone Atlas Page
 Summary Appraisal
 Fact Sheet
 Photos/Location maps/Report
 CAO Approval Letter

Thank you,

Brandi



BRANDI C. SALAZAR
real property agent II
o 505.924.3492
e bsalazar@cabq.gov
cabq.gov/municipaldevelopment

Sender: bsalazar@cabq.gov
Sent Date/Time: Thu, 9 Jul 2020 16:31:54 +0000
Received Date/Time: 2020.07.09 09:32:03
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:

From: Aguilar Jr., Esteban A. <eaj@cabq.gov>
Sent: Thursday, July 09, 2020 10:30 AM
To: Salazar, Brandi C. <bsalazar@cabq.gov>
Subject: Recommend: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes



ESTEBAN AGUILAR, JR.
City Attorney

Office of the City Attorney
One Civic Plaza NW | Ste. 4072 | Albuquerque, New Mexico 87102
Telephone: 505-768-4500 | Fax: 505-768-4525 | eaj@cabq.gov
<http://www.cabq.gov/legal>

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Sender: bsalazar@cabq.gov
Sent Date/Time: Thu, 9 Jul 2020 16:31:41 +0000
Received Date/Time: 2020.07.09 09:31:48
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:

From: Williams, Brennon <bnwilliams@cabq.gov>
Sent: Thursday, July 09, 2020 10:18 AM
To: Salazar, Brandi C. <bsalazar@cabq.gov>
Subject: Recommend: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes

Sender: bsalazar@cabq.gov
Sent Date/Time: Fri, 10 Jul 2020 16:26:11 +0000
Received Date/Time: 2020.07.10 09:26:22
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:

From: Williams, Brennon <bnwilliams@cabq.gov>
Sent: Thursday, July 09, 2020 10:18 AM
To: Salazar, Brandi C. <bsalazar@cabq.gov>
Subject: Recommend: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes

Sender: bsalazar@cabq.gov
Sent Date/Time: Fri, 10 Jul 2020 16:25:49 +0000
Received Date/Time: 2020.07.10 09:25:57
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:

From: Aguilar Jr., Esteban A. <eaj@cabq.gov>
Sent: Thursday, July 09, 2020 10:30 AM
To: Salazar, Brandi C. <bsalazar@cabq.gov>
Subject: Recommend: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes



ESTEBAN AGUILAR, JR.
City Attorney

Office of the City Attorney
One Civic Plaza NW | Ste. 4072 | Albuquerque, New Mexico 87102
Telephone: 505-768-4500 | Fax: 505-768-4525 | eaj@cabq.gov
<http://www.cabq.gov/legal>

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Sender: bsalazar@cabq.gov
Sent Date/Time: Fri, 10 Jul 2020 13:28:47 +0000
Received Date/Time: 2020.07.10 06:28:56
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:

From: Britt, Donald D. <dbritt@cabq.gov>
Sent: Thursday, July 09, 2020 6:37 PM
To: Salazar, Brandi C. <bsalazar@cabq.gov>
Subject: Recommend: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes

Sender: bsalazar@cabq.gov
Sent Date/Time: Thu, 9 Jul 2020 21:12:53 +0000
Received Date/Time: 2020.07.09 14:12:59
Subject: FW: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes
Attached files:

From: Bhakta, Sanjay M. <sbhakta@cabq.gov>
Sent: Thursday, July 09, 2020 2:25 PM
To: Salazar, Brandi C. <bsalazar@cabq.gov>
Subject: Recommend: Real Property Review Board Email Meeting to Vote on Recommending 1701 5th Street Not Essential for Municipal Purposes

VALUATION & ADVISORY SERVICES



6100 Uptown Boulevard NE, Suite 300
Albuquerque, NM 87110

T 505-837-4999
F 505-837-4994

www.cbre.com

Date of Report: June 26, 2020

Mr. Todd J Gross
Review Appraiser
CITY OF ALBUQUERQUE
600 2nd Street
Albuquerque, New Mexico 87102

RE: Appraisal of: 5th and Aspen Parking Lot
1701 5th Street Northwest
Albuquerque, Bernalillo County, New Mexico
CBRE, Inc. File No. 20-224NW-3312-1

Dear Mr. Gross:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 0.32-acre tract of vacant land located at 1701 5th Street Northwest in Albuquerque, New Mexico. The site currently serves as a parking lot for the City of Albuquerque.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

| MARKET VALUE CONCLUSION | | | |
|-------------------------|--------------------|---------------|------------------|
| Appraisal Premise | Interest Appraised | Date of Value | Value Conclusion |
| As Is | Fee Simple Estate | June 23, 2020 | \$165,000 |
| Compiled by CBRE | | | |

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a Global Pandemic on the 11th March 2020, is causing heightened uncertainty in both local and global market conditions. Global financial markets have seen steep declines since late February largely on the back of the pandemic over concerns of trade disruptions and falling demand.

Mr. Todd J Gross
June 26, 2020
Page 2

The effect COVID-19 will have on the real estate market in the region is currently unknown and will largely depend on both the scale and longevity of the pandemic. A prolonged pandemic could have a significant (and yet unknown or quantifiable) impact on other sectors of the property market.

Comparable transactions and market evidence since the pandemic are limited. Our valuation is based on the information available to us at the date of valuation. Whilst we have taken all reasonable steps to estimate the effect on the property, due to the significant uncertainty in property and capital markets and the rapid unfolding of these events it is difficult to quantify and assess the impact that the pandemic has had on capital values, if any.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Brittany Umbrage
Appraiser
New Mexico Certified General Real Estate
Appraiser No. 0356G
Phone: +1 505 837 4958
Fax: +1 505 837 4990
Email: Brittany.umbrage@cbre.com



Ian Valenzuela, MAI
Vice President
New Mexico Certified General Real Estate
Appraiser No. 01734G
Phone: +1 505 837 4931
Fax: +1 505 837 4990
Email: ian.valenzuela@cbre.com

CBRE

Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of New Mexico.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Ian Valenzuela, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
11. As of the date of this report, Brittany Umbrage has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.
12. Brittany Umbrage has and Ian Valenzuela, MAI has not made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the persons signing this report.
14. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
15. Brittany Umbrage and Ian Valenzuela, MAI have not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding agreement to perform this assignment.



Brittany Umbrage
Appraiser
New Mexico Certified General Real Estate
Appraiser No. 03656-G



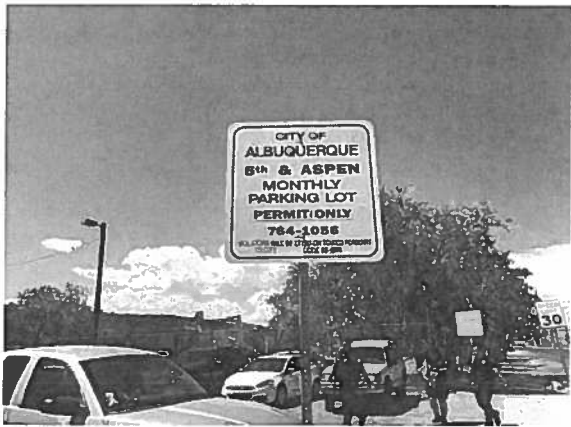
Ian Valenzuela, MAI
Vice President
New Mexico Certified General Real Estate
Appraiser No. 01734G

Subject Photographs



Aerial View

Source: Bernalillo County Assessor



Signage



Site



Site



Site



5th Street looking South



5th Street looking North

Executive Summary

| | | | |
|----------------------------------|---|---------------|--|
| Property Name | 5th and Aspen Parking Lot | | |
| Location | 1701 5th Street Northwest Albuquerque, Bernalillo County, NM 87102 | | |
| Parcel Number(s) | 1-014-058-216-518-24308 | | |
| Client | City of Albuquerque | | |
| Highest and Best Use | | | |
| As If Vacant | Commercial | | |
| Property Rights Appraised | | | |
| Date of Inspection | June 23, 2020 | | |
| Estimated Exposure Time | 6 - 12 Months | | |
| Estimated Marketing Time | 12 - 18 Months | | |
| Primary Land Area | 0.32 AC | 14,000 SF | |
| Zoning | NR-LM; Non-Residential, Light Manufacturing | | |
| Buyer Profile | Owner-User | | |
| VALUATION | Total | Per SF | |
| Land Value | \$165,000 | \$11.79 | |

| CONCLUDED MARKET VALUE | | | |
|------------------------|--------------------|---------------|-----------|
| Appraisal Premise | Interest Appraised | Date of Value | Value |
| As Is | Fee Simple Estate | June 23, 2020 | \$165,000 |
| Compiled by CBRE | | | |

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- The subject is located in close proximity to Bernalillo County, Albuquerque Metro, and New Mexico Federal courts.
- The subject has good access to both Interstate 25 and Interstate 40.

Weaknesses/ Threats

- The subject is an older area of Albuquerque and new residential development is not prevalent in the immediate neighborhood.

IMPORTANT WARNING - MATERIAL VALUATION UNCERTAINTY FROM NOVEL CORONAVIRUS

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on the 11th March 2020, is causing heightened uncertainty in both local and global market conditions. Global financial markets have seen steep declines since late February largely on the back of the pandemic over concerns of trade disruptions and falling



City of Albuquerque


Municipal Development Department

Tim Keller, Mayor

Memo

June 5, 2020

To: Sarita Nair, Chief Administrative Officer

From: Patrick Montoya, Director, Municipal Development Department 


Subject: Request to Surplus 1701 5th Street

The Department of Municipal Development is requesting that the above referenced property be sold. The property described above is located at 1701 5th Street and is a parking lot. The property contains approximately 0.32+/- acres. An appraisal has been ordered to determine the value of the property and is due back at the end of June. The Department of Municipal Development is requesting it be declared surplus property and advertised for sale, as there is no longer a use for it. The property is currently zoned NR-LM.


Per Ordinance §5-2-2 (C), Real Property owned by the City and having a value of more than \$10,000, must be declared Not Essential for Municipal Purposes by the City Council.

Per Ordinance § 5-2-2 (B), For Real Property owned by the City and having a value of not more than \$10,000, the determination that the real property is not essential for a municipal purpose shall be made by the Mayor.

If the request meets your approval to proceed with the process to declare the property Not-Essential for Municipal purposes, please acknowledge your recommendation and we will forward to Real Property for processing.

Approved: 
Lawrence Rael, Chief Operations Officer

Approved for Proceeding With Surplus Process:


Sarita Nair, Chief Administrative Officer

Attachments: City location maps
Zoning maps

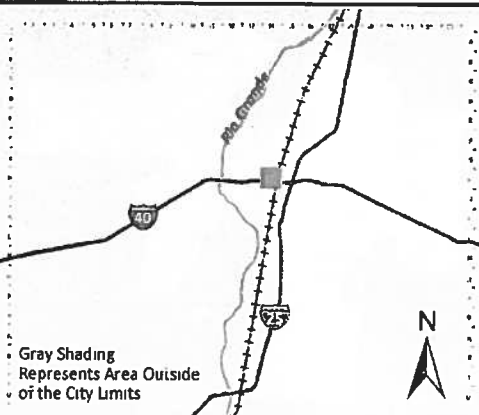


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-14-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

15 H19

61H ST

LAUREN AV

