



Tim Keller, Mayor



December 19, 2024

To: Albuquerque Development Commission

From: China Osborn, MRA Project Manager

Subject: Downtown MR Area Boundary Amendment

MRA Case #: 2024-10

Executive Summary. This is the third public hearing to consider the proposed expansion of the existing Downtown 2025 Metropolitan Redevelopment Area (MR Area). The proposal was originally heard at the October 2, 2024 Albuquerque Development Commission (ADC) special meeting, and included merging the Downtown 2025, Railroad, and McClellan Park MR Areas into one expanded Downtown MR Area. The original proposal also included incorporating two new parcels that are not currently within any MR Area Plan and meet the criteria of blighted, located at 229 Broadway Blvd NE and 101 Lomas Blvd. NE. In the October 2nd meeting, the ADC considered the proposal and continued the item to the November 21st ADC hearing to allow the Metropolitan Redevelopment Agency (MRA) staff to meet with the Santa Barbara Martineztown Neighborhood Association (SBMTNA), since the two parcels are within their neighborhood association boundary, and they were not in agreement with the proposal. The instruction from the ADC was to meet with the interested parties from SBMTNA and explain why Santa Barbara Martineztown does not have a Metropolitan Redevelopment Area Plan, why the City is recommending these parcels be designated for the Downtown 2025 MR Area, and how or if this designation will affect zoning or notification to SBMTNA for future development.

MRA staff and members of the SBMTNA participated in a facilitated meeting on November 5, 2024, where the proposal, the points of clarification requested by ADC, and the comments from the neighborhood were all discussed. There was no point of agreement between SBMTNA and the City with respect to the inclusion of these parcels in the Downtown 2025 MR Area.

At the November 21, 2024 ADC meeting, this agenda item was continued to the December 19th meeting, without opening the floor for staff or public comments, to allow MRA staff

additional time to prepare a working plan for the preparation of a Santa Barbara Martineztown MR Area designation and plan.

Background. The proposal is to expand the existing Downtown 2025 MR Area by including the existing Railroad and McClellan Park MR Areas in the Downtown MR Area, all to be administered under the fold of one newly updated Downtown 2050 Plan, which the MRA is currently working on. The Designation Report is attached to this staff report and original staff report outlining the location and conditions of three MR Areas to be included in the new Downtown MR Area and Plan can be found on the MRA website for the ADC public hearing held on October 2, 2024. See meeting materials for Case #2024-10 at the following link: <https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives>

While the original proposal included the addition of two parcels outside of the aforementioned MR areas with approved plans, at 229 Broadway Blvd NE and 101 Lomas Blvd. NE, it is the intention of MRA to withdraw that request at this time. While staff finds that the existing conditions of those parcels meet the definition for designation as a “blighted area” in accordance with the State of New Mexico Metropolitan Redevelopment Code (MR Code), and there is not an existing legally constituted Santa Barbara Martineztown (SBMT) Metropolitan Redevelopment Area Plan, MRA staff recommends removing the two parcels in question from the proposal in order to complete a larger study of the surrounding area and make a later determination if those parcels are best included in the Downtown MR Area or a future SBMT MR Area. Staff is currently working to contract an independent planning consultant to complete that work, beginning in the first half of 2025.

In summary, the request at this time is to extend the boundary of the existing Downtown 2025 MR Area, in anticipation of the development of an MR Area Plan for the greater Downtown Albuquerque area (Downtown 2050 Plan), by adding the Railroad and McClellan Park areas to the existing Downtown 2025 MR Area (see Figure 1).

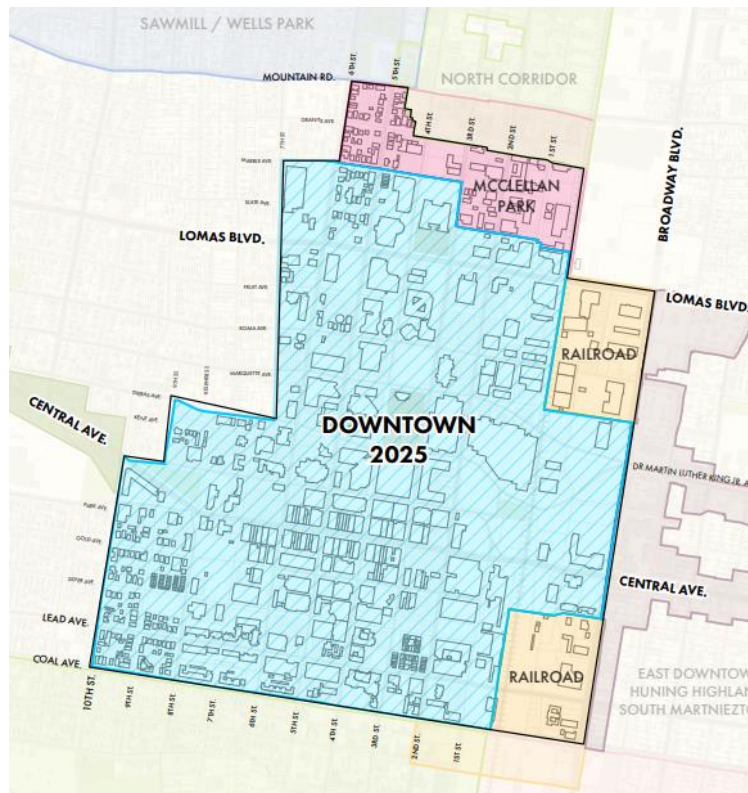


Figure 1 - Proposed Downtown Metropolitan Redevelopment Area

Criteria. In order for any parcels to be included in the proposed Downtown MR Area, they must first be designated as “blighted areas” per the MR Code. Since the areas proposed to be included in the Downtown 2025 MR Area (Railroad and McClellan Park) have already been designated as blighted or slum areas through previously approved resolutions, the areas meet this criterion and do not need to be re-designated at this time.

In the original staff report and designation report, MRA staff outlined why it is appropriate to include these areas in one expanded Downtown MR Area, since the economic and development activities of these areas support the downtown core and including them in the future Downtown MR Area Plan will create a more cohesive and economically strong Downtown Albuquerque.

Recommendation. That the Albuquerque Development Commission make a recommendation to the Albuquerque City Council to APPROVE the expansion of the existing Downtown 2025 Metropolitan Redevelopment Area and Plan, to include the Railroad and McClellan Park MR Areas, based on the following findings in this staff report.

Findings. In accordance with State Statutes Sections § 3-60A-7 and 8, staff recommends that the following findings be made:

1. One or more blighted areas exist in the proposed area, and the rehabilitation, conservation, slum clearance, redevelopment or development, or a combination thereof, of the proposed area, is necessary and in the interest of the public health, safety, morals or welfare of the residents of the city.
2. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R-03-294, which designated the Downtown 2025 Metropolitan Redevelopment Area and established its boundaries, and R-04-50, which approved the Downtown 2025 Metropolitan Redevelopment (MR) Area Plan.
3. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R-84-452, which designated the McClellan Park MR Area in accordance with § 3-60A-4 as a blighted or slum area.
4. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R-85-288, which designated the Railroad MR Area in accordance with § 3-60A-4 as a blighted or slum area.
5. The proposed new boundary designation advances the goals of the Downtown 2025 MR Area and Plan by creating new opportunities for the elimination of blighted conditions in the greater downtown area and facilitates the adoption of the new Downtown 2050 Metropolitan Redevelopment Plan.
6. Two public meetings were held on March 20th and May 21st of 2024, where members of the public were invited to review the proposed boundary map of the greater Downtown MR Area as a whole.
7. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation in the city, on August 29th and August 31st of 2024, which contained a general description of the designated area and the date, time and place of the Albuquerque Development Commission public hearing on September 19th of 2024, where public comment could be heard.
8. Mailed notice was sent to all property owners with the designated Downtown 2025, Railroad and McClellan Park areas on March 6, 2024, as required by Section § 3-60A-8, NMSA 1978 and to the property owners within 100 feet of the originally-proposed expansion area boundary, that also included the parcels at 229 Broadway Blvd NE and 101 Lomas Blvd. NE, at least 8 days prior to the public hearing held on October 2, 2024.
9. Emailed notice was sent to the Santa Barbara Martineztown, ABQ Core, and Citizens Information Committee of Martineztown Neighborhood Associations on September 9th, 2024 and November 13, 2024.
10. An email was received from the Santa Barbara Martineztown Neighborhood Association (SBMTNA) objecting to the proposal to include 229 Broadway Blvd NE and 101 Lomas Blvd. NE in the proposed area on the grounds that a pre-submittal neighborhood association meeting was not requested, and Albuquerque Development

Commission (ADC) in their October 2, 2024 hearing continued the item to the November meeting, recognizing that a neighborhood association meeting is not required, but requesting that Metropolitan Redevelopment Agency (MRA) staff hold a facilitated meeting with the SBMTNA and interested community members, before deciding on the item.

11. A facilitated meeting was held on November 5, 2025, with MRA staff, SBMTNA members, and interested community members at which time MRA staff presented information about the purpose of MRA and MR Area Plans, the history of the attempt to get an MR Area plan for the Santa Barbara Martineztown area, and the rationale for including the proposed parcels in the Downtown MRA, and interested parties shared their concerns and expressed disagreement with the City's analysis of the absence of a MR Area Plan for the SBMT community, although no consensus on the project was reached.
12. The Albuquerque Development Commission (ADC), after reading the staff report with attachments and all materials submitted by SBMTNA and interested parties, finds that all required notice for the project was properly administered by MRA staff.
13. The parcels at 229 Broadway Blvd NE and 101 Lomas Blvd. NE are not governed by any legally adopted MR Area Plan, and continue to be eligible for inclusion in the Downtown MR Area.
14. By removing 229 Broadway Blvd NE and 101 Lomas Blvd. NE from the proposed boundary designation, the concerns of the SBMTNA have been sufficiently addressed at this time, and MRA staff should do further analysis regarding these two parcels to determine if they should be included in the Downtown MR Area at a later date or be incorporated into a future SBMT MR Area.

Attachments:

A. Downtown Designation Report