

CABQ FACILITATED ZOOM MEETING

300 San Mateo NE 87106

Project: CABQ Facilitated Meeting – ZHE Request for Special Exception

Property Description/Address: 300 San Mateo NE, ABQ NM 87106

Date Submitted: April 15, 2024

Facilitator: Jocelyn M. Torres

Meeting Date/Time: April 11, 2024, 5:00 PM- 7:00 PM

Meeting Location: Zoom

Applicant/Owner: Sandeep Patel, Route 66 Multi-Family ABQ LLC

Agent: Delcie Dobrovolny, Equiterra Principal

Neighborhood Associations/Interested Parties: Highland Business and NA, Fair West NA, District 6 Coalition.

Please note that this is a summary, not a transcript, of the April 11, 2024 CABQ facilitated meeting.

Background Summary.

Applicant owns this building and the prior drive-through, along with the 5301 Central NE building and parking lots. The buildings are located in the Near Heights MRA district.¹ The MRA does not apply to this private developer. The 300 San Mateo NE building is being renovated for the purpose of constructing one and two bedroom apartments of approximately 650 square feet. Ninth and tenth floor apartments may have four bedrooms and over 1000 square feet. The building is 10 stories high and will exceed the IDO 48 foot requirement. Applicant is therefore requesting a height variance in order to place an elevator shaft, stairwell and an amenity space above the current roofline. Amenities will include a fitness center and observation space. Applicant also plans to install balconies on approximately 100 apartments. Because the balconies will widen the building, Applicant also seeks a width variance.

Discussion.

1. Agent provided an overview of the variance requests and building design.
2. Participants commented and asked questions.
3. A participant asked for a building rendering to supplement the report.

Conclusions.

1. Participants support the intended renovation and restoration of the 300 San Mateo NE building.
2. Applicant is proceeding with the required CABQ ZHE and Planning process.

¹

<https://cabq.maps.arcgis.com/apps/View/index.html?appid=a5b10453be0a49098e34189148736b8a&MRA=Central/Highland/Upper%20Nob%20Hill>

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Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Parking, Rental Rate, MRA, Apartment Size, Amenities and Coffee Shop.

Q: How many parking spaces will be allotted per tenant?

A: Applicant will meet the City's requirements of: 1 space per studio; 1.2 per one bedroom; and 1.6 per two bedroom. I don't know if he will exceed those requirements. This location does not allow for street parking and nearly everyone in Albuquerque drives a car. I therefore don't expect that he will decrease that number under the Mass Transit ART specifications.

Q: Will this be market rate housing?

A: That decision has not been made. It may be a mix of market rate and low income housing.

Q: Will the entire property be fenced?

A: The owner is aware of the homeless situation at that location. He is working on creative ways to keep the property safe for residents.

C: I'm excited about the plan to build 100 rental units, rather than a casino or duplex. I hope this is a wildly successful neighborhood improvement. I think it is great to add the balconies for tenants.

Q: Will the developer comply with the MRA requirements?

A: He is not required to comply with those requirements since this development is private, not public. He agrees with several MRA goals, but will not include an international restaurant for example.

Q: Will the parking lot be maintained as is?

A: Applicant intends to remove some of the asphalt. He wants to beautify the property by putting in some green space.

Q: What are the timelines and milestones?

A: We need to go through the replatting process because the owner is going to keep the drive-through building. He had planned to apply for a building permit in April but will likely apply in May, 2024. He wants to move on this project quickly.

Q: Can you share any information about the financing, the owner's name and building contractor?

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A: I don't have financing information, which is held by the owner. His name is Sandeep Patel and his company is Route 66 Multi-Family ABQ. We don't have a building contractor yet.

C: Please provide my name and contact information to the owner. I am the president of the Fair West Neighborhood Association and would like to be in contact with him. [Nick Hamill, abqfairwest@gmail.com and nick@127tech.net].

Q: Are there any plans for commercial space on the ground floor facing San Mateo or Copper?

A: There are plans for a coffee shop in the drive-through building. There may be commercial and or retail in the larger building. The 300 San Mateo NE building will be residential.

Q: What are the sizes of the apartments and number of bedrooms?

A: The one and two bedrooms will be approximately 650 square feet. The ninth and tenth floor apartments will likely have four bedrooms and over 1000 square feet.

Facilitator: What is the height of the tenth floor?

A: The first floor is pretty high and the rest are approximately 12 feet high. The HVAC system and water heater were previously located above the 10th floor ceiling and are being relocated. Because the prior ceiling has been removed, the height of the 10th floor is similar to that of the other floors.

Q: How long has the building been vacant and why is it being renovated?

A: It has been vacant since approximately 2022. Residential space is in greater demand than commercial space.

Q: Do you know when the renovation of the larger building will take place?

A: There isn't an exact timeline but the owner would like to move on that quickly. We will be designing the larger building while working on the 10 story building. He'd like to start renovating the larger building once the first building is completed.

Q: Will the owner construct any more buildings on this space?

A: No. He intends to renovate the existing buildings.

C: I just want to extend, a neighborhood welcome. I've been a part of the Fair West neighborhood for 25 years and have been an active member of the neighborhood association. I cannot tell you how much I support these projects and the coffee shop. I'm a

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writer and hope for a pretty coffee shop that the neighborhood will enjoy and where I can sit and write.

Q/C: Is there any way you could send me a rendering of the building? I need a picture for my publication if I write a story on it.

A: I need to check with the owner and make sure that's okay. I don't think he'll say no.

Action Item

Ask owner about providing a rendering of 300 San Mateo NE building to supplement report.

Approximate Timelines

Building Permit Application: May, 2024

Construction of larger building: Upon completion of 300 San Mateo NE and drive-through/coffee shop renovations.

Meeting Adjourned.

Applicant/Owner

Sandeep Patel

Route 66 Multi-Family ABQ LLC

Agent

Delcie Dobrovolny, Principal

Equiterra Regenerative Design, Inc.

Participants

Patty Willson

District 6 Coalition

Nicholas Hamill

Fair West NA

Katherine Turner

Fair West NA

Laura Bathke

Fair West NA

Don Manning

Highland Business and NA

Aayush Gupta

Reporter at ABF

Sally Austin

Neighbor

CABQ Land Use Facilitation

Jocelyn M. Torres

Land Use Facilitator

Tyson R. Hummel

Land Use Coordinator