

City of Albuquerque Metropolitan Redevelopment Agency



Development of 1100 San Mateo Blvd., SE
RFP #02-2025
Posted April 30, 2025

Correction:

The Community Benefit Matrix had an error, which has been fixed. Please use the version dated 4.25.25.

Question 1: *For fresh food; would a food box (in partnership with a food pantry or local farm) qualify? If so, does this have to be available to the community as a whole or can it be specific to the affordable component? Lastly, if a food box distribution is an option, what is the frequency that would be required to meet this requirement?*

Agency Response: Yes, a food box distribution site could qualify. It should be available to the surrounding community/neighborhood to meet Councilor Rogers' interest in fresh and affordable food access. There is no required minimum frequency, but it should be regular and reasonable to ensure that participating households have ongoing access to fresh foods.

Question 2: *Who will maintain the drainage area?*

Agency Response: This lot is classified as Zone AO on the FEMA flood map. Please consult the flood map when designing the project, <https://msc.fema.gov/portal/search>.

Because the drainage area is meant to mitigate flooding for the region around the subject area, the City expects to maintain the drainage area. If a proposed design anticipates changing or moving the drainage area to another position on the lot, the plans must be drawn up by a qualified engineer and approved by the City.

The precise boundary of the portion of the parcel that is transferred over to the selected developer(s) will be negotiated as part of the development agreement process.

Question 3: *Can you talk about the developments nearby? (We) just want to make sure we align.*

Agency Response: To the city's knowledge, there are no large commercial developments currently underway nearby.

Question 4: *You mentioned a grocery store going in close by?*

Agency Response: The 505 Supermarket is located at San Mateo and Trumbull, two blocks north of the subject area. It is currently a small store with limited selection, but the owner has indicated that he would like to double his square footage and offer more fresh foods.

There are at least nine grocery stores within the International District (in the area bounded by Central to Gibson, and San Mateo to Louisiana), with some of the largest being Talin Market, El Mezquite Market, and 99 Seafood Supermarket.

Question 5: *For multi-family housing, will there be a density bonus granted for affordable housing?*

Agency Response: Any proposed development should align with current zoning. The Integrated Development Ordinance allows for Building Height, Structured Parking, and Commercial Bonuses within certain areas of the city. The property at San Mateo and Kathryn is within a Major Transit Corridor (MT) and an Area of Change from the Comprehensive Plan. It is also zoned MX-M.

While the City does not regulate density per se, the MX-M zone district in an MT area is allowed a 12-foot height bonus for Workforce Housing. The IDO defines Workforce Housing as "*Housing meeting the definition of the City's Workforce Housing Opportunity regulations pursuant to Part 14-9-1 of ROA 1994 (Workforce Housing Opportunity Act).*" To qualify for the 12-foot bonus, at least 30 percent of the dwelling units in the development must meet the referenced workforce housing definition.

Building Height ^[6]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft.	68 ft. UC-MS-PT: 75 ft.
		No maximum for portions of building >100 ft. from all lot lines		
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
		UC-MS-PT-MT: 12 ft. Workforce Housing Bonus		

If a project is providing Workforce Housing, the maximum height would rise from 48 feet to 60 feet for this property.

San Mateo as an MT area also has a structured parking height bonus as well, if that is part of the project design. There are parking minimums at this site, but as an MT corridor in an Area of Change, a 20% reduction to the minimum requirement is automatically given pursuant to IDO §14-16-5-5(C)(5)(a).

Finally, San Mateo is designated a high frequency corridor, which should allow this parcel to qualify for a 30% parking reduction for being within a quarter-mile of a transit stop with 15 minutes or better frequency. Because transit plans are in flux with the implementation of ABQ Ride Forward, confirm with Planning and Transit that this area will qualify if seeking a parking reduction.

Question 6: *Can you confirm the commercial space that is encouraged? The point system in the community benefits matrix states up to 5,500 sf will receive 5 points, but more square footage receives less points. If less than 5,500 sf, will it still receive the full 5 points?*

Agency Response: Because only a small number of points is required to meet the minimum points on the Community Benefit Matrix, please propose a project that makes sense for the area and do not be concerned about the size of the square footage. There are additional points for mixed-use projects, which you can explain in the narrative. We want to see viable proposals, not proposals that seek to maximize points.

Question 7: *It is our understanding that the City DMD recently received some grant funding to analyze the hydrology of the area. Can you share any update on the analysis by DMD?*

Agency Response: When asked, DMD was not able to provide an update on any hydrology study specific to the area. Here is the information that DMD provided: The Flood zone is an AO Depth 1'. This means the lowest finished floor

has to be 1' above the existing grade. The project may need to be certified with the Planning Department's Flood Plain Administrator, to verify whether a pad certification is needed, which shows the grade has been brought up before the building permit. The project will also need an elevation certificate.

Question 8: *What community input is required for the RFP?*

Agency Response: There is no additional community input required. If an applicant is proposing to include business or office space as part of the design, the applicant may submit letters of commitment from businesses and nonprofits planning to locate at or benefit from the development.

Question 9: *Is the timing of this RFP in alignment with the LIHTC application deadlines?*

Agency Response: Yes, the RFP was released in the spring with the intent of allowing the selected applicant sufficient time to apply for LIHTC.

Question 10: *There is a small building on the east side of the property that appears to be vacant. No information has been provided about this structure, and it could be impactful to a proposed design on that property. Is that structure allowed to be razed or does it need to be preserved?*

Agency Response: Yes, this structure can be demolished.

Question 11: *We are seeking clarification regarding the scoring for the Alignment with Community Benefits Matrix. We have noticed that the total points for the sections as described in the RFP bullet points do not match with the point values for those same sections in the matrix. Additionally, the matrix indicates a 35-point threshold. If we meet that 35-point threshold, do we get all 25 points or do we need to earn more than how many points are given for meeting the 35-point threshold and how many points are reserved for exceeding the threshold?*

Agency Response: We do not expect any applicant to score full points on the Community Benefit Matrix. The points will be allocated on a sliding scale among applications, with the application with the highest score earning the full 25 points. That said, please only include features in the Community Benefit Matrix that are reasonable and feasible for your project and make sure that features are explained clearly in the narrative.