

A Quarter Million Visitors per year go to the National Hispanic Cultural Center.

**NATIONAL HISPANIC CULTURAL CENTER SITE ANALYSIS**

MAY 12, 2009





**P** Guest Parking    **S** Security

**1** Torrazón / Vigil Fresco

**2** History & Literary Arts Building  
Library & Genealogy Center  
Salón Ortega  
Special Collections / Archives

**3** La Fonda del Bosque Restaurant

**4** Virginia & Edward Lujan Plaza Mayor

**5** Intel Center for Technology & Visual Arts  
Art Museum  
Instituto Cervantes  
Spanish Resource Center  
Administrative Offices  
Information Desk  
NHCC Foundation

**6** La Tiendita, Museum Store

**7** Roy E. Disney Center for Performing Arts  
Box Office  
Albuquerque Journal Theatre  
Bank of America Theatre  
Wells Fargo Auditorium  
PNM Rehearsal Hall

**8** Pete V. Domenici Education Center

**9** Paseo del Bosque Bike Trails



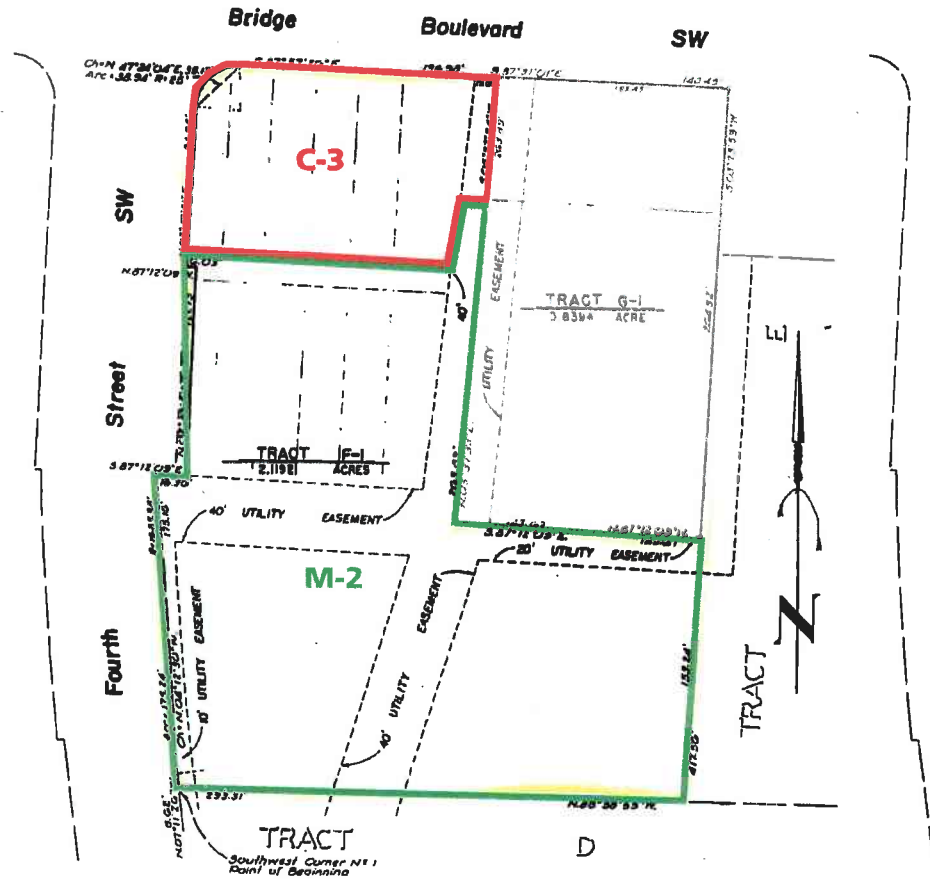






**TRACT F-ONE  
ZONING**  
Owned by National Hispanic Cultural Center

**TRACT G-ONE  
ZONING**  
Option to Purchase  
(discussions with NHCC about every six weeks regarding desire to sell)





**PRELIMINARY ANALYSIS OF TRACTS F-1 AND G-1**

Tracts G-1 and G-1 are on the SE corner of Avenida Cesar Chavez SE (formerly Bridge Street) and 4th Street SW and within the South Barelas Industrial Park.

**TRACT F-1**

Tract F-1 is 2.1192 acres and is zoned C-3 and Zone M-2.

**TRACT G-1**

Tract G-1 is 0.8394 acres and is zoned C-3 and M-2.

**ZONE C-3**

ALLOWABLE USES

HEAVY COMMERCIAL WITHIN A COMPLETELY ENCLOSED BUILDING

These uses include: C-2 and C-3 Zoning and office and institutional, museums and schools, shopping center regulations, (restaurants, retail-service uses), residential (not less than 20% and not more than 60%) following Code 14-16-2-15, 2-17, 2-18 as well as schools, dormitories, adult amusement, automotive engine manufacturing, bottling, cold storage plant, ice plant, dry cleaning, manufacturing (building products, electrical appliances, food, jewelry, metal stamps, plumbing, ceramics, sewing, signs, sheet metal, tire recapping, upholstery, warehousing, welding), construction storage, equipment rental, feed or fuel sales, kennels, printing, publishing, wholesaling, antennas, contractor's or farm's equipment, railroad right-of-ways, and signs.

CONDITIONAL ALLOWABLE USES

These uses include include: community residential programs, churches, drive-in theaters, emergency shelters, mobile home development, building material sales, automobile dismantling yards, vehicle storage outdoors, wholesaling, clubs without liquor as well as the off site sale of alcoholic beverages.



Tract F-1



Tract F-1

**ZONE M-2**

ALLOWABLE USES

HEAVY MANUFACTURING WITHIN A COMPLETELY ENCLOSED BUILDING

These uses include permitted uses under C-2 and C-3 Zoning and large retail facility regulations following Code 14-16-3-2, uses conditional in M-1 area, blast furnace, boiler works, iron or steel foundry, manufacturing of acetylene gas, alcohol, ammonia, asphalt, brick, tile, terra-cotta, chemicals, oilcloth, linoleum, paint, oil, shellac etc, petroleum by-products, plastics, pyroxylin, soap, sodium compounds, stove polish, shoe polish, tar products, railroad repair shop, and salvage yard.

CONDITIONAL ALLOWABLE USES

These uses include: uses conditional in M-1 area, except community residential program and any dwelling unity other than caretaker or watchman, including distillation of bones, fat, manufacture of cement, explosives, fertilizer, glue, slaughter of animals, tannery, curing, wool pulling or scouring.

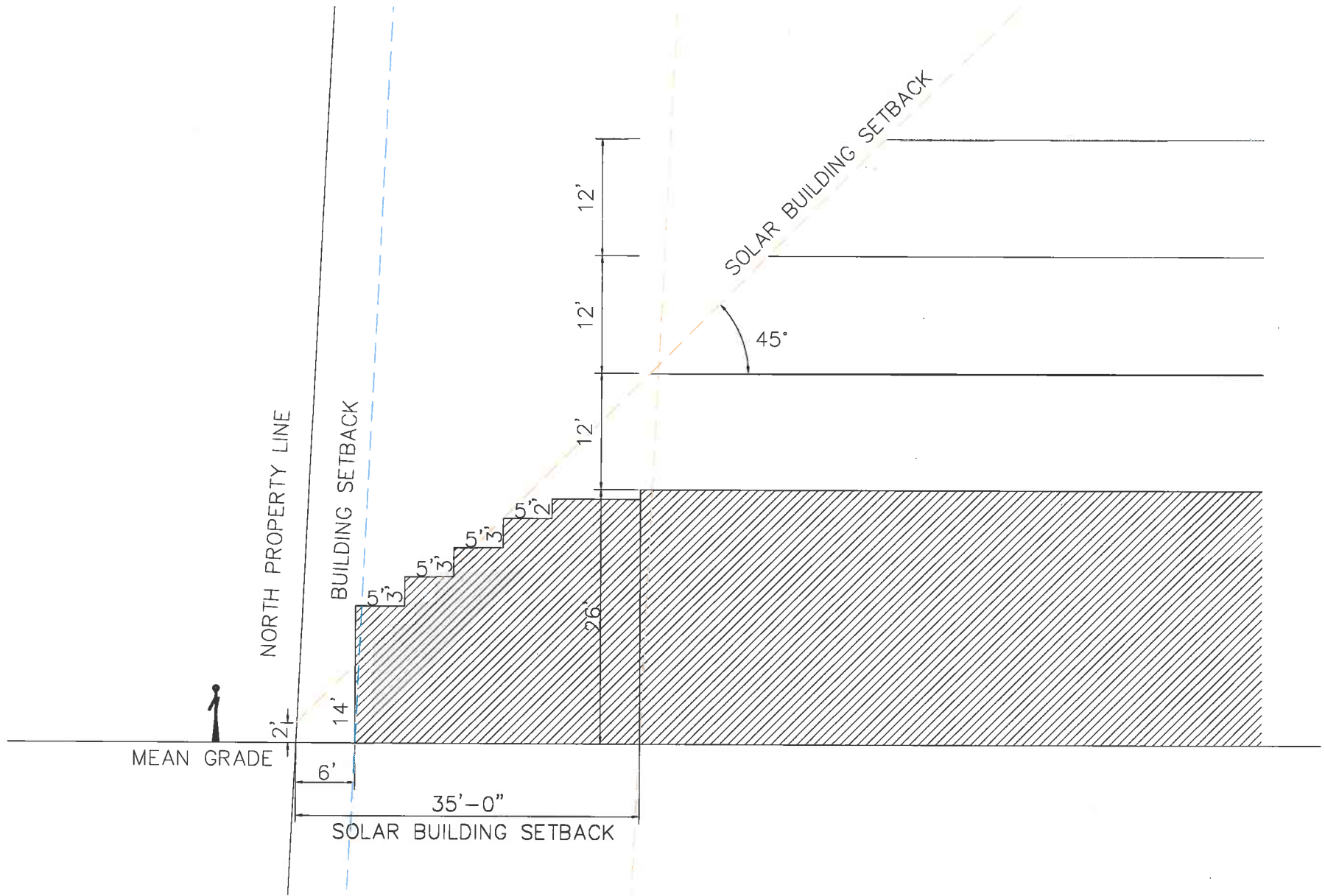
**BUILDABLE AREA DIAGRAMS**

Buildable area diagrams have been developed for Tract F-1 allowable buildable areas, totaling 206,000 SF including parking within that building footprint.

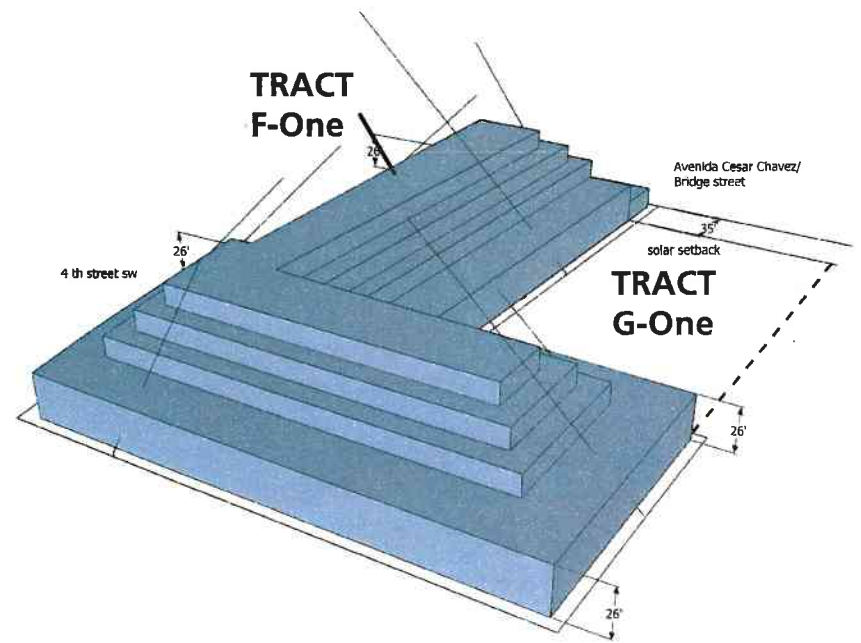
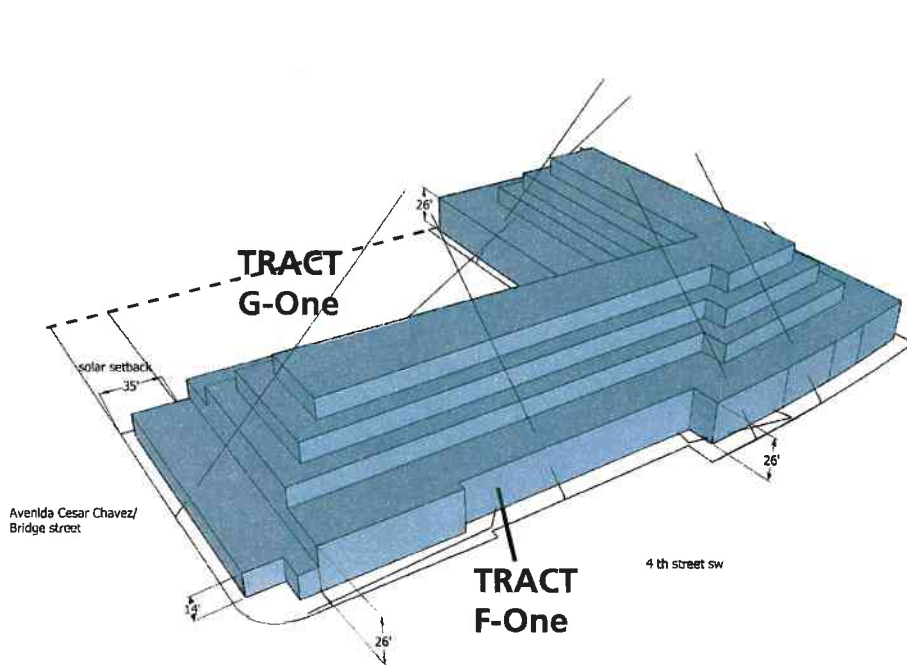
A Lot Appraisal will allow further evaluation for relationship to future train stop, NHCC and 4th Street long-range planning goals.

AVENIDA CESAR CHAVEZ

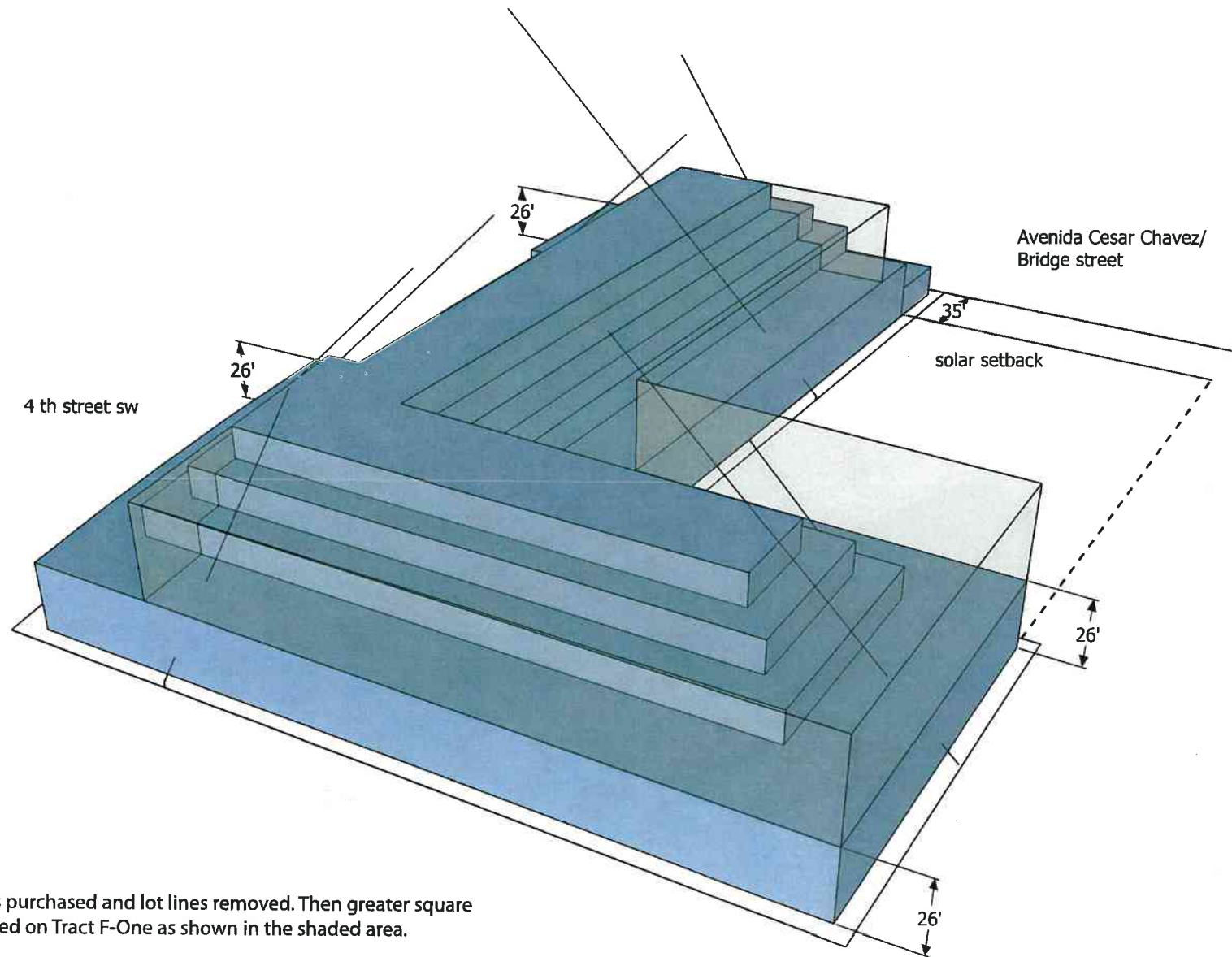






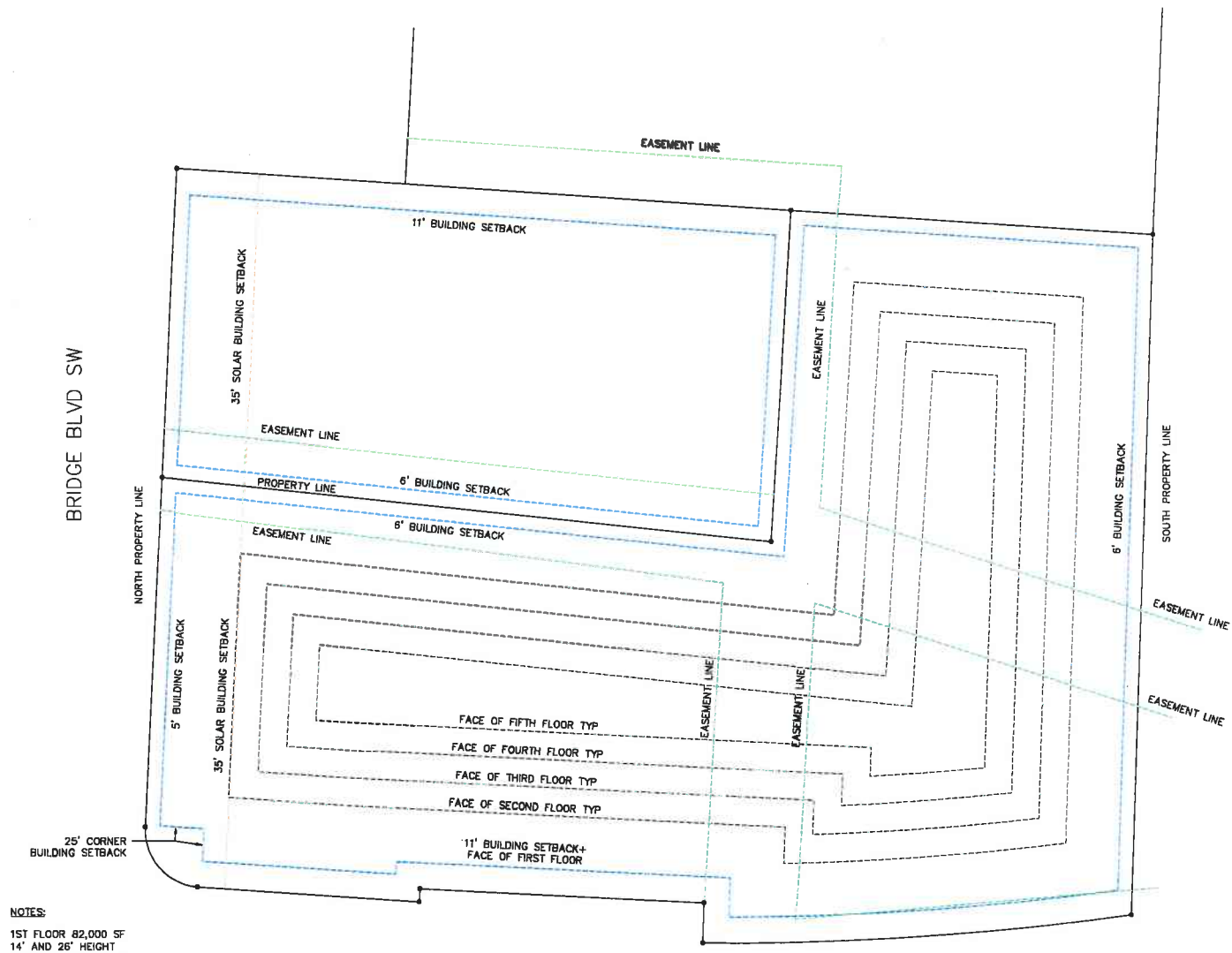


Note: 26 foot height maximum at first level and 12 foot height maximums at other three levels (with easements abandoned)



Tract G-One is purchased and lot lines removed. Then greater square footage allowed on Tract F-One as shown in the shaded area.





**NOTES:**

- 1ST FLOOR 82,000 SF
- 14' AND 26' HEIGHT
- 2ND FLOOR 51,000 SF
- 12' HIGH
- 3RD FLOOR 37,000 SF
- 12' HIGH
- 4TH FLOOR 24,000 SF
- 12' HIGH
- 5TH FLOOR 12,000 SF
- 12' HIGH
- TOTAL: 206,000 SF
- NO HEIGHT RESTRICTION OR
- MAXIMUM SQUARE FOOTAGE RESTRICTION

PARKING REQUIREMENTS MUST BE FOLLOWED  
 BASED UPON TYPE OF USAGE. PARKING CAN BE PART OF BUILDING.

BUILDING SETBACKS AS SHOWN ON THE DRAWING MUST BE FOLLOWED.  
 FURTHER CODE AND EASEMENTS EVALUATION IS REQUIRED WITH THE CITY TO ESTABLISH  
 ACCURATE BUILDING ENVELOPE BASED UPON BUILDING USAGE AND OCCUPANCY.

4 TH STREET



NHCC - Looking Northeast



NHCC Campus



NHCC Campus



NHCC Campus



## NEXT STEPS FOR THE NATIONAL HISPANIC CULTURAL CENTER SITE ANALYSIS

### PRESENTATION OF SITE ANALYSIS TO THE NHCC BUILDING COMMITTEE

Building Committee makes further inquiries or recommendations regarding future planning and long range goals effecting site analysis of Tracts F-1 and G-1.

### PRESENTATION OF SITE ANALYSIS TO THE NHCC FOUNDATION BOARD AND NHCC ADVISORY BOARD

Foundation Board and Advisory Board make further inquiries or recommendations regarding future planning and long range goals effecting site analysis of Tracts F-1 and G-1.

### BOARDS TO DETERMINE IF APPROPRIATE TIME TO PROCEED TO A "FIRST OPTION TO PURCHASE TRACT G-1 WITH CONTINGENCIES AND APPRAISAL"

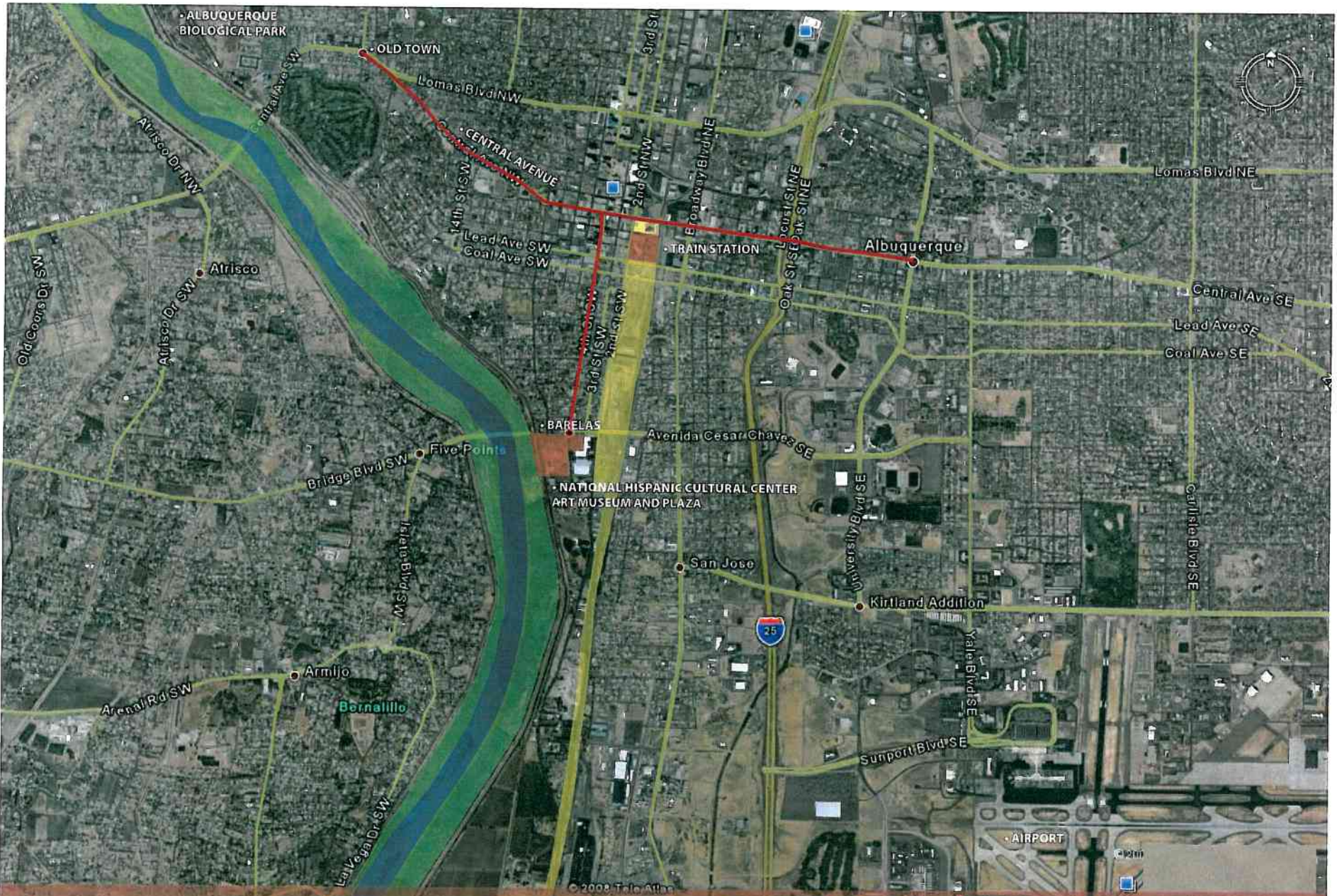
#### *Contingencies might include:*

- Investigation with the City staff and City Environmental Planning Commission to establish the feasibility of the following:
- Abandoning, consolidating or relocating utility easements in the center of the tracts
- Removing lot lines to consolidate Tract F-1 and G-1 into one lot
- Establishing a full overlay of allowable zoning options, with and without zoning amendments (for instance, allowable zoning if the NHCC owns all property and provides residential use less than a month at a time for visiting performing or usual artists, versus condominiums, or rent-to-own)

#### *Additional Contingencies might also include:*

- Initial evaluations with the Real Estate Market such as the following:
- Consultant Michael Halsey and Suby Bowden + Associates to study the market history and future market projections in the downtown Albuquerque and Barelás Neighborhoods
- Potential appraisal values of Land Sales for alternate Land Uses
- Evaluation of concept development Pro Forma as a Not-For-Profit Development -versus- a For Profit Development with alternate Land Uses
- Potential for acquiring a fair market Appraisal (difficult though not impossible at this time, due to new Federal Regulations and the current slow-down in the Market during the 6 month "comparables" time period)
- Evaluation of potential funding sources and options (such as current grants, foundations and lending sources – versus – Land Swaps with the State Land Office, etc)





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103° 05' N 106° 38' 59.65" W Elev 4949 ft

Ercid 3470211





A greenbelt of shade trees and gardens to stretch from the Bosque throughout the National Hispanic Cultural Center and across the street to Tracts F-1 and G-1. In addition, we recommend acquiring contingencies for lot line and easement removals between Tracts F-1 and G-1 and zoning updates.

PRODUCED BY  
SUBY BOWDEN + ASSOCIATES  
333 MONTEZUMA, SUITE 200  
SANTA FE, NEW MEXICO 87501  
505-983-3755  
[WWW.SB-ASSOCIATES.NET](http://WWW.SB-ASSOCIATES.NET)