



Tim Keller, Mayor

April 10, 2023

To: Albuquerque Development Commission
From: Ciaran Lithgow, Redevelopment Project Manager
Subject: El Parador – Redevelopment Tax Abatement Application – Case #2023-04

Executive Summary. 201 Yale LLC (“Applicant”) has applied for a Redevelopment Tax Abatement (“RTA”) for El Parador, located in the newly designated University MR Area at 201 Yale Blvd SE. The Applicant will build a three-story 20-unit multifamily project (“Project”). Location map, site plan, and conceptual renderings are included at the end of the Staff Report. The full application is attached as Exhibit A.

Value of RTA. The combined current property tax bills for the property is \$846, which the Applicant will continue to pay to the County. Following completion of the Project, the new annual property tax amount is estimated to be \$19,804. The estimated value of the property tax abated on the Project would be \$17,062 annually, or \$119,436 over a period of 7 years (taxes abated minus annual MRA fees).

Detailed Report 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 University MR Area, which adopted the University Area Metropolitan Redevelopment Plan in 2022.
Site Control. Applicant must have site control.	The Applicant owns both parcels.
Minimum Project Size. The scope of the Project must meet <u>one</u> of the following criteria: <ul style="list-style-type: none"> Total hard construction cost is at least \$2M <i>OR</i> <ul style="list-style-type: none"> A minimum of eight additional (new or converted space from a different use) residential units are created; <i>OR</i> <ul style="list-style-type: none"> A minimum of 15,000 sq. ft. of commercial space is created or put into active use 	The Project meets two of the minimum project sizes: <ul style="list-style-type: none"> Total project cost is \$4.3M The project adds 20 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 105 points. See the Community Benefits Matrix below for details.

Community Benefit Criteria	Points Earned
Sustainability	
<u>On-Site Solar.</u> Rooftop will be built to be solar-ready with necessary electrical infrastructure and structural support.	20
Economic Development	
<u>Creates missing-middle development.</u> The project is a medium-size infill project that adds an exciting texture to the urban core. <i>The construction project costs are between \$1M - \$3.99M.</i>	25
<u>Adds Density.</u> Projects in MRA are in areas of change. MR areas should maximize the allowable density to create vibrant urban districts. 50 – 99.99 dwelling units/acre – 25 points <i>The Project adds density at 52 dwelling units/acre.</i>	25
Community Benefits	
Culture & Art. Project includes a mural that is at least 150 sq.ft. or other significant artistic features such as a large sculpture, artistic lighting, etc. Art must be located within prominent public view. <i>The Project will install a mural, to be at least 150 sq.ft., on the exterior stairwell facing Yale.</i>	15
Diverse/Local Team	
Developer is a local business	10
General contractor is a local business	10
Total Points Earned	105

RTA Evaluation Criteria

☒ **Criteria 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 project will redevelop an underutilized surface parking lot that has seen increased levels of loitering and trash, and which detracts from the pedestrian atmosphere.
- **Project furthers the goals and objectives of the adopted Metropolitan Redevelopment Area Plan.** The Project is identified as an Opportunity Site in the University MR Area Plan. It furthers the objectives in the Plan by:
 - Contributing to “a diverse mix of new housing options” by developing a new high-density project on a currently vacant, small (0.38 acre) lot.
 - “Improving the bicycle and pedestrian realm” by adding new streetscaping along Yale Boulevard, a prominent corridor in the MR Area.
- **Demolition of viable buildings has been/will be avoided.** There are no existing structures on the building.
- **Relocation of existing residents and businesses has been/will be avoided.** The existing parking lot is owned and operated by the Applicant. No business will be involuntarily displaced.

Criteria 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 will be visible from adjacent streets/trails at full site plan buildout shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 100 feet of wall length that varies the depth of the building wall by a minimum of 6 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height.

The project provides aesthetically pleasing and neighborhood-appropriate stucco beige finishing, accented by blue to add visual variation. Along Yale, accents, doors, columns, and breezeways provide façade textures at appropriate offsets. On Silver, Juliet balconies, exposed concrete, and exterior ground-level patios provide for texture and color variations.

OR

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

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.

The Applicant is a partnership between Jay Rembe and Allen Lewis, who were partners on the Bricklight District, which includes 46 apartments and 7,200 square feet of retail. Jay Rembe has demonstrated experience in several other development and redevelopment projects including The Franz at Country Club Plaza (81 units), managing several large (50+ unit) multifamily projects, and delivering over 150,000 square feet of retail inventory.

Conditions for Approval

Applicant shall provide MRA documentation that the following Conditions of Approval have been met prior to building permit submission:

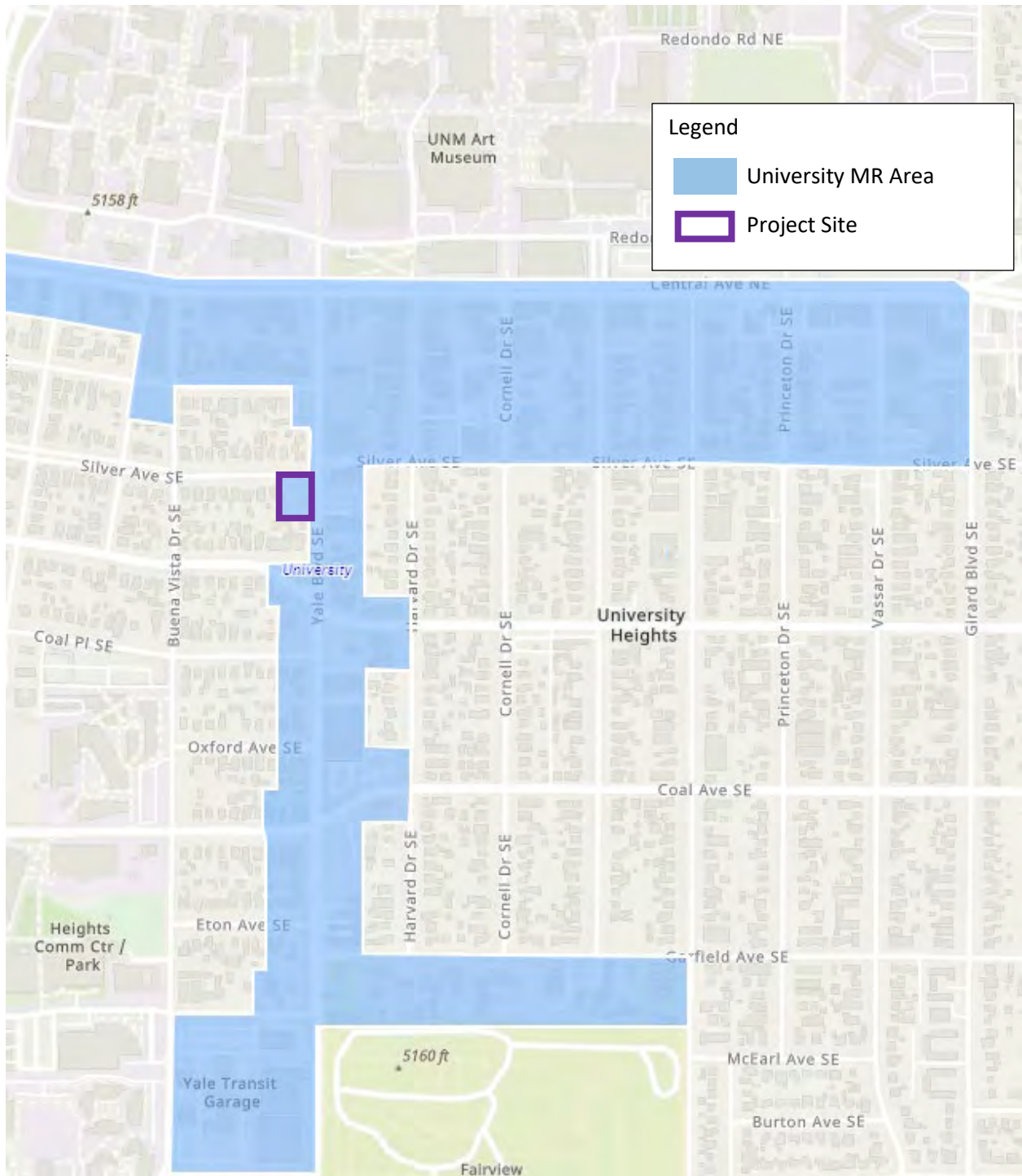
- **On-Site Solar:** Submit to MRA a letter from professional electrical engineer certifying that the roof includes necessary electrical infrastructure and structural support to support future solar panel installations.
- **Adds Density:** Provide floor plans from the building plan set to confirm 20 units are included in architectural/construction plans.
- **Mural:** Submit the mural plan, to be at least 150 square feet and prominently visible to the public right of way, to MRA for final approval.
- **Project Fencing.** Provide fencing detail to confirm that the fencing separating the parking lot from the sidewalk along Yale shall be no taller than 6 feet. Fencing above 3' will be at least 60% transparent.

Findings:

- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement PILOT Program:
 - The Project removes blighted conditions and meets the goals of the University Metropolitan Area Plan by improving the pedestrian environment and adding high-density, neighborhood-appropriate housing options to the area;
 - The Project meets the design criteria by creating an aesthetically pleasing project that provides variation in color, texture, and scale, and modulates the building elevation and façade;
 - The Applicant has demonstrated sufficient experience to reasonably complete the Project.

Recommended Motion: Based on the findings in the staff report and the Conditions of Approval, the ADC recommends to City Council approval, in form, of the Redevelopment Tax Abatement with 201 Yale LLC for the development of El Parador.

LOCATION MAP



PROJECT RENDERINGS



VIEW FROM SILVER AVE



VIEW FROM YALE BLVD



2 Option 2 - Decorative Railing



4 Decorative Railing

Note- All options to provide a minimum of 60% opening at view fence portion of wall. Final Fence design subject to MRA review and approval prior to Building Department Permit Approval.

ENHANCED STREETScape & FENCING - VIEW FROM YALE BLVD

LANDSCAPE & SITE PLAN





The Parador



Redevelopment Tax Abatement
2023 PILOT Program

February 28, 2023



table of contents

Section - Title	Page
a. Application Form	02
b. Community Benefits Matrix	03
Application Narrative	
c. Project Information	
1. Description of Proposed Development...	05
2. Existing Site Conditions	06
3. Entitlements	06
.d. Community Benefit Summary	
1. Sustainability	06
2. Economic	06
3. Community Benefits	06
4. Diverse/Local Team	06
e. Evaluation Criteria 1: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Area Plan	07
f. Evaluation Criteria 2: Design	08
g. Evaluation Criteria 3: Applicant Experience	09

Section - Title	Page
h. Appendix	
1. Map of Project Location	16
2. Site/Landscape Plan	17
3. Elevations/Renderings	18
4. Letter of Obligation for Solar Implementation.....	23
5. Warranty Deeds.....	25
6. Construction Timeline	27
7. Required Attachments for the Applicable Community Benefit Criteria	28
8. Summary of Pre-Application Meeting Provided by MRA Staff	32
9. Copy of Most Recent County Assessors Notice of Value and Property Tax Bill for all Parcels	34

Contact Information

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**METROPOLITAN REDEVELOPMENT TAX ABATEMENT
APPLICATION FORM**

Name of Project

Location of Project

Legal Description of All Parcels

Bernalillo County UPC Code of all Parcels

Applicant Name

Contact Person

Address

Telephone

Email

Amount of Fee Submitted

Total Project Square Footage

Building Construction Type

Estimated Building Permit Valuation (please include formula and methodology)

Form of Documented Site Control included in Application

- Warranty deed
- Option to purchase (expires no sooner than 4month from application date)
- Long term lease (at least 50 years)

Minimum Project Size

Total project cost

Number of additional residential units created by project

Total square feet of commercial space

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Sustainability		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Reuse of Existing Structures.		30		
<i>can only get points in one line</i>				
25% of project footprint utilizes existing structures	20		0	
50% of project footprint utilizes existing structures	30		0	
Project includes on-site Electronic Vehicle charging stations.	15	15	0	W/ Application: narrative statement @ Building Permit: confirm on site plan
<i>% of parking spaces EVSE installed</i>				
On-Site Solar		50		
<i>can only get points in one line</i>				
Roof top is built to be solar-ready with necessary electrical infrastructure and structural support	20		20	W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional
On-site generated renewable energy meets at least 20% of building's anticipated energy needs	50		0	W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional
Integrate Net Zero Water and Energy approaches in the construction and operation of the building.		75		
Connect to reuse or non-potable water service lines. ABCWUA non-potable and reuse rate is offered at a 20% discount as compared to potable water. Buildings that already have connections to non-potable water service lines or are mandated to connect to reuse service lines required by ABCWUA are ineligible to receive points https://www.abcwua.org/customer-service/new-service	15			W/ application: Submit letter from ABCWUA confirming availability statement or serviceability letter for non-potable water service lines. @ Building Permit: Contractor to submit for tapping permit (for routine connections when extensions are not required)
Project is designed to maximize passive solar gain in winter while mitigating excessive solar gain in the summer. Design interventions can include window treatment, window overhangs,	10			W/ Application: elevations and site plan. Short narrative description of how the building design addresses passive solar. @ Building Permit: confirm on elevations and site plan
Project includes cool surface treatments, such as cool pavements, or cool treatment applied to surface parking/top level of parking	10			W/ Application: roof and pavement plan @ Building Permit: confirm roof and pavement plan
Rooftop garden covers at least 15% of rooftop area	10			W/ Application: roof plan @ Building Permit: confirm on roof plan
For redevelopment/retrofits only: install high efficiency WaterSense-labeled fixtures and water efficient equipment: 1.28 GPF toilets, 0.5 gpt urinals, 1.5 gpm aerators, 2.0 gpm showerheads and washing machines with an integrated Water Factor (IWF) of 3.0 or less. Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @ Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
For redevelopment/retrofits only: Transform up to 80% of high water use spray irrigated turf areas with a desert-friendly xeriscape that includes select drought-tolerant plants and climate-ready trees, as well as passive water harvesting and drip irrigation methods. Refer to ABCWUA Xeriscaping: the complete how to	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @ Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
For redevelopment/retrofits only: Update cooling mechanical systems with control meters to help monitor water use and implement mechanism to improve the tower's water quality and increase cycles of concentration and/or install a recirculation system that will reuse cooling water instead of discharging it. Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities	10			W/application: submit ABCWUA Xeriscope rebate application (requires inspection) @ Building Permit: approved ABCWUA Xeriscope rebate application (requires inspection)
Sustainable Development Patterns		40		
Encourages Alternative Transportation. Two of the following are met: 1. Site Plan includes a dedicated ride share loading space 2. Project includes interior bike storage with one space for 60% of residential units and at least 200 sq. ft. dedicated space for bicycle maintenance 3. Parking ratio is less than 1.2 per unit (multi-family) or 21,000 (commercial) 4. Project provides at least one dedicated carshare vehicle per 200 units	15			W/application: site plan with parking calculations and dedicated rideshare loading space; narrative statement regarding bike parking and carshare vehicle. @ Building Permit: Site verifying parking spaces; floor plan with bike space; agreement with ride share company (or other)
Efficient Unit Sizes. Multifamily projects offer least 50% of units at 600 usable square feet or smaller.	25			W/ application: submit floorplans delineating unit sizes and calculation of unit types by size. @ Building Permit: confirm unit sizes.
Subtotal		210	20	

Economic		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Generates Gross Receipts Taxes. Small pockets of retail can be especially impactful. Retail space will trigger occupancy requirements within the first years of completion in the lease agreement.				W/ Application: site plan/floor plans with calculation @ Building Permit: confirm on site plan with calculation
At least 1,000 square feet of interior retail space (for rent in commercial user and not to be used as residential leasing or amenity space)	15	15		
Creates missing-middle development. Medium-size infill projects create an exciting texture to the urban core. Small sized projects get a boost in the scoring system and are not expected to provide the same level of amenities as larger project.	<i>can only get points in one line item</i>	25		Use Building Permit Data Multiplier to Calculate Construction Value
Estimated Project Construction Cost				
\$8M - \$11.99M	15			
\$4M - \$7.99M	20			
\$1M - \$3.99M	25		25	

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Adds Density. Projects in MRA are in areas of change. MRTA projects areas should maximize the allowable density to create vibrant urban districts	<i>can only get points in one line item</i>	35		W/ Application: provide site plan with calculation @ Building Permit: confirm on site plan with calculation
<i>Mixed Use and Residential Projects</i>				
15-19.99 dwelling units/acre		15		
20-49.99 dwelling units/acre		20		
50-99.99 dwelling units/acre		25	25	
100+ dwelling units/acre		35		
<i>Projects without Residential Uses</i>				
Floor Area Ratio > 2		25		
Floor Area Ratio > 3		35		
Subtotal		75	50	

Community Benefits		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Historic Preservation. Project protects and preserves historic structures, districts, sites, objects or designed landscapes from deterioration or destruction. Building or landscape being preserved must be officially recognized by the City of Albuquerque, State of New Mexico, or listed in the National Register of Historic Places.		20	20	W/ Application: Documentation of historic registration and description of how the asset will be preserved through this project.
Enhanced Streetscape		25		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Building structure or restaurant/bar patio edge is aligned to minimum front setback outlined in IDO zoning requirements.		10		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Include two of the following enhanced streetscape improvements: -Widened sidewalks by at least 2-feet above IDO minimum along arterial streets. -Increased landscape planting requirements (by at least 20%) in public areas -Providing a bus shelter -3 pieces of urban furniture components -Pedestrian-scale lighting along arterial sidewalk -Other streetscape amenity as approved by MRA		15		W/ Application: provide site plan/landscape plan and include description of which streetscape improvements are being met @ Building Permit: confirm on site/landscape plan
Public Space Amenity	<i>can only get points in one line item</i>	30		
On-site public space at least 500 contiguous sq. ft. such as a pocket park, plaza, playground, or performance area. Public space shall be accessible to the public generally 9-5, five days per week.		20		W/ Application: provide site plan and explanation of IDO usable open space minimum requirements @ Building Permit: confirm on site plan
On-site public space at least 1000 contiguous sq. ft. such as a pocket park, plaza, playground, community garden, or performance area. Public space shall be accessible to the public 9-5, five days per week.		30	0	W/ Application: provide site plan and explanation of IDO usable open space minimum requirements @ Building Permit: confirm on site plan
Culture & Art. Project includes a mural that is at least 150 sq. ft. or other significant artistic feature such as a large sculpture, artistic lighting, etc. Art must be located within prominent public view.		15	15	W/ Application: provide site plan @ Building Permit: confirm on site plan
Rooftop or Elevated Deck. Project includes an outdoor deck on the second floor or higher. Deck must be at least 500sq. ft. Deck must be available for use by public patrons such as hotel guests/restaurant or bar patrons/office users (dependent on building type). Rooftop decks available exclusive for residential users does not qualify.		10	10	W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Affordable Housing. At least 60% of units are affordable to households <80% AMI & project is being funded and monitored for compliance by governmental entity other than MRA.		40	40	Application: documentation from MFA, FCS that project is affordable
Subtotal		140	15	

Diverse/Local Team		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Diverse and/or Local Team Structures		50		
Legal applicant entity is a minority, LGBTQ+, veteran, or women-owned business		15		Application: Applicable third party certification
Legal applicant entity is a local business		10	10	Application: W-9 self-certification; business license
General Contractor is a minority, LGBTQ+, veteran, or women-owned		15		Application: Applicable third party certification
General Contractor is a local businesses		10	10	Application: W-9 self-certification; business license
Subtotal		50	20	

	Minimum Required	Total Points Available	Total Points Earned
TOTAL POINTS	100	475	105

C. Project Information

1. Description of Proposed Development

The Development team proposes a new 3 story, 20-unit midsize apartment complex at 201 Yale SE. Currently the site consists of a paid parking lot, which opens to Yale Blvd., and despite the owners' best attempts to protect and secure, has more than its share of vandalism, and unwelcome trespassing.

It is the development team's hope, that by providing a new middle-income housing development in this area the community will see a decrease in crime and an increase in pedestrian and bicycle traffic which will contribute to the overall walkability of the neighborhood.

Through careful analysis of the existing site, the team determined that it was important to focus the project's entry on Silver Ave.

An existing bicycle boulevard, Silver Ave. provides the perfect location from which to anchor the community, providing a new gateway between Yale and the western neighborhood. By fronting three ground floor units along Silver the team hopes to activate the sidewalk, adding eyes on the street, further fostering a sense of community and security.

In addition, the new development eliminates two existing curb cuts along Yale Blvd. and utilizes the existing alley for entry and egress, which will provide a safer environment for pedestrians and cyclists alike.

Careful thought was put into the landscaping of the proposed development. While existing trees were celebrated and helped inform the placement of the ground floor units along Silver Ave., extensive new landscaping and thoughtfully designed site walls further strengthen the connection back to the existing neighborhood.

Parking, while required, has been minimized and has been intentionally turned inward, to maintain a buffer both to the west with the new residential units and to the east with landscaping and site walls.

The Parador looks to be a model for new infill middle income housing throughout the city of Albuquerque.



2. Existing Site Conditions

Currently, the site is a parking lot. Other than parking, the lot is empty and is ready for development.

3. Entitlements

The property consists of two lots, which will be consolidated to one for the purposes of this development, and is currently zoned MX-M.

This site has received DRB and platting approvals. Plans will be finalized upon approval of RTA.



D. Community Benefit Summary

Sustainability:

1. On-site Solar:

- The rooftop structure will be designed to accommodate a solar array system, and its required infrastructure. Additionally, electrical infrastructure will be included for future installation. See Letter of Obligation provided in the appendix for review.

Economic:

1. Creates missing-middle development:

- The estimated project budget will meet the \$1M-\$3.99M range.

2. Adds Density:

- The project site includes .388 acres of previously developed land, on which a density of 51.54 units per acre will be achieved.

Community Benefits:

1. Enhanced streetscape:

- Project will provide 20% more landscaping in public areas included, but not limited to, parking areas and streetscape along Yale and Silver. See Landscape Plan in appendix for more details.
- Pedestrian scaled lighting will be included along Yale and Silver in the form of tree and landscaping lights and building sconces.

Diverse/ Local Team:

1. Legal Applicant is a local business:

- Allen Lewis, Ahmet Tiryaki, and Jay Rembe, are all local business owners and reside and work here in Albuquerque.

2. General Contractor is a local business

- Chris Sanchez is a local business

E. Evaluation Criteria 1: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Plan

1. Removal of Blighted Conditions

The property resides in an area that is currently under utilized and prime for multi-family redevelopment. While there are a number of retail and commercial businesses in this area, the number of vacant parking lots detract from the security and sense of community after business hours. Vacant lots attract troublemakers, encampments, loiterers, and trash. By providing twenty-four hour residential spaces that open to the neighborhoods and public streets, specifically three units that face Silver Ave, the new development looks to help strengthen the sense of community in this neighborhood. The new development will provide much needed upgrades to the existing alleyway to the south of the project, and the sidewalks along Yale and Silver.

2. How the Project furthers the Goals and Objectives of the adopted Metropolitan Redevelopment Plan:

- The property was identified as an ‘Opportunity Site’ in the University MR Area Plan in 2021.
- Provides additional density for the area. The new development provides much-needed housing units in the area which can help promote a sense of place and security.
- New Housing will help support local businesses in the area.
- Project will upgrade existing on-site landscaping and infrastructure to help improve the bicycle and pedestrian realm.
- Cleanliness and Safety-The new Development will help restore the beauty and sense of place to the existing neighborhood through the elimination of a parking lot and through the implementation of new landscaping, density, and on-site infrastructure improvements.



3. Demolition of Buildings

The property is currently home to a paid parking lot. Extensive asphalt removal and regrading will take place.

4. Relocation of Businesses/Residents

Current parking lot owners will also own the new development. No additional businesses or residents will be relocated or displaced for the new development.



Parking Lot of Existing Site



Existing Paid Parking Lot Signage



F. Evaluation Criteria 2. Design

The new development has been designed to blend in with the existing community in order to enhance but not drastically alter the existing residential nature of the neighborhood to the west of Yale. To this end, architectural details such as breeze block and entry stoops have been incorporated into the design. Curb cuts have been eliminated and existing infrastructure such as alleyways have been utilized to establish a greater sense of walkability to the existing neighborhood, while added density helps to provide a sense of community. Parking reductions have been taken advantage of in order to reduce the amount of space typically allotted to the automobile, in a hope that this project can help promote more environmentally friendly modes of transportation such as bicycling and public transportation.

The color palette has been chosen to fit in with the existing palettes of soft whites and browns of traditional New Mexican residential neighborhoods with a splash of Santa Fe blue to add interest.

G. Evaluation Criteria 3. Applicant Experience

Jay Rembe

201 Yale LLC



A native New Mexican, Jay Rembe has over 29 years of experience in the New Mexico commercial and residential real estate industry. He began his career as a commercial real estate broker with CB Commercial in 1993 where he specialized in retail brokerage. In 1997, he joined Maestas and Ward Commercial Real Estate as a partner, where he continued to specialize in tenant/landlord representation and investment opportunities. In 2001, he founded Infill Solutions Urban Design and Development which in 2012 merged into rembe urban design & development and Rembe Properties, LLC, a property management & real estate brokerage company.

As a founding board member of the Urban Land Institute's New Mexico chapter, Jay helped promote the organization's goals of education, sustainability and best practices in land use and development in New Mexico.

Jay graduated from the College of Wooster (Ohio) with a degree in Spanish. Fluent in Spanish, he lived in Cordoba, Spain as a student in 1989, and in Quepos, Costa Rica in 1991, where he managed a sport fishing company. Jay is married to Jolene Brunacini Rembe and has a son Jack, 22, and a daughter Claire, 18. In his free time, Jay and his and his family enjoy traveling, snow skiing and mountain biking.

Jay is the ULI representative on the Rail Yards Advisory Council and one of the developer representatives for CUBED to help make the university heights neighborhood better.



Allen L. Lewis

201 Yale LLC

February 2003 to Present-Managing Partner for Harvard Mall Partners

Harvard Mall Partners is a real estate development partnership that is currently redeveloping 4.5 acres across from the University of New Mexico. The award winning, fourteen million dollar project is a transformation of an old neighborhood into a revitalized New Urbanism type community. This new development has been named "The Bricklight District." Currently, we are focused on the next phase of the Bricklight District which will involve a six million dollar multi-family development on the remainder of the block along Harvard Blvd.

Allen L Lewis

201 Yale LLC

March 1999 to Present-Owner of United Enterprises, Inc.

I purchased United Enterprises in 1999. It was doing business as Parking Co. of America, and owned and managed over 30 parking lots in downtown Albuquerque and around the University of NM. In November 2008, United sold off the parking lot management division, so that we could concentrate solely on real estate development. Today, United Enterprises is a real estate development and property management company focused in the Albuquerque, Texas, and Rio Rancho communities.

September 1997 to December 1998-Vice President Store Support for Home Choice Rentals.

Located in Dallas, Texas, Home Choice Rentals was in the home furnishings rental purchase business. During my 15 months with the Home Choice we became a public company that grew from 110 stores to 485 stores throughout the United States doing in excess of \$300 million in annual revenue. In 1998, Home Choice was purchased by Rentway Corporation.

June 1979 to September 1997-President and Owner of Amigo TV Rentals

I started Amigo TV Rentals with one store and grew to a 21 store chain, located in 10 different cities throughout the southwest United States, doing in excess of \$12 million in revenue annually. Sold the company to Home Choice Rentals and Mr. Wayne Huizenga in September 1997.

1975 to 1979-Vice-President of Realty Investment Co. We specialized in the syndication of real estate investments, primarily apartments & mobile home parks.

We did a number of syndications, under the HUD program 221(d)4, around New Mexico.

Currently Serving: -As a Trustee for the Village of Los Ranchos de Albuquerque

- Secretary of the Board for "The Ranches"

- Member of Village of Los Ranchos Agricultural Committee

Former Board Member: NM Assoc. of Office and Industrial Properties

New Mexico Land Conservancy

New Mexico Cancer Center Foundation (past president)

National Association of Rental Co. (past vice president)

Married to Carla Aragon and have 3 grown daughters. I am a native New Mexican and a resident of the Village of Los Ranchos. I grew up on Green Valley Rd. by the old Village Hall where my family moved to in 1960.



Vinaigrette



Vinaigrette



Amore



Country Club Plaza

Mullen Heller Architecture

mullen heller architecture

Mullen Heller Architecture, PC was established in March 2001. The firm principals are Michele Mullen, AIA and Douglas Heller, AIA. They have extensive experience in a variety of project types in the public and private sectors. After moving to Albuquerque in 1992, Doug and Michele practiced with other established firms until 2001. While with those firms, Michele and Doug came to realize that a design practice that was not only talented but also focused on customer service was missing in New Mexico. That became the impetus for starting Mullen Heller Architecture. Michele and Doug's experiences complement each other, as Michele has experience in the public sector, while Doug's experience in the private sector has been focused on fast-paced projects with tight budgets.

"We at Mullen Heller Architecture embrace every client's specific needs to create memorable spaces that enhance the built environment and respect the natural world in which we live."

Mullen Heller Architecture is a collaborative team of energetic architects and critical thinkers who thrive on the challenges of architectural, interior, and site planning design, always with our eye on the beautiful. Our firm has worked with clients in the private and public sectors to craft spaces throughout New Mexico and the Southwest. We have a depth of experience in a variety of project types of all shapes and sizes. We welcome any test to conventional wisdom and relish the opportunity presented by a project with a twist.

Ahmet Tiryaki, project manager

Top Notch Construction

I came from Turkey in 1987 to attend UNM. My first job was for Cauwels and Davis as a maintenance worker and pool boy. For many years I worked for them while attending UNM. I learned all aspects of apartment business through this work. Bought my first property 1994 from Joe Azar and started being a landlord, adding some properties in SE Heights Albuquerque. And I started building around 2006 with my first 4 Plex. I have built hundreds of units, all multi-family apartments and townhomes. In 2013, one of our projects was awarded Platinum LEED designation. My area of interest is in infill projects and providing affordable housing.

Chris Sanchez, project manager

Top Notch Construction

I grew up in a small town in the east mountains on a small ranch, my dad was a framing contractor then later became a general contractor. I grew up working with him and started my business in 1992. I was 18 years old when I started framing and later got into building homes. Suddenly the market crashed and I worked with the Pueblo of Isleta building new homes as well as remodeling homes and doing a few commercial jobs for the tribe also as a general contractor. While working on the Isleta reservation I remodeled the courthouse and the senior center. I have also done work on the Santa Anna pueblo, which includes adding an addition to the senior center. As a general contractor, I've framed everything from cabins, hospitals, and apartment complexes, to motels. I've built many homes and 6-plex apartment complexes. In my 31 years of experience, I've worked on many things from big to small.



Modern General



Modern General

Country Club Plaza

Mixed-Use Residential and Commercial Development

1700 Central Ave SW

Country Club Plaza is a 3.3-acre site in the 1700 block of Central Ave SW, across the street from the location of The Clyde, that was once home of the Horne Motor Lodge. Given the site's history and potential within Route 66 corridor, the project's primary goal was to reactivate this stretch of one of the country's most iconic streets, connecting the Downtown and Old Town corridors, and bringing new commercial identity to the underutilized stretch of road.

Grounded on the principles of revitalization, the project focused its efforts on the adaptive reuse of the three historic buildings on the site (the Horn Oil Gas & Service Station buildings and an old auto body shop), and the construction of three new buildings to complement the existing. This mixture of old and new allows for a dynamic mixed-use development capable of generating an environment conducive to robust pedestrian and vehicular activity. Site planing efforts sought to provide ample opportunities for interactions between an array of uses, including retail, restaurants, offices, and residential through the diverse interplay of landscaped walkways and manicured plazas.

Attributes of the site brought challenges, namely the traffic impact, the environmental implications and hazardous material remediation concerns of developing a long-vacant site (an old gas fueling station), and most importantly, the required upgrades to the utility infrastructure. The development is anchored by a large central plaza that is flanked by the two main commercial buildings, which house a diverse array of uses including a local brew pub, personal fitness training, and professional offices. These restaurant and retail activities on the ground floor dynamically interact with one another, as the residential functions look down from above.

Country Club Plaza

Mixed-Use Residential and Commercial
Development
1700 Central Ave SW

The third building became the focal point of the central courtyard and introduced 58 more residential units and a co-working office suite. Throughout the site, additional small patios and courtyards are generated from the interstitial spaces between buildings, and exterior balconies, within the office and residential functions engage the site activities happening below in the central plaza.

Development efforts took time. Tremendous effort was spent working with neighbors residences, finessing the site design to be respectful of their community's cultural and aesthetic values, as well as creating a neighborhood hub capable of enhancing the local quality of life. We worked through the City of Albuquerque planning procedures, guiding the project through the Environmental Planning Commission, Design Review Board, and Building Permit processes. We met with the neighborhood associations many times to explain the project and answer questions. We understood the implications this project had on adjacent community, and we worked to address the neighborhood concerns as they arose.

The development was designed and constructed in phases over three years and the work was completed by the same team, start to finish. This approach led to a continuity of design and construction methods and most, importantly, a standardized expectation of quality of work. To keep the project on track, all team members had to think quickly and ensure that all facets of the design were considered in their response; quality time, money, program, and aesthetics. The team always kept the initial design intention and construction quality expectations at the forefront of their decisions. Ultimately, the team's efforts paid off, yielding an integrated site design that is now home to some of Albuquerque's most up-and-coming businesses.



The Franz Apartment



The Franz Apartment



Bricklight Courtyards

Bricklight Courtyards Mixed-Use Residential and Commercial Development

115 Harvard Dr SE

Bricklight Courtyards is a mixed-use infill development located in Albuquerque's dense university area. It consists of 7200 square feet of retail space and 46 apartments distributed across four buildings and separated by individual public and private courtyards. The apartments have open floor plans and include solid surface countertops, glass tile, wood laminate flooring, custom maple cabinets and contemporary lighting. The new mix of residential and commercial uses added vibrancy and value to the neighborhood and enhanced the urban experience by providing a great place for people to live, walk, meet, shop and eat. One of the most successful mixed-use buildings built in Albuquerque, Bricklight Courtyards has raised the standard for infill development. At nearly 60 dwelling units per acre, it is an outstanding example of successful collaboration between the owner, architect, contractor and neighborhood association.

Location: UNM area, Albuquerque NM

Project area: .8 acre

Density: Nearly 60 dwelling units per acre

Size: 44,500 sf new construction in four buildings:

7200 sf retail space | 46 residential apartments

Est value: \$7 million

Completion date: 2008



Bricklight Courtyards Apartment



The Franz Exterior



Country Club Plaza



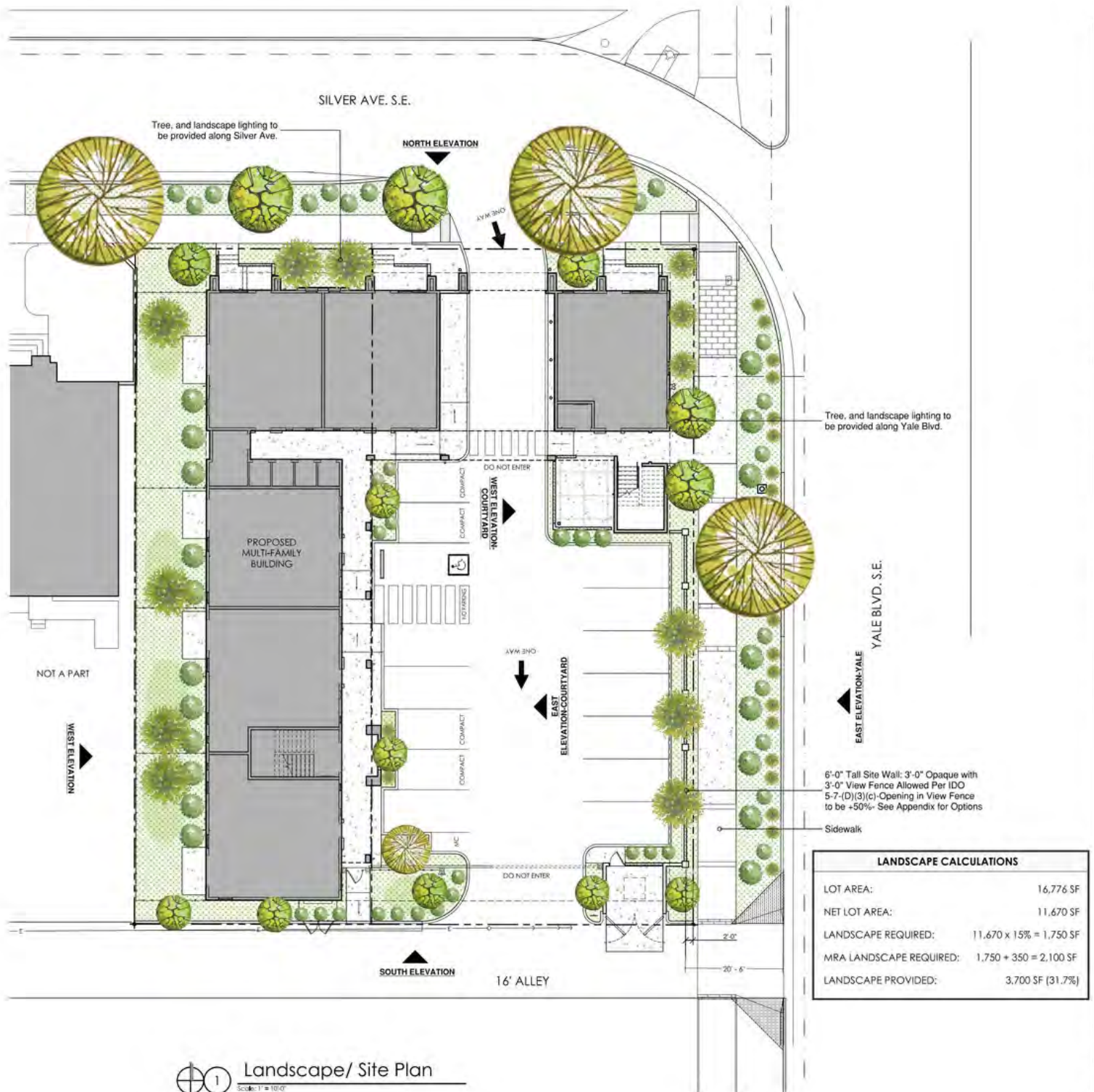
Country Club Plaza



The Franz Exterior

H. Appendix







1 Option 1 - Parasoleil Panel
1/8" = 1'-0"



3 Parasoleil Panel (Powder Coated Metal Infill Panel)
3/8" = 1'-0"



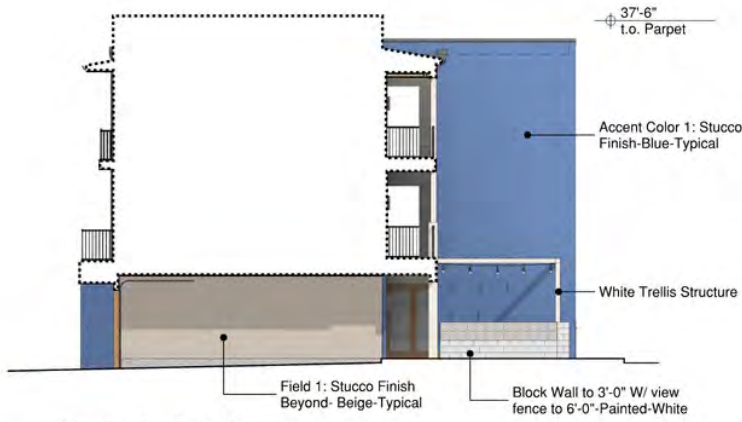
2 Option 2 - Decorative Railing
1/8" = 1'-0"

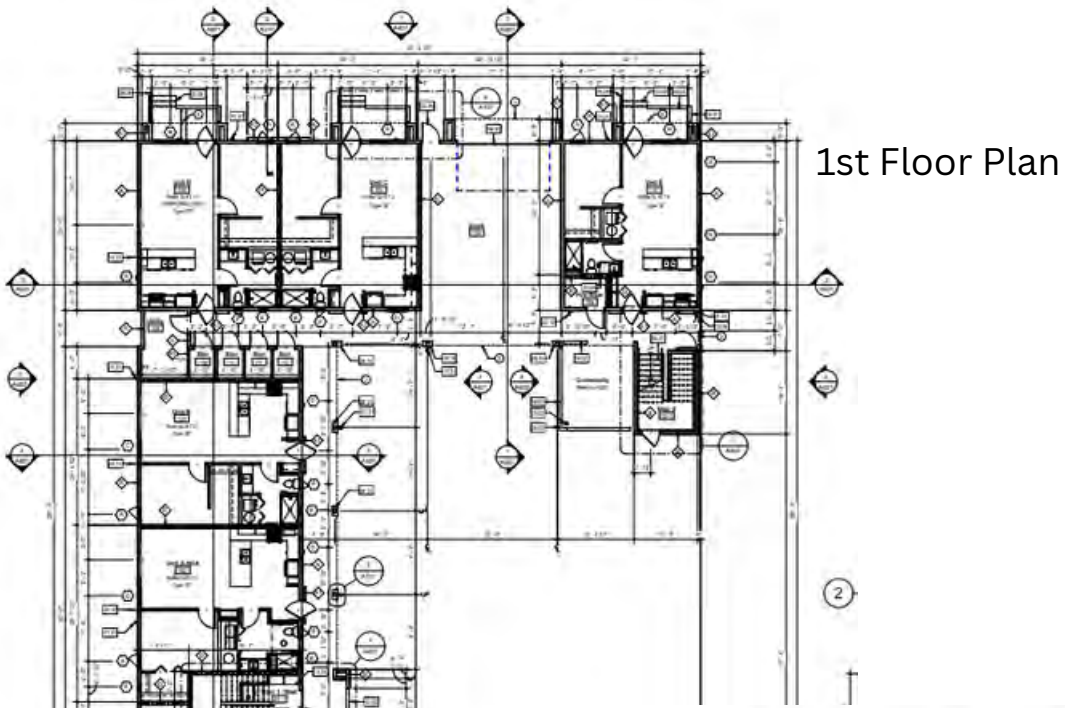


4 Decorative Railing
3/8" = 1'-0"

Note- All options to provide a minimum of 60% opening at view fence portion of wall.
Final Fence design subject to MRA review and approval prior to Building Department Permit Approval.

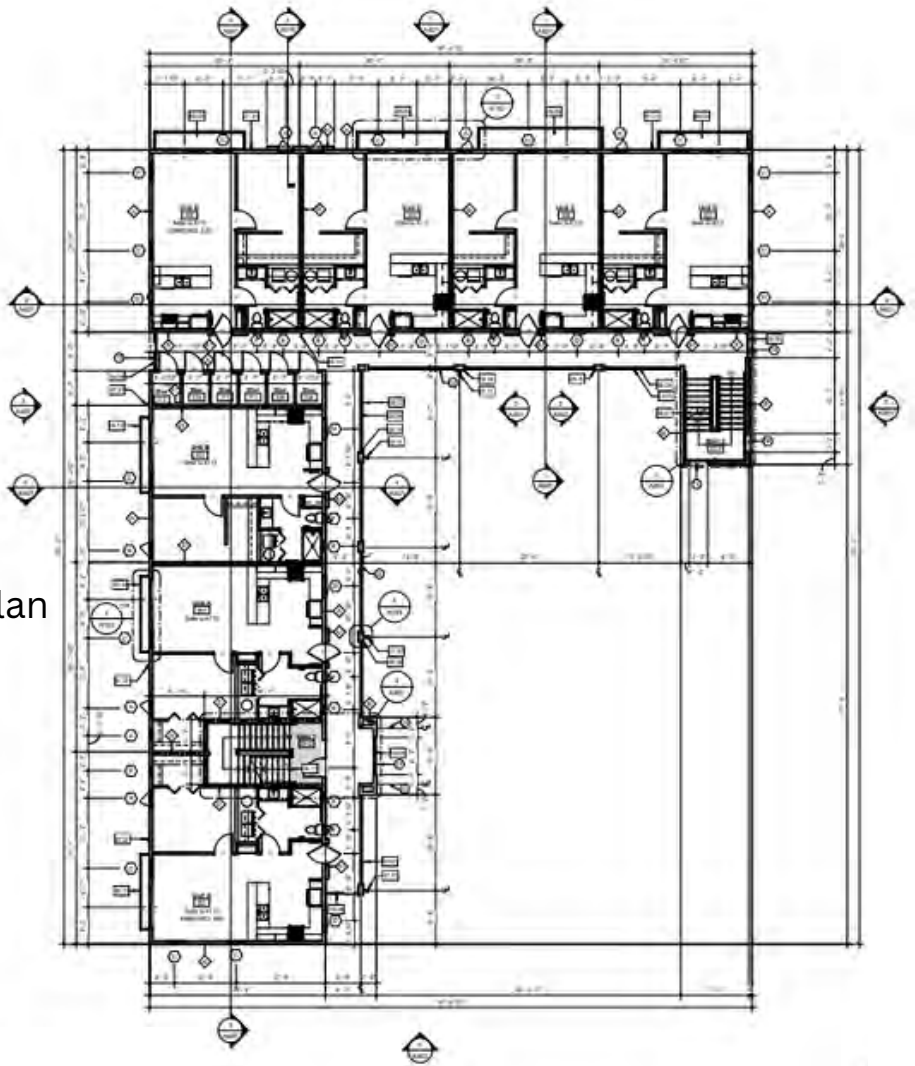


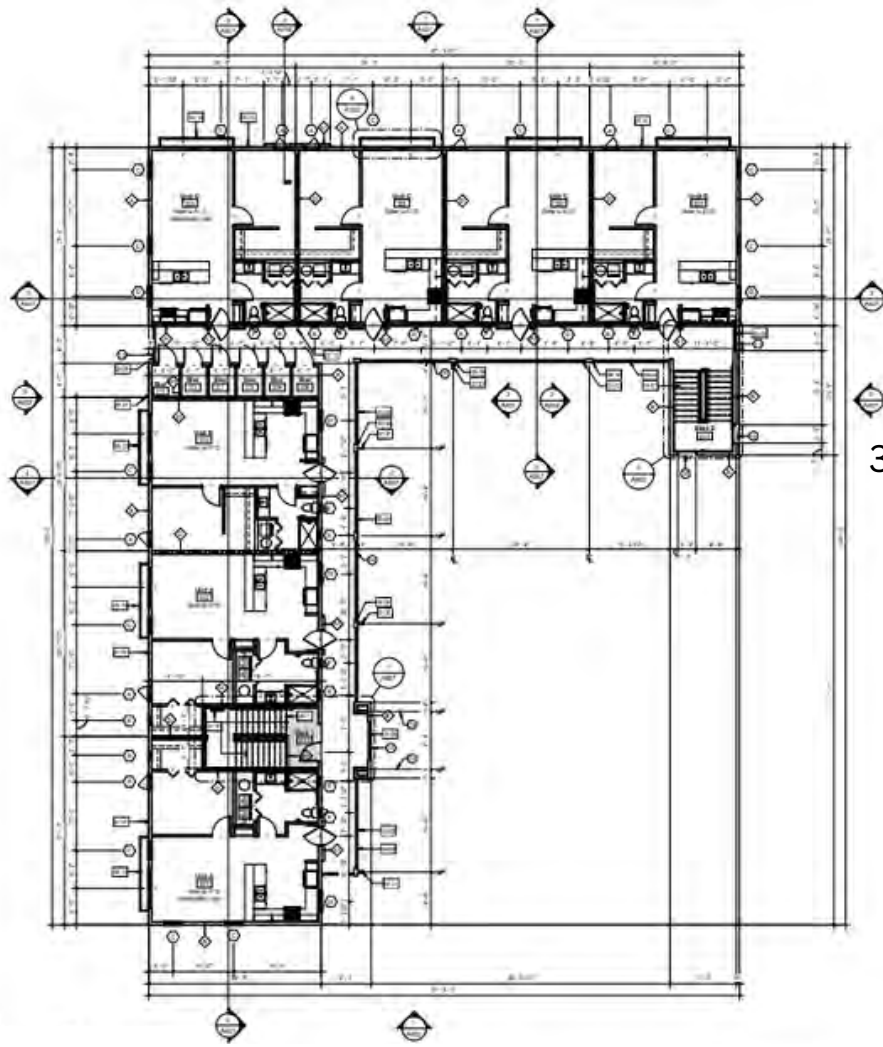




1st Floor Plan

2nd Floor Plan





3rd Floor Plan

February 24, 2023

Metropolitan Redevelopment Agency
ATTN: Ciaran Lithgow, Redevelopment Project Manager

RE: 201 Yale SE.-The Parador Apartment Building

To whom it may concern,

I am writing to confirm that we are working with the Development team for the above mentioned project to provide sizing information related to the required structural and electrical infrastructure for future implementation of a solar array system for the above-mentioned project.

I have attached for your review the preliminary layout and sizing for the future array.

Please feel free to contact me with any additional questions.

Tyson Lanier
505-459-2712
Tyson.Lanier@affordable-solar.com



TRUSTED. RELIABLE. LOCAL.

YOUR SOLAR SYSTEM



PANELS

47

Boviet 540



RACKING

Unirac RM10 EVO

Made in Albuquerque



INVERTER(S)

TBD

System Size

25.38 kW DC

System Production

38,042 kWh

affordable-solar.com | 505.944.4220

affordable solar

Return To:
Fidelity National Title of New Mexico Inc.
8500 Menaul Blvd. NE, Suite B-150
Albuquerque, NM 87112

GF No.: SP000136743

WARRANTY DEED

United Enterprises Inc., a New Mexico Corporation
for consideration paid, grant to
201 Yale, LLC, a New Mexico Limited Liability Company
whose address is 1716 Central Ave SW, Ste A, Albuquerque, NM 87104
the following described real estate in Bernalillo County, New Mexico:

Lots numbered Nine-A (9A) in Block numbered Three (3) of BUENA VISTA HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 11, 2022 as Document no. 2022046251 in Plat Book 2022C, Page 41.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2022, and subsequent years.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 15th day of August, 2022

United Enterprises Inc.
BY: 
Allen L. Lewis, President

State of NEW MEXICO
County of BERNALILLO

This instrument was acknowledged before me on this 15th day of August, 2022, by Allen L. Lewis, President of United Enterprises Inc., a New Mexico Corporation.


Notary Public

My Commission Expires: 9-11-24

[SEAL]

STATE OF NEW MEXICO
NOTARY PUBLIC
Warren Prue
Commission No. 1100229
September 04, 2024

Return To:
Fidelity National Title of New Mexico Inc
8500 Menaul Blvd. NE, Suite B-150
Albuquerque, NM 87112

GF No.: SF000136743

WARRANTY DEED

United Enterprises Inc., a New Mexico Corporation

for consideration paid grant to

201 Yale, LLC, a New Mexico Limited Liability Company

whose address is 1716 Central Ave SW, Ste A, Albuquerque, NM 87104

the following described real estate in Bernalillo County, New Mexico:

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IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 15th day of August, 2022

United Enterprises Inc.

By: 
Allen L. Lewis, President

State of NEW MEXICO
County of BERNALILLO

This instrument was acknowledged before me on the 15th day of August, 2022, by Allen L. Lewis, President, of United Enterprises Inc., a New Mexico Corporation.

Notary Public:

My Commission Expires 

[SEAL]

STATE OF NEW MEXICO
NOTARY PUBLIC
Warren Prue
Commission No. 1100229
September 04, 2024

Construction Timeline



SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.
201 Yale LLC

BUSINESS NAME/ disregarded entity name, if different from above.

PRIMARY BUSINESS ADDRESS (number, street, and apt or suite no) **MAILING ADDRESS** (number, street, and apt or suite no or PO Box)
1716 Central Ave SW Suite A 1716 Central Ave SW Suite A

CITY, STATE, and ZIP CODE **MAILING CITY, STATE, and ZIP CODE**
Albuquerque, NM 87104 Albuquerque, NM 87104

PHONE **EMAIL ADDRESS**
5054537164 rembe@rembedesign.com

TAX CLASSIFICATION (check only one)

INDIVIDUAL/SOLE PROPRIETOR or single-member LLC C CORPORATION S CORPORATION

PARTNERSHIP TRUST/ESTATE

LIMITED LIABILITY COMPANY - Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership)

→ Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner:

501(C)(3)/NON-PROFIT ORGANIZATION OTHER (SEE INSTRUCTIONS)

If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:

Hispanic American

Native American

Black or African American

Asian-Indian American

Asian-Pacific American

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

Local Business - Headquartered and maintains its principal office and place of business within the Greater Albuquerque Metropolitan Area (City of Albuquerque or Bernalillo County).

Doing Business Locally - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area and employs one or more City of Albuquerque or Bernalillo County residents.

Woman Owned Business - At least 51% owned and controlled by one or more women, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more women.

Minority Business Enterprise (MBE) Owned - At least 51% owned and controlled by one or more racial/ethnic minorities or, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more racial/ethnic minorities. Please specify the race/ethnicity of minority owners (question to the right).

LGBTQ+ Owned Business - At least 51% owned and controlled by one or more LGBTQ+ individuals, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more LGBTQ+ individuals.

None of the Above Categories Apply

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me) and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined in the instructions); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person <i>Jay Rembe</i>	DATE 2/23/2023
PRINT NAME Jay Rembe	TITLE Managing Member



SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Mullen Heller Architecture, PC

BUSINESS NAME/ disregarded entity name, if different from above.

Table with 2 columns: Primary Business Address, Mailing Address, City, State, and ZIP Code, Mailing City, State, and ZIP Code, Phone, Email Address.

TAX CLASSIFICATION (check only one)
INDIVIDUAL/SOLE PROPRIETOR or single-member LLC
C CORPORATION
S CORPORATION
PARTNERSHIP
TRUST/ESTATE
LIMITED LIABILITY COMPANY
Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
501(C)(3)NON-PROFIT ORGANIZATION
OTHER (SEE INSTRUCTIONS)

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

Local Business
Doing Business Locally
Woman Owned Business
Minority Business Enterprise (MBE) Owned
LGBTQ+ Owned Business
None of the Above Categories Apply
If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:
Hispanic American
Native American
Black or African American
Asian-Indian American
Asian-Pacific American

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me) and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined in the instructions); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification Instructions: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

Table with 2 columns: SIGNATURE of U.S. person, DATE, PRINT NAME, TITLE.



SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Top Notch Construction, LLC

BUSINESS NAME/ disregarded entity name, if different from above.
TOP NOTCH CUSTOM BUILDERS, INC

PRIMARY BUSINESS ADDRESS (number, street, and apt or suite no.) PO BOX 954	MAILING ADDRESS (number, street, and apt or suite no. or PO Box) PO BOX 954
CITY, STATE, and ZIP CODE BELEN, NM 87002	MAILING CITY, STATE, and ZIP CODE BELEN, NM 87002
PHONE 505-401-6180	EMAIL ADDRESS FCSTOPNOTCH @GMAIL.COM

TAX CLASSIFICATION (check only one)

INDIVIDUAL/SOLE PROPRIETOR or single-member LLC C CORPORATION S CORPORATION

PARTNERSHIP TRUST/STATE

LIMITED LIABILITY COMPANY- Enter the tax classification (C-C Corporation; S-S Corporation; P-Partnership)

Note: For a single-member LLC that is disregarded, do not check LLC, check the appropriate box in the line above for the tax classification of the single-member owner.

501(C)(3)NON-PROFIT ORGANIZATION OTHER (SEE INSTRUCTIONS)

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

Local Business - Headquartered and maintains its principal office and place of business within the Greater Albuquerque Metropolitan Area (City of Albuquerque or Bernalillo County).

Doing Business Locally - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area that employs one or more City of Albuquerque or Bernalillo County residents.

Woman Owned Business - At least 51% owned and controlled by one or more women, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more women.

Minority Business Enterprise (MBE) Owned - At least 51% owned and controlled by one or more individuals who are members of racial/ethnic minorities or, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more racial/ethnic minorities. Please specify the race/ethnicity of minority owners (qualify to the right).

LGBTQ+ Owned Business - At least 51% owned and controlled by one or more LGBTQ+ individuals, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more LGBTQ+ individuals.

None of the Above Categories Apply

If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:

Hispanic American
 Native American
 Black or African American
 Asian/Indian American
 Asian-Pacific American

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (if I am an individual) or a number to be used to report my income.
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined in the instructions), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must check out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person <i>Daniel H Valles</i>	DATE February 27, 2023
PRINT NAME Daniel H Valles	TITLE Accountant - Valles Bookkeeping Svc 505-251-0994

Can provide LLC Documents upon request



Tim Keller, Mayor

01/25/2023

To: 201 Yale, LLC

From: Ciaran Lithgow, Project Manager

Subject: RTA Pre Application Meeting for El Parador (201 Yale SE)

On January 23, 2023, MRA staff met with Jay Rembe, development partner (25% owner) in 201 Yale LLC, and Doug Heller, architect, to discuss El Parador and the Redevelopment Tax Abatement Program. The other partner in the project Alan Lewis (75% owner) was not in attendance. The development team provided site plans, elevations, and landscaping details. The project's fire, traffic, and refuse plans have already been approved by the appropriate agencies.

The proposed project, El Parador, is a 20-unit, 3-story for-lease housing complex on the southwest corner of Yale and Silver in the University Heights/Silver Hill neighborhood, which was recently designated a Metropolitan Redevelopment Area. The site is not in the Silver Hill Historic Protection Overlay Zone. The 0.38-acre parcel currently serves as a private paid-parking surface lot. The proposed project will have 6 units on the ground floor, with 3 of the units facing Silver and the remainder set back from Yale behind a parking lot. The 2nd and 3rd floors will provide 7 units each. Existing curb cuts along Yale will be filled in, and traffic circulation into the tenant's parking lot will enter from Silver and exit to the alley. A small outdoor tenant community area (~300sf) is planned near the corner of Silver and Yale.

The developer proposes a 6-foot fence/wall along Yale Boulevard to enclose the project. The top ~3 feet of the fence will provide some transparency for visibility into and out of the project. MRA staff expressed concern over the proposed fence, both because of its opaque design and its potential impact on walkability in the neighborhood. The Developer has agreed to revisit the design of the wall along Yale and return to MRA with an alternative design that is more engaging to pedestrians.

MRA staff and the development team reviewed possible points it might earn on the Community Benefits Matrix. The MRA team noted that the project would not earn points for aligning the building to the minimum setback edge due to the location of the parking lot, which fronts Yale, instead of the building edge. MRA also clarified that the project would need to meet at least *two* of the subcategories in the "Encourages Alternative Transportation" to earn those points. MRA staff

Page 1 of 2

suggested the project could add elements to earn points in the Enhanced Streetscape and the Culture & Art subcategories.

The developer team has agreed to arrange a meeting with MRA staff and the majority owner development partner, Alan Lewis, prior to applying. The developer has also agreed to meet with the Silver Hill Neighborhood Association prior to MRA staff forwarding the RTA application to ADC for a hearing.

1/19/23, 2:00 PM

about:blank

PROPERTY ADDRESS AND DESCRIPTION PARCEL
201 VALE BLVD SE
* 010 003BUENA VISTA HEIGHTS

2022

PARCEL NUMBER: 101505751621042411



TREASURER BERNALILLO
COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
(505) 468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2022 TAX BILL

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
RECEIVE FOR PAYMENT
OF BOTH INSTALLMENTS
OF YEAR 2022
PROPERTY TAX

AFC

1 015 057 516 210 42411
UNITED ENTERPRISES INC
PO BOX 6988
ALBUQUERQUE NM 87197 6988

AIA TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		43,100	STATE	1.360	17,631	23.98
ASSESSED VALUE IMPROVEMENTS		9,800	COUNTY	12.222	17,631	215.49
ASSESSED VALUE PERS PROP		0	ALBUQ	11.520	17,631	203.11
TAXABLE VALUE LAND		14,365	SCHOOL APS	11.324	17,631	199.65
TAXABLE VALUE IMPROVEMENTS		3,266	CNM	4.000	17,631	70.52
TAXABLE VALUE PERS PROP		0	UNMH	6.400	17,631	112.84
TOTAL VALUATION		17,631	AMAFCA	1.152	17,631	20.31
STATUTORY EXEMPTION		0				
VETERAN EXEMPTION		0				
NET TAXABLE VALUE		17,631	TOTAL RATE	47.978	2022 TAX >>	845.90

1st half payment becomes delinquent after Dec. 10, 2022
2nd half payment becomes delinquent after May 10, 2023
Postmark by these dates for each half is on time...

[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE:

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
------	-----	----------	---------	------	------------

1/19/23, 2:03 PM

about:blank

PROPERTY ADDRESS AND DESCRIPTION PARCEL
2132 SILVER AVE SE
* 009 003BUENA VISTA HEIGHTS

2022

PARCEL NUMBER: 101505751021042412



TREASURER BERNALILLO
COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
(505) 468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2022 TAX BILL

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
RECEIVE FOR PAYMENT
OF BOTH INSTALLMENTS
OF YEAR 2022
PROPERTY TAX

AFC

1 015 057 510 210 42412
201 VALE LLC
1716 CENTRAL AVE SW SUITE #A
ALBUQUERQUE NM 87104 1189

AIA TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		30,600	STATE	1.360	12,599	17.13
ASSESSED VALUE IMPROVEMENTS		7,000	COUNTY	12.222	12,599	153.99
ASSESSED VALUE PERS PROP		0	ALBUQ	11.520	12,599	145.14
TAXABLE VALUE LAND		10,206	SCHOOL APS	11.324	12,599	142.67
TAXABLE VALUE IMPROVEMENTS		2,333	CNM	4.000	12,599	50.40
TAXABLE VALUE PERS PROP		0	UNMH	6.400	12,599	80.63
TOTAL VALUATION		12,599	AMAFCA	1.152	12,599	14.52
STATUTORY EXEMPTION		0				
VETERAN EXEMPTION		0				
NET TAXABLE VALUE		12,599	TOTAL RATE	47.978	2022 TAX >>	604.48

1st half payment becomes delinquent after Dec. 10, 2022
2nd half payment becomes delinquent after May 10, 2023
Postmark by these dates for each half is on time...

[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE:

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
------	-----	----------	---------	------	------------