



**Gateway Center Analysis of Public Input on Location Preferences**

**February 27, 2020**

# **Analysis of Public Input on Location Preferences for the Gateway Center**

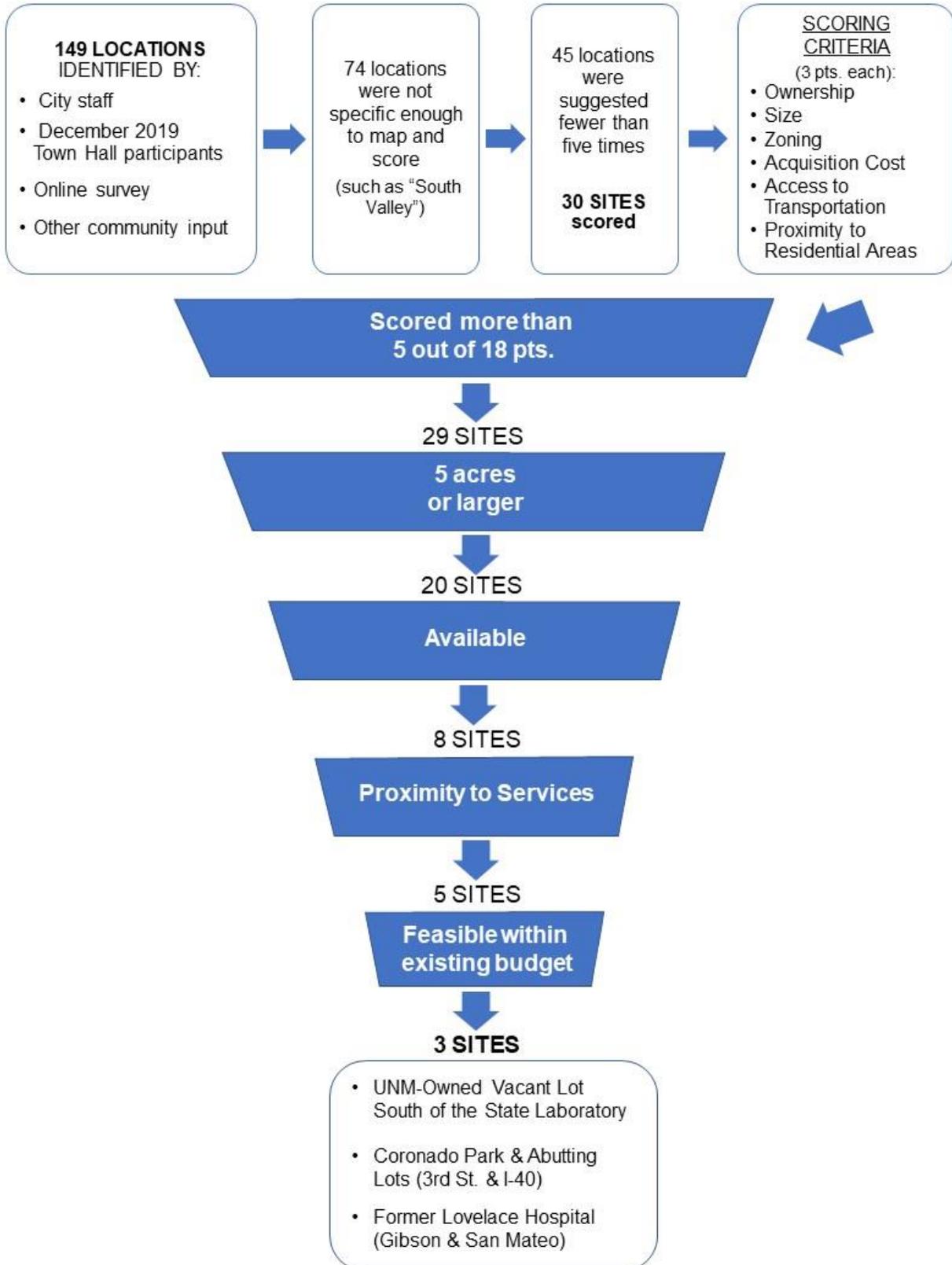
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# Gateway Center Analysis of Public Input on Location Preferences

## I. Executive Summary

The infographic shown below provides a visual representation of the multi-stage screening and analysis process for Gateway Center location options that were proposed by community members.



This report summarizes an in-depth review and analysis of potential Gateway Center locations.

Community members suggested sites through the December 2019 Town Hall (180 attendees), the online survey (3,215 responses), and individual communications to the City. These suggested sites were in addition to the City-proposed site options. A total of 149 proposed sites were evaluated (illustrated in Figure 1). Site feasibility was measured in the context of achieving the Gateway Center's goal to provide a safe and accessible point of entry to meet the homeless populations' immediate need for safety and dignity and to gain access to other community resources to attain permanent housing, behavioral and physical healthcare, and employment.

The 149 proposed sites were evaluated through seven layers of screening to determine feasibility.

- The first screen examined whether site suggestions were specific enough to map on GIS, with 75 sites retained and 74 sites (such as "South Valley") not proceeding to further analysis.
- Sites that were suggested more than five times by the 3,215 survey respondents, 180 Town Hall participants – 30 sites were retained and 45 sites did not proceed past that screen.
- The third screen scored the 30 sites using criteria regarding ownership, lot size, zoning, estimated acquisition cost, access to transportation, and proximity to residential areas. Scoring criteria reflected the common criteria identified by Town Hall participants and from survey respondents as described in the reports available on the [City's website](#). The 29 sites that scored 5 points or more (out of 18 points) were further analyzed.
- The fourth screen assessed whether the lot size is five acres or larger (in order to accommodate the emergency shelter and on-site services). As a result, twenty sites moved through that screen and nine sites did not proceed.
- The fifth screen ensured that the site is available for development (for instance the State Fairgrounds are not available) resulting in eight available sites, while twelve sites were unavailable for development.
- A sixth screen assessed the proximity to services – fulfilled by five sites, and three sites did not proceed.
- The seventh screen involved a preliminary estimate of the cost and timeline to develop the site. This screen assessed whether the site could be acquired and constructed within the \$14 million G.O. Bond approved by voters, and whether the site can be completed in two years. This screen resulted in three final sites: the UNM-Owned Vacant Lot South of the State Laboratory, the Former Lovelace Hospital on Gibson Boulevard and Coronado Park and the Abutting Properties on 4<sup>th</sup> Street near I-40.

## II. Site Location Analysis Process and Methodology

The City received a robust response from the invitation to provide input on the Gateway Center.

### Town Hall

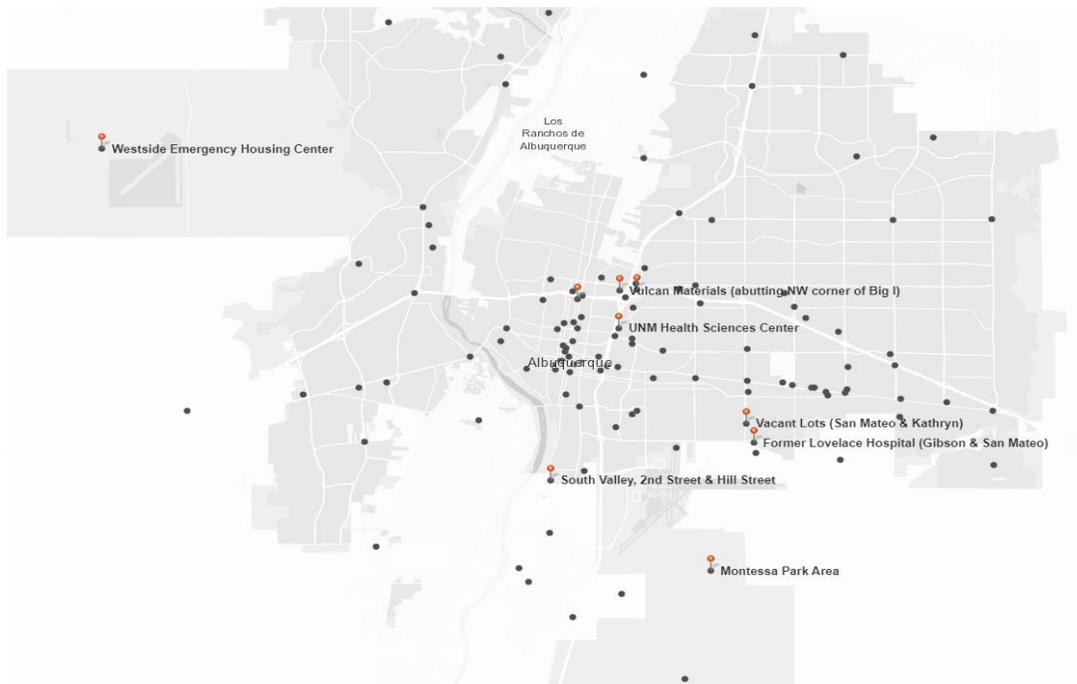
The December 14, 2019 Town Hall (also referred to as the Community Input Session) collected feedback on the criteria important to locate the Gateway Center. The 180 community participants worked together in six breakout group sessions to develop criteria and then determine how well five city-proposed sites and additional sites suggested by participants would fit the criteria. A report describing the process and results is posted online at the City's [Website](http://www.cabq.gov/family/documents/report-on-gateway-center-public-input-session-final-01-03-20.pdf), downloadable at: [www.cabq.gov/family/documents/report-on-gateway-center-public-input-session-final-01-03-20.pdf](http://www.cabq.gov/family/documents/report-on-gateway-center-public-input-session-final-01-03-20.pdf).

The common criteria that resulted from public input were included in this location analysis, such as proximity to services, ease of access to transportation, and proximity to residential areas. The site suggestions provided by Town Hall session participants were also included in this location analysis.

### Online Survey

The City is pleased at the high response to the online survey with 3,215 unduplicated responses received between Nov 27, 2019 and January 15, 2020. The survey asked about location preferences, criteria important to select a location, considerations to minimize neighborhood impact and priority services to have available on site. A summary of survey results is found at: [www.cabq.gov/family/documents/gateway-center-survey-report.pdf](http://www.cabq.gov/family/documents/gateway-center-survey-report.pdf). The survey also provided space for comments and to suggest additional locations. Of the 3,215 survey responses, 450 provided a write-in suggestion of a specific location. Every suggested location was mapped with as much specificity as possible as shown in Figure 1. Suggestions such as “vacant lots on east Central” were consolidated as possible to be evaluated, resulting in the evaluation of 149 sites that are further described in this report.

Figure 1: *Gateway Center Sites Suggested by Community (Town Hall, Survey, Other Input)*



## Analysis Process

A large volume of feedback data made it possible to perform an in-depth analysis. Multiple City Departments collaborated to analyze the community's location suggestions. Planning Department staff mapped each location using GIS software, which enabled a comparison of the site to zoning designations, distance from residential areas, distance from frequent bus lines and lot size. This mapping was the basis for the scoring rubric on ownership, size, zoning, access to transportation, proximity to residential areas and proximity to services. Planning staff also provided information on zoning processes that are applicable to the eight site finalists to inform the comparative time to construct the Gateway Center. Family and Community Services staff compiled feedback data using spreadsheet software to sort and compile responses. The Department of Municipal Development provided information on cost estimates for the eight final sites. This multi-step analysis honors all input provided at the Town Hall, on surveys and through individual communications. Consistent criteria were carried across the analysis.

As described on the first page of this report, the 149 proposed sites were evaluated through six layers of screening. A list of sites that were retained or eliminated at each screening stage are found in Appendix A. The scoring system key is also explained in more depth in Appendix A and included the following criteria:

- Ownership of the Lot
- Size of the Lot
- Zoning of the Lot
- Acquisition Cost
- Public Transportation
- Proximity to Single Family Residences

A detailed review of the cost and time to completion are shown on the pages that follow. Specific results of each feasibility screen are provided in Appendix A.

### III. Estimated Cost and Construction Timeline of the Five Location Finalists

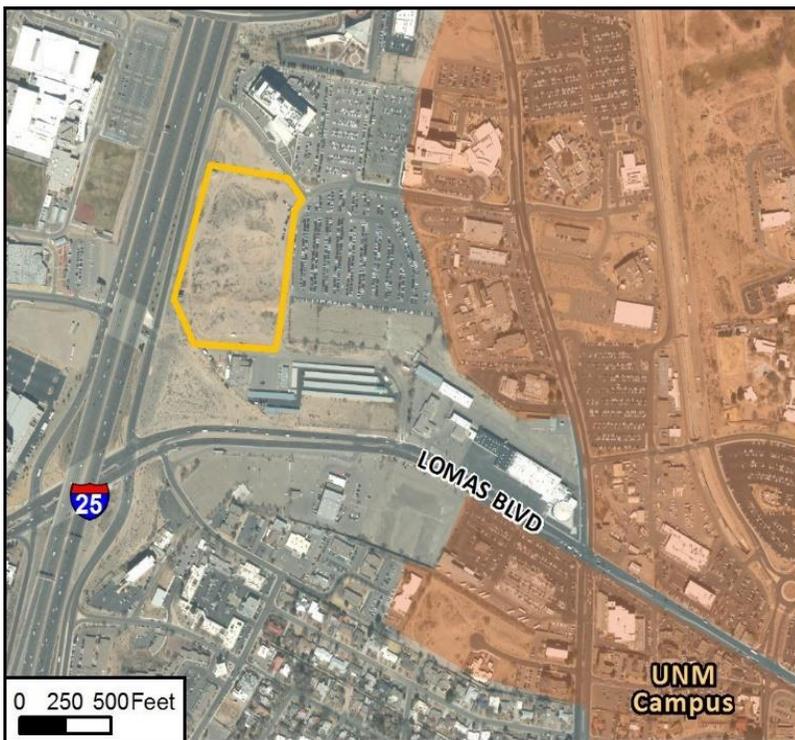
Five potential Gateway Center sites were assessed in the seventh feasibility screen after completing the prior screens which included: a specific site, suggested more than five times, scoring five or more points, located on a lot that is five acres or larger, the lot is available for development, and the location is in close proximity to services.

This portion of the analysis involved a preliminary estimate of the cost to acquire the property and build or renovate the facility; as well as the estimated timeline to complete the project.

Five sites are included in this final screen: UNM-Owned Vacant Lot South of the State Laboratory, the Former Lovelace Hospital on Gibson, Coronado Park and abutting lots on 4<sup>th</sup> Street (south of I-40), Crowne Plaza Hotel (northeast of the Big-I), and Vulcan Materials (northwest of the Big-I).

The estimated cost and time to complete the Gateway Center at these five sites are described below.

#### UNM-Owned Vacant Lot South of the State Laboratory



Estimated Cost		Estimated Total
Estimated Acquisition / Long-term Lease Cost	\$0	
Estimated Construction / Renovation Cost	\$12,375,000	
Estimated Timeline		23 months (approximately 2 years)
Estimated Acquisition Timeline	1 month	
Estimated Planning and Construction Timeline	22 months	

Visual renderings can be a helpful tool to continue the Gateway Center conversation. Preliminary sketches for this site as an example are shown in Appendix B.

### Former Hospital on Gibson



Estimated Cost		Estimated Total
Estimated Acquisition / Long-term Lease Cost	\$7,400,000	
Estimated Construction / Renovation Cost	\$6,600,000	<b>\$14,000,000</b>
Estimated Timeline		<b>28 months</b> (approximately 2 ½ years)
Estimated Acquisition Timeline	6 months	
Estimated Planning and Construction Timeline	22 months	

### Coronado Park and Abutting Lots



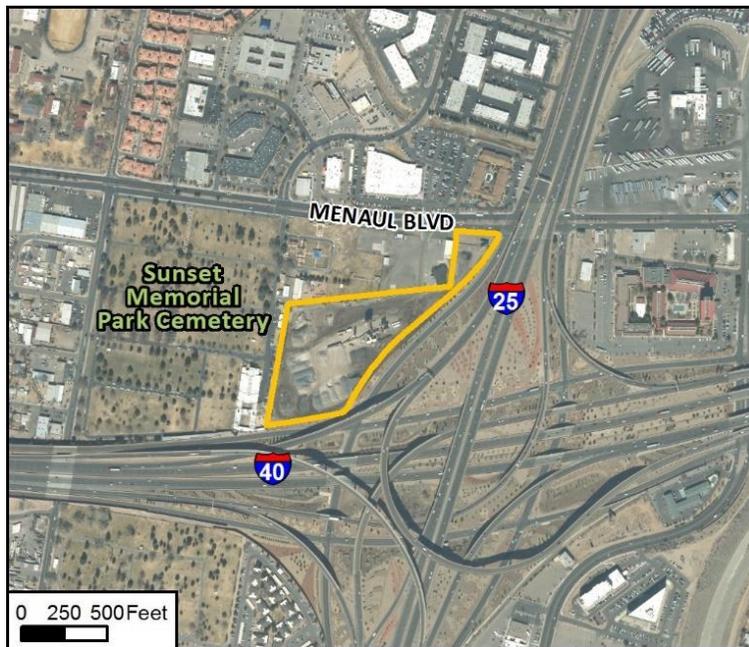
Estimated Cost		Estimated Total
Estimated Acquisition / Long-term Lease Cost	\$600,000	
Estimated Construction / Renovation Cost	\$12,100,000	<b>\$12,700,000</b>
Estimated Timeline		<b>33 months</b> (approximately 2 ¾ years)
Estimated Acquisition Timeline	4 months	
Estimated Planning and Construction Timeline	29 months	

**Crowne Plaza Hotel – (northeast of the Big-I)**



Estimated Cost		Estimated Total
Estimated Acquisition / Long-term Lease Cost	\$16,000,000	
Estimated Construction / Renovation Cost	\$6,800,000	
Estimated Timeline		<b>28 months</b> (approximately 2 ½ years)
Estimated Acquisition Timeline	6 months	
Estimated Planning and Construction Timeline	22 months	

**Vulcan Materials – (northwest corner of Big-I)**



Estimated Cost		Estimated Totals
Estimated Acquisition / Long-term Lease Cost	\$7,500,000	
Estimated Construction / Renovation Cost	\$12,700,000	
Estimated Timeline		<b>44 months</b> (approximately 3 ¾ years)
Estimated Acquisition Timeline	15 months	
Estimated Planning and Construction Timeline	22 months	

Three sites met this feasibility screening for both the estimated cost and timeline:

- The UNM-Owned Vacant Lot South of the State Laboratory,
- The Former Hospital on Gibson, and
- Coronado Park and Abutting Lots.

The City Administration will also examine the possibility that some combination of these top three sites may best serve the community’s needs.

## **APPENDIX A: Site Screening Process and Results**

## APPENDIX A: Site Screening Process and Results

### Evaluation Process Feasibility Screen Detail

Location suggestions evaluated in this process were provided by community members through a variety of public input processes including the December 14, 2019 Town Hall (180 participants), through the online survey (3,215 responses) and individual communications with the City. In all, there were 149 suggested sites. The charts that follow provide lists of how sites fared through each feasibility screen.

The first screen examined whether the suggested site could be mapped at a specific location and thereby retained for further analysis. Sites that were non-specific did not move on to the next step.

**Feasibility Screen #1: 75 Sites with a Specific Location That Can be Mapped – Retained for Further Analysis** (listed alphabetically):

2nd Street near El Modelo	Lobo Little League
98th & Central	Los Altos Golf Course
ACLU	Los Altos Park
APS Portables Lot (Menaul and Broadway)	Lovelace Hospital Downtown
Arroyo del Oso Golf Course	Menaul School / APS Portables Storage
Atrisco & Central	Montessa Park
Bank of the West	Mud Volleyball Area
Civic Plaza	National Guard Armory
Coors & Western Trail	Near Kaseman Hospital
Coronado Mall	Near Tiny Home Project
Coronado Park & Abutting Lots (3rd St. & I-40)	NMDOT land (I-25 & Lomas)
Crossroads Motel	Nob Hill Church (Central & Carlisle)
Crowne Plaza Hotel (Big I - University & Menaul)	Paradise Hills Center
El Madrid, Under Coal & Lead (west of 1st St)	Rail Yards
Former BIA Hospital	Sandia Prep
Former Call Center (Coors & Central)	South Valley, 2nd St and Hill St
Former Call Center (Rio Rancho)	Spruce Vacant Lot
Former Car Dealership (North of Lomas)	St. Pius
Former Car Dealership (South of Lomas)	State Fair Grounds
Former Caravan East	State Fairgrounds
Former Church (Central & Broadway)	Under Coal & Lead (east of Rail Road)
Former Desert Hills	Under Coal & Lead (W of RR), near Gertrude Zachery
Former Downtown Detention Center	UNM-owned vacant lot south of the state laboratory
Former Elks Lodge	UNM South Lot
Former Fair 'n' Square	Vacant Block (Walker property)
Former Grocery Store (Central & Juan Tabo)	Vacant land at Wyoming & Central
Former John Brooks Store	Vacant Land on Sage Rd.
Former K-Mart Building (Carlisle & I-40)	Vacant Lot (4th St. & I-40)
Former Lovelace Hospital (Gibson & San Mateo)	Vacant Lot at Central & Wyoming
Fourth Street & I-40	Vacant lot near SIPI
Future Library Site	Vacant lot south of The Rock (2nd St. & Arvada)
Galleria	Vacant Lots (98th & Central)
Harwood Arts Center	Vacant Lots (San Mateo & Kathryn)
Hotel (Candelaria & I-25)	Vacant Warehouses on 2nd Street
Huning Highland (Silver & Locust)	Vulcan Materials (abutting NW corner of Big I)
Indian School Property	Westside Emergency Housing Center
Kirtland Airforce Base	Winrock Mall
Kress Building	

**APPENDIX A: Site Screening Process and Results**

**Feasibility Screen #1: 74 Sites Lacking a Specific Location and Could Not be Mapped Did Not Proceed to Further Analysis** (listed alphabetically):

2nd & Lomas Area
3rd Street Area
4th St Between Menaul and Candelaria
12th Street and I-40 Area
Academy & Wyoming Area
Access to Transportation
Alameda & Barstow Area
Alvarado Transit Center Area
Big I Area & along Freeways
Broadway & Bridge Area
Carlisle & Menaul Area
Central & San Mateo Area
Central & Tramway Area
Central & Unser Area
Central & Wyoming Area
Central Ave East
Central City
Coronado MRA Area
Cottonwood Mall Area
Dispersed
Eubank & I-40 Area
Family Advocacy Center Area
Far West Side
Four Hills Area
General Downtown Area
I-40 and 2nd St. Area
International District (Louisiana & Central)
Joy Junction Area (Ray Barr Rd.)
Land near wastewater treatment plant
Menaul & University Area
Mesa del Sol Area
Montgomery & I-25 Area
NE Heights
Near Hope Works and Health Care for the Homeless
Near Services
Near Sunport
North of Civic Plaza
North Valley
North Valley Area

Not Downtown
Not Residential Area
Nowhere
Old Town Area
Other Downtown
Other Westside
Outside City
Outside City Limits
Painted Rock Dr. Area
Paradise & Eagle Ranch Area
Paseo del Norte & I-25 Area
Paseo del Norte from E of tracks to Tramway
Remodel Empty Buildings
Rio Rancho (Unser & Southern)
SE Heights
Social Security Office Area
South Broadway & Bobby Foster Area
South Broadway Area
South Eubank Area
South Side of Town
South Valley
South Valley
Southwest Mesa/Rio Bravo Area
Tanoan Area
Tramway & Montgomery Area
Under I-40 (tents)
University and Lomas Area
UNM Hospital Area
UNM South Campus Area
UNM Stadium Area
Uptown Area
VA Hospital Area
West Mesa Area
Westside Area
Where Effective

**APPENDIX A: Site Screening Process and Results**

**Feasibility Screen #2: 30 sites were retained for the next step of the analysis because the site was suggested more than 5 times through all input methods (listed alphabetically):**

APS Portables Lot (Menaul and Broadway)
Arroyo del Oso Golf Course
Coronado Park & Abutting Lots (3rd St. & I-40)
Crowne Plaza Hotel (Big I - University & Menaul)
El Madrid, Under Coal & Lead (west of 1st St)
Former Call Center (Coors & Central)
Former Car Dealership (North of Lomas)
Former Car Dealership (South of Lomas)
Former Downtown Detention Center
Former Fair 'n' Square
Former Grocery Store (Central & Juan Tabo)
Former K-Mart Building (Carlisle & I-40)
Former Lovelace Hospital (Gibson & San Mateo)
Hotel (Candelaria & I-25)
Los Altos Golf Course
Montessa Park
Rail Yards
South Valley, 2nd St and Hill St
State Fair Grounds
Under Coal & Lead (east of Rail Road)
Under Coal & Lead (west of RR), near Gertrude Zachery
UNM-Owned Vacant Lot South of the State Laboratory
Vacant Lot (4th St. & I-40)
Vacant Lot at Central & Wyoming
Vacant lot south of The Rock (2nd St. & Arvada)
Vacant Lots (98th & Central)
Vacant Lots (San Mateo & Kathryn)
Vacant Warehouses on 2nd Street
Vulcan Materials (abutting NW corner of Big I)
Westside Emergency Housing Center (Jim McDowell Rd.)

**APPENDIX A: Site Screening Process and Results**

**Feasibility Screen #2:** 45 sites did not move on to the next step of the analysis because they were suggested fewer than five times (listed alphabetically):

2nd Street near El Modelo	Vacant Land on Sage Rd.
98th & Central	Vacant lot near SIPI
ACLU	Winrock Mall
Atrisco & Central	
Bank of the West	
Civic Plaza	
Coors & Western Trail	
Coronado Mall	
Crossroads Motel	
Former BIA Hospital	
Former Call Center (Rio Rancho)	
Former Caravan East	
Former Church (Central & Broadway)	
Former Desert Hills	
Former Desert Hills	
Former Elks Lodge	
Former John Brooks Store	
Fourth Street & I-40	
Future Library Site	
Galleria	
Harwood Arts Center	
Huning Highland (Silver & Locust)	
Indian School Property	
Kirtland Airforce Base	
Kress Building	
Lobo Little League	
Los Altos Park	
Lovelace Hospital Downtown	
Menaul School / APS Portables Storage	
Mud Volleyball Area	
National Guard Armory	
Near Kaseman Hospital	
Near Tiny Home Project	
NMDOT land (I-25 & Lomas)	
Nob Hill Church (Central & Carlisle)	
Paradise Hills Center	
Sandia Prep	
Spruce Vacant Lot	
St. Pius	
State Fairgrounds	
UNM South Lot	
Vacant Block (Walker property)	
Vacant land at Wyoming & Central	

## APPENDIX A: Site Screening Process and Results

Feasibility Screen #3: 30 sites were scored using the following rubric as described below: ownership, lot size, zoning, estimated acquisition cost, access to transportation, and proximity to residential areas. To be retained for further analysis, the site needed to score at least five out of eighteen possible points.

### Gateway Center Location Scoring System Key

<b>Ownership</b>	
3	City-owned
2	Public, Agency, or Public + Privately owned
1	Privately owned
0	Unknown
<b>Size</b>	
3	5 acres or larger
2	Over 3 acres but less than 5 acres
1	3 acres or less (too small for this project)
0	Unknown
<b>Zoning</b>	
3	Permissive Use
2	Conditional Use
1	Zone Change or EPC Site Plan Needed
0	Unknown
<b>Acquisition Cost</b>	
3	City-owned, little to no cost
2	Public or Agency Owned or Public + Private parcels
1	Privately owned
0	Unknown
<b>Public Transportation</b>	
3	Within 1/4 mile of peak frequency 15 minutes or better
2	Within 1/4 mile of peak frequency 16-30 minutes
1	Within 1/4 mile of peak frequency 31-45 minutes
0	Greater than 1/4 mile / Unknown
<b>Proximity to Residence</b>	
3	Over 1/4 mile to nearest single family residence
2	Over 500' from, but less than 1/4 mile from nearest single family residence
1	Less than 500' to nearest single family residence
0	Unknown

## APPENDIX A: Site Screening Process and Results

### Feasibility Screen #3: Scoring Detail

Location	Specific or non-specific	More than 5 submitted	Own	Size in Acres	Zoning	Land Cost	Public Transit Access	Proximity to Single Family Residences	Score Total	Score Threshold	Lot Size 5 Acres or more	Avail. for Dev	Proximity to Services
APS Portables Lot (Menaul and Broadway)	specific	more than 5	2	3	1	2	2	1	11	5 pt. or more	5 ac or larger	Not available	N/A
Arroyo del Oso Golf Course	specific	more than 5	3	3	2	3	2	1	14	5 pt. or more	5 ac or larger	Not available	N/A
Coronado Park & Abutting Lots (3rd St. & I-40)	specific	more than 5	2	3	1	2	2	2	12	5 pt. or more	5 ac or larger	Available	Yes
Crowne Plaza Hotel (Big I - University & Menaul)	specific	more than 5	1	3	2	1	2	3	12	5 pt. or more	5 ac or larger	Available	Yes
El Madrid, Under Coal & Lead (west of 1st St)	specific	more than 5	1	1	3	1	1	1	9	5 pt. or more	Under 5 ac	N/A	N/A
Former Call Center (Coors & Central)	specific	more than 5	2	3	2	2	3	2	14	5 pt. or more	5 ac or larger	Not available	N/A
Former Car Dealership (North of Lomas)	specific	more than 5	2	3	2	1	1	2	11	5 pt. or more	5 ac or larger	Not available	N/A
Former Car Dealership (South of Lomas)	specific	more than 5	2	3	2	1	1	1	10	5 pt. or more	5 ac or larger	Not available	N/A
Former Downtown Detention Center	specific	more than 5	2	1	3	2	1	1	10	5 pt. or more	Under 5 ac	N/A	N/A
Former Fair 'n' Square	specific	more than 5	1	1	1	1	3	1	9	5 pt. or more	Under 5 ac	N/A	N/A
Former Grocery Store (Central & Juan Tabo)	specific	more than 5	1	3	1	1	3	1	10	5 pt. or more	5 ac or larger	Not available	N/A
Former K-Mart Building (Carlisle & I-40)	specific	more than 5	1	3	1	1	2	1	10	5 pt. or more	5 ac or larger	Not available	N/A
Former Lovelace Hospital (Gibson & San Mateo)	specific	more than 5	1	3	2	1	2	2	11	5 pt. or more	5 ac or larger	Available	Yes
Hotel (Candelaria & I-25)	specific	more than 5	1	1	2	1	2	3	10	5 pt. or more	Under 5 ac	N/A	N/A
Los Altos Golf Course	specific	more than 5	3	3	2	3	2	1	14	5 pt. or more	5 ac or larger	Not available	N/A

## APPENDIX A: Site Screening Process and Results

### Feasibility Screen #3: Scoring Detail

Location	Specific or non-specific	More than 5 submitted	Own	Size in Acres	Zoning	Land Cost	Public Transit Access	Proximity to Single Family Residences	Score Total	Score Threshold	Lot Size 5 Acres or more	Avail. for Dev	Proximity to Services
Montessa Park	specific	more than 5	3	3	1	3	0	3	13	5 pt. or more	5 ac or larger	Available	No
Rail Yards	specific	more than 5	3	3	1	3	1	1	12	5 pt. or more	5 ac or larger	Not available	N/A
South Valley, 2nd St and Hill St	specific	more than 5	1	3	2	1	0	1	8	5 pt. or more	5 ac or larger	Available	No
State Fair Grounds	specific	more than 5	2	3	1	2	1	1	10	5 pt. or more	5 ac or larger	Not available	N/A
Under Coal & Lead (east of Rail Road)	specific	more than 5	1	1	2	1	1	2	8	5 pt. or more	Under 5 ac	N/A	N/A
Under Coal & Lead (west of RR), near Gertrude Zachery	specific	more than 5	3	1	3	3	1	1	12	5 pt. or more	Under 5 ac	N/A	N/A
UNM-Owned Vacant Lot South of the State Laboratory	specific	more than 5	2	3	2	2	3	3	15	5 pt. or more	5 ac or larger	Available	Yes
Vacant Lot (4th St. & I-40)	specific	more than 5	1	1	1	1	2	1	7	5 pt. or more	Under 5 ac	N/A	N/A
Vacant Lot at Central & Wyoming	specific	more than 5	1	1	1	1	3	1	8	5 pt. or more	Under 5 ac	N/A	N/A
Vacant lot south of The Rock (2nd St. & Arvada)	specific	more than 5	1	1	2	1	2	1	8	5 pt. or more	Under 5 ac	N/A	N/A
Vacant Lots (98th & Central)	specific	more than 5	3	3	2	3	2	1	14	5 pt. or more	5 ac or larger	Not available	N/A
Vacant Lots (San Mateo & Kathryn)	specific	more than 5	3	3	1	3	2	1	13	5 pt. or more	5 ac or larger	Not available	N/A
Vacant Warehouses on 2nd Street	specific	more than 5	-	-	-	-	2	-	2	Under 5 pt.		N/A	N/A
Vulcan Materials (abutting NW corner of Big I)	specific	more than 5	1	3	1	1	2	3	11	5 pt. or more	5 ac or larger	Available	Yes
Westside Emergency Housing Center (Jim McDowell Rd.)	specific	more than 5	3	3	1	3	0	3	13	5 pt. or more	5 ac or larger	Available	No

**The result of this screen is that out of 30 sites subjected to scoring, 29 scored more than 5 points and 1 scored less than 5 points**

## APPENDIX A: Site Screening Process and Results

### **Feasibility Screen #4: Size of the Location is Five Acres or More**

This screen involved mapping locations through GIS software to measure the lot size. The lot size must be five acres or larger in order to accommodate the emergency shelter and on-site services. Of the 29 sites that reached this screen, 20 had lot sizes of five acres or larger.

<b>20 Sites with Lots of 5 Acres or more Moved on for Further Analysis</b> (listed alphabetically):
APS Portables Lot (Menaul and Broadway)
Arroyo del Oso Golf Course
Coronado Park & Abutting Lots (3rd St. & I-40)
Crowne Plaza Hotel (Big I - University & Menaul)
Former Call Center (Coors & Central)
Former Car Dealership (North of Lomas)
Former Car Dealership (South of Lomas)
Former Grocery Store (Central & Juan Tabo)
Former K-Mart Building (Carlisle & I-40)
Former Lovelace Hospital (Gibson & San Mateo)
Los Altos Golf Course
Montessa Park
Rail Yards
South Valley, 2nd St and Hill St
State Fair Grounds
UNM-Owned Vacant Lot South of the State Laboratory
Vacant Lots (98th & Central)
Vacant Lots (San Mateo & Kathryn)
Vulcan Materials (abutting NW corner of Big I)
Westside Emergency Housing Center (Jim McDowell Rd.)

<b>9 sites eliminated for lots under 5 acres in size</b> (listed alphabetically):
El Madrid, Under Coal & Lead (west of 1st St)
Former Downtown Detention Center
Former Fair 'n' Square
Hotel (Candelaria & I-25)
Under Coal & Lead (east of Rail Road)
Under Coal & Lead (west of RR), near Gertrude Zachery
Vacant Lot (4th St. & I-40)
Vacant Lot at Central & Wyoming
Vacant lot south of The Rock (2nd St. & Arvada)

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**Feasibility Screen #5: Location is Available for Development**

For a location to be further considered, the lot(s) must be available for development as the Gateway Center. Lots that are not for sale or are in current use by private or public entities were discontinued from further consideration. Of the 20 lots that are five acres or more, eight sites are available and twelve sites are unavailable for development.

<b>8 Sites Available for Development</b> (listed alphabetically):
Coronado Park & Abutting Lots (3rd St. & I-40)
Crowne Plaza Hotel (Big I - University & Menaul)
Former Lovelace Hospital (Gibson & San Mateo)
Montessa Park
South Valley, 2nd St and Hill St
UNM-Owned Vacant Lot South of the State Laboratory
Vulcan Materials (abutting NW corner of Big I)
Westside Emergency Housing Center (Jim McDowell Rd.)

<b>12 Sites Unavailable for Development</b> (listed alphabetically):
APS Portables Lot (Menaul and Broadway)
Arroyo del Oso Golf Course
Former Call Center (Coors & Central)
Former Car Dealership (North of Lomas)
Former Car Dealership (South of Lomas)
Former Grocery Store (Central & Juan Tabo)
Former K-Mart Building (Carlisle & I-40)
Los Altos Golf Course
Rail Yards
State Fair Grounds
Vacant Lots (98th & Central)
Vacant Lots (San Mateo & Kathryn)

**Feasibility Screen #6: Proximity to Services**

Town Hall and Survey respondents, as well as people with lived experience, resoundingly affirmed that the Gateway Center location should enable residents to access services. Five of the eight sites are located near transit lines and near service providers that commonly would be part of a resident’s individual service plan.

<b>5 Sites in Proximity of Services</b> (listed alphabetically)
Coronado Park & Abutting Lots (3rd St. & I-40)
Crowne Plaza Hotel (Big I - University & Menaul)
Former Lovelace Hospital (Gibson & San Mateo)
UNM-Owned Vacant Lot South of the State Laboratory
Vulcan Materials (abutting NW corner of Big I)

<b>3 Sites Not in Proximity of Services</b> (listed alphabetically)
Montessa Park
South Valley, 2nd St and Hill St
Westside Emergency Housing Center (Jim McDowell Rd.)

**APPENDIX A: Site Screening Process and Results**

**Feasibility Screen #7: The Site Can Be Developed Within Budget and Timeline**

An in-depth analysis of the site finalists involved a preliminary cost and timeline estimate for developing the site, given the \$14 million G.O. Bond approved by voters. This was fulfilled by three out of five sites.

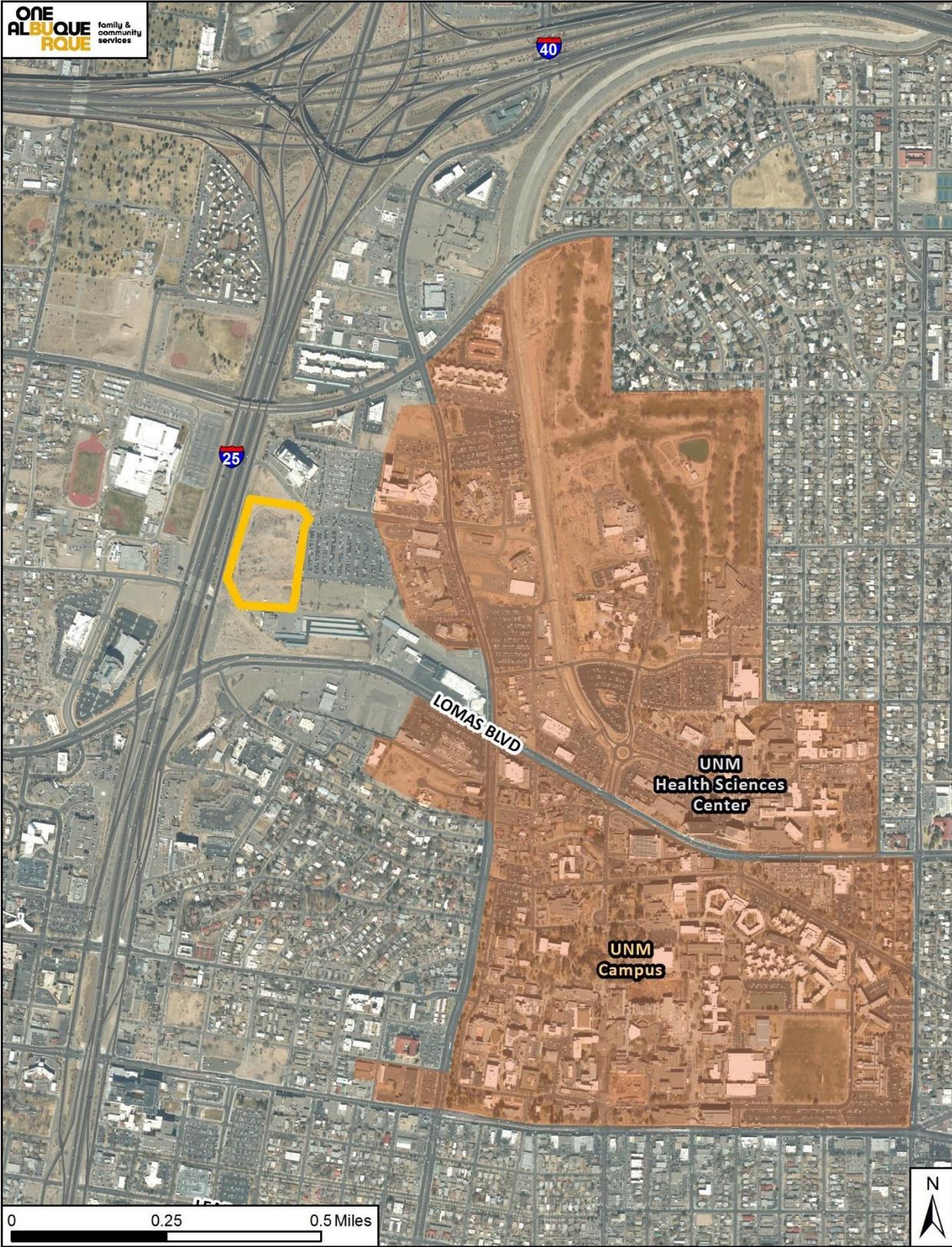
<b>Budget Estimate for 5 Sites are Under \$14 million</b> (listed alphabetically):
Coronado Park and Abutting Lots
Former Lovelace Hospital (Gibson & San Mateo)
UNM-Owned Vacant Lot South of the State Laboratory

<b>Budget Estimate for 3 Sites are Over \$14 million</b> (listed alphabetically):
Crowne Plaza Hotel – University and Menaul (Big-I)
Vulcan Materials (abutting NW corner of Big I)

**Appendix B: UNM-Owned Vacant Lot South of the State Laboratory  
Preliminary Site Plan Sketches**

Appendix B: UNM Site Sketches

The yellow boundary in this aerial map provides an approximate location of the Gateway Center on the 5-acre lot South of the State Office of the Medical Examiner.



Visual renderings can be a helpful tool to continue the Gateway Center conversation. This first preliminary sketch provides a potential layout for how the Gateway Center might be situated on the UNM-owned vacant lot south of the State Laboratory.



# CONCEPTUAL SITE PLAN OPTION 1



300 (+/-) Beds  
Multiple Buildings  
Men | Women | Families | Young Adults & Students  
5.5 Acre Site

This second preliminary sketch provides another potential layout for how the Gateway Center might be situated on the UNM-owned vacant lot South of the State Laboratory.



# CONCEPTUAL SITE PLAN OPTION 2

ENLARGED | NOT TO SCALE 

300 (+/-) Beds  
Single Building  
Men | Women | Families | Young Adults & Students  
5.5 Acre Site

This third preliminary sketch provides another potential layout for how the Gateway Center might be situated on the UNM-owned vacant lot South of the State Laboratory. This sketch focuses services for a smaller population of women, families, young adults and students.



CONCEPTUAL SITE PLAN  
**OPTION 3**

ENLARGED | NOT TO SCALE 

180 (+/-) Beds  
 Multiple Buildings  
 Women | Families | Young Adults & Students  
 5 Acre Site