



Tim Keller, Mayor



November 21, 2024

To: Albuquerque Development Commission

From: China Osborn, MRA Project Manager

Subject: Downtown MR Area Boundary Amendment: Designation of Two Parcels as Blighted for Inclusion in Downtown MR Area

MRA Case #: 2024-10

Executive Summary. This is the second public hearing to consider the proposed expansion of the existing Downtown 2025 Metropolitan Redevelopment Area (MR Area), incorporating two new parcels that are not currently within any MR Area Plan, and meet the criteria of blighted. The parcels are located at 229 Broadway Blvd NE and 101 Lomas Blvd. NE. On October 2, 2024, the Albuquerque Development Commission (ADC) considered the proposal and continued the item to the November ADC hearing to allow the Metropolitan Redevelopment Agency (MRA) staff to meet with the Santa Barbara Martineztown Neighborhood Association (SBMTNA). 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.

However, MRA staff finds that the existing conditions of these parcels meet the definition for designation as a "blighted area" in accordance with the State of New Mexico Metropolitan Redevelopment Code (MR Code), there is not an existing legally constituted Santa Barbara Martineztown Metropolitan Redevelopment Plan, and that the parcels in question are more aptly suited for development corresponding to the Downtown 2025 MR Area and not an existing residential neighborhood, as they are zoned for light industrial

uses. Therefore, staff recommends that the ADC forward a recommendation of approval to the City Council to designate these parcels blighted and include them in the Downtown 2025 Metropolitan Redevelopment Area and Plan.

Background. The entire staff report outlining the location and condition of the parcels subject to this request, the Designation Report, and the purpose of including these parcels in the Downtown 2025 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>

In summary, the purpose of this request is to extend the northeastern-most boundary of the existing Downtown 2025 MR Area, in anticipation of the development of an MR Area Plan for the greater Downtown Albuquerque area (see Figure 1). Including these parcels in the MR Area will allow the owners to take advantage of MRA programs and resources for redevelopment of the parcels, should they decide to do so, and allow the City to develop a cohesive development plan for the parcel under its control, which is near the future alignment of the proposed Rail Trail Project.



Figure 1 - Proposed Downtown Metropolitan Redevelopment Area

Criteria. In order for the two parcels in question to be included in the proposed Downtown MR Area, they must first be designated as “blighted areas” per the MR Code, and incorporated into the existing Downtown MR Area. In the previously cited staff report and Designation Report for the two parcels, staff outlined how the parcels meet the definition of blighted. It is worth restating here that the Albuquerque City Council has reserved to itself the exclusive power to declare an area blighted, through the MRA Ordinance (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (ADC) as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent, and eligibility of appropriate areas of the City to be declared blighted (§ 14-8-6-2 (C), ROA 1994).

The incorporation of the two aforementioned parcels into the existing Downtown MR Area is based on an analysis of the existing conditions of those parcels, which meet the definition for designation as a “blighted area” in accordance with the State of New Mexico Redevelopment Code 3-60A-4(F), which includes vacant lots that are public safety nuisance and lead to unsanitary or unsafe conditions, and may also include underdeveloped and underutilized parcels, which arrest the sound growth and economic health and well-being of an area. Also found with the meeting materials from October 2, 2024, is the “Designation Report For Addition Of Two Parcels: Downtown Metropolitan Redevelopment Area 2024,” which outlines how these parcels fully meet the criteria of blighted parcels and why they are more appropriate for development taking into account the future Downtown MR Area Plan.

Facilitated Meeting. In compliance with the request of the ADC, MRA staff, members of the SBMTNA, and other interested community members participated in a virtual facilitated meeting on November 5, 2024 from 6:00 to 7:45 pm, approximately. During the meeting, 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. The presentation from City staff is in Attachment B of this report.

After the MRA staff presentation, SBMTNA members and interested community members shared their concerns and expressed disagreement with the City’s analysis of the absence of a MR Area Plan for the SBMT community. MRA staff answered questions to the best of their ability and reiterated that the neighborhood association will continue to be informed of any future developments on these parcels. Please see the Facilitated Meeting Summary

in Attachment A of this report, provided by the professional facilitator, for full details of the meeting.

Public Comment. On November 14, 2024, the Santa Barbara Martineztown Neighborhood Association sent a letter addressed to the ADC, requesting denial of the project. The letter is attached to this staff report (See attachment C) and the materials sent in the email accompanying the letter were forwarded to the ADC commissioners for their review and consideration. Following is a brief summary of the points of the letter with the *MRA response below in italics.*

1. The letter first states that the parcels at 101 Lomas Blvd NE and 220 Broadway Blvd NE properties do not meet the criteria of blighted according to the Metropolitan Redevelopment Code; however, in the same letter, it states that these parcels are already included in the SBMT MR Area boundaries.

Staff finds that the two parcels DO meet the criteria for blighted and finds that the existing allowed uses on these parcels are more suited to uses Downtown than those in a residential neighborhood. Also, staff finds that the connectivity these parcels provide to the Downtown Core and the future of the Rail Trail are important to the Downtown MR Area planning efforts currently underway, and for this reason is recommending that the parcels be included in the Downtown 2025 MR Area. If these parcels are found to be not blighted, then they could not be included in any future SBMT MR Area Plan either.

2. Martineztown Santa Barbara MRA is still active, referring to (R-90-498; Enactment no. 9-1990) and the 1990 Martineztown Sector Development Plan refers to the MRA.

At the time of approval of the Sector Development Plan (R-90-497), and MR Area Boundary was also approved for the "Martineztown/Santa Barbara Metropolitan Redevelopment Area" (R-90-498). The Sector Development Plan was not adopted as the MR Area Plan. Nor was the MR Area Plan subsequently approved. In 2017, via R-17-213, the Sector Development Plan was repealed and there has never been an approved MR Plan for the designated area. Moreover, it is for this very reason, there is a legal settlement between the City and the SBMTNA to create a MR Area Plan within the next two years for the Santa Barbara Martineztown neighborhood. Staff is already in the process of creating the working plan for this project and awaiting Council funding to begin. A new Plan and Boundary designation should be created based on current conditions.

3. "Email dated December 12, 2007 from Lorena Quintana Patten clarifies that the Martineztown Santa Barbara MRA Resolution was in file and the plan was the approved Sector Development Plan and provides a written discussion with Lorena Patten Quintana stating Gabe Rivera would meet with the neighborhood in January 28, 2008 to discuss the MR Funding for the neighborhood."

In the email referenced and provided in the supplementary materials to the ADC, Planning staff at the time write: "You are correct in that it is designated. The resolution was on file in the Redevelopment Division. The plan that was approved and on record is the Sector plan." Once again, this email is confirming that an area was designated and that a Sector Plan was approved. However, a Sector Plan IS NOT a Metropolitan Redevelopment Area Plan.

4. Council Bill 0-04-73 Enactment no 55-2004 provides the current use of the MRA Revenue Bonds.

The above-referenced legislation refers to the Metropolitan Redevelopment Plan exclusively for the development of the Embassy Suites at 1000 Woodward Place NE, just northeast of the intersection of Lomas Blvd and Interstate-25. This development plan does not extend to any other parcels or developments in the SBMT neighborhood area.

5. SBMTNA does not want the Martineztown Santa Barbara neighborhood to lose the direct economic benefits from these two parcels.

There is no direct economic benefit from the development of these two parcels for the neighborhood association. Any development would broadly benefit the neighborhood, providing services to the community. While in Council Bill 0-04-73, the developer reached an agreement with the SBMTNA to contribute a total of \$250,000 to the NA over a period of 10 years, no developer would be obligated to reach such an agreement with the NA for future developments. Whether the parcels are eventually redeveloped under the Downtown MR Plan or a future SBMT MR Plan, the economic benefit to the community is derived exclusively from the development financing incentives that would be available to any project under any MR Area Plan. Furthermore, the SBMTNA will continue to be notified of any development on these parcels and will be able to participate in any future public meetings regarding their development.

Recommendation. That the Albuquerque Development Commission make a recommendation to the Albuquerque City Council to APPROVE the designation of 229 Broadway Blvd NE and 101 Lomas Blvd NE as blighted parcels to be incorporated into the existing Downtown 2025 Metropolitan Redevelopment Area and Plan, 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, located at 229 Broadway Blvd NE and 101 Lomas Blvd. NE, that includes vacant and undeveloped parcels and low levels of commercial or industrial activity or redevelopment.
2. 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.
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-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.
4. The proposed designation advances the goals of the Downtown 2025 MR Area and Plan by creating new opportunities for the elimination blighted conditions in the greater downtown area. Inclusion of the two parcels will help to encourage density in the downtown area, as well as to support development near the proposed Rail Trail alignment, which will follow the rail right-of-way just west of the two parcels that are the subject of this report.
5. 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, and included the two parcels subject of this designation.
6. 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.
7. Mailed notice was sent to the property owners of the parcels subject to designation, as required by Section § 3-60A-8, NMSA 1978 and to all property owners within 100 and 500 feet of the proposal area boundaries at least 8 days prior to the public hearings held on October 2, 2024 and November 21, 2024.

8. 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.
9. An email was received from the Santa Barbara Martineztown Neighborhood Association (SBMTNA) objecting to the proposal 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.
10. 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.
11. 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.
12. A letter was received from the SBMTNA requesting the ADC make a recommendation of denial of designation of the subject area as blighted for inclusion in the Downtown MR Area; however, the ADC finds that the parcels are more suited for inclusion in the Downtown MR Area than any other potential MR Area because:
 - a) The parcels are zoned NR-LM (Non-residential Light Manufacturing), which do not allow residential uses and would not be compatible for inclusion in a residential neighborhood.
 - b) The parcels provide connectivity from the Downtown Core to the future site of the Rail Trail and to the existing McClellan Park MR Area that will be incorporated into the Downtown MR Area and Plan.
 - c) There is not an existing Martineztown Santa Barbara Metropolitan Redevelopment Area Plan and not including these parcels in the Downtown 2025 MR Area Plan at this time, may substantially delay any future development of these parcels.

Attachments.

- A. Facilitated Meeting Summary
- B. MRA Staff presentation at Facilitated Meeting
- C. Letter from Santa Barbara Martineztown Neighborhood Association

CITY OF ALBUQUERQUE FACILITATION PROGRAM MEETING REPORT

Date Submitted: 11.8.24

Submitted By: Kathleen Oweegon

Meeting Date/Time: 11.5.24

Meeting Location: Zoom

Facilitator: Kathleen Oweegon

Parties: *(see detailed attendee list at end of report)*

- CABQ – MRA
- Santa Barbara Martineztown Neighborhood Association
- Other interested neighbors

Background/Meeting Summary:

On Nov. 5, 2024 a facilitated meeting occurred between representatives of CABQ MRA, members of the Santa Barbara Martineztown Neighborhood Assoc. (SBMTNA), and other interested neighbors from nearby neighborhoods. Stated goals for this meeting, as noted at the top of the meeting agenda were:

- To provide clarification on the MRA’s functions
- To provide clarification on the MRA’s intentions for the proposed parcels
- To hear SBMTNA’s and neighbors’ concerns
- To identify potential areas of agreement and collaboration opportunities

During this 1.75-hour meeting, MRA representatives gave a PowerPoint presentation to accomplish the first two goals *(see attached pdf titled “SBMTNA Facilitated Meeting_presentation 2024 11 05-fin” in email accompanying this report)*.

The presentation was followed by an opportunity for meeting participants to ask questions and make comments. MRA representatives answered most questions and responded to most comments, although there were a few they were unable to. This meeting was not recorded, so some details of this conversation were not retained.

Some concerns participants expressed included *(but are not limited to)*:

- Lack of complete historical data regarding past sector plans, MRA efforts, and other development-related information with regard to the areas within and around the SBMTNA boundaries
 - Below is a link pertaining to comments made by Loretta Naranjo Lopez SBMTNA President, in the meeting:
<https://documents.cabq.gov/planning/UDD/CompPlan2017/SectorPlans/Martineztown-SantaBarbaraSDP-REPEALED.pdf>
 - After the meeting, Loretta Naranjo Lopez sent MRA representative China Osborn and the facilitator a document referenced in her comments in the meeting *(see attached pdf titled “Martineztown-Santa Barbara MRA Designation Report 1989” in email accompanying this report)*
- The existence of differing historical information and recollections between MRA & SBMTNA regarding the above
- Perception of racial and gender bias toward residents of SBMTNA and other residents in the area by CABQ
- A sense of disempowerment on the part of SBMTNA residents and residents in neighboring areas to have a voice in developments that affect their neighborhoods, which has caused them great frustration and upset.

At the end of the meeting it was unclear whether or not there might be interest in future collaborations between MRA and SBMTNA.

CITY OF ALBUQUERQUE FACILITATION PROGRAM MEETING REPORT

Names, Affiliations & Email Addresses of Attendees:

CABQ

- Terry Brunner – CABQ Metropolitan Redevelopment Agency
- Stephanie Shumsky – CABQ Metropolitan Redevelopment Agency
- China Osborn – CABQ Metropolitan Redevelopment Agency
- Sarah Supple – CABQ Metropolitan Redevelopment Agency
- Jennifer Jackson – CABQ Metropolitan Redevelopment Agency
- Mara Salcido – CABQ

Neighbors

- Loretta Naranjo Lopez – President, SBMTNA
- Jesse Lopez – Treasurer, HNA, SBMTNA
- Gilbert Speakman – Board Member, HNA, SBMTNA
- Crystal Garcia – Protect & Preserve Barelás, HNA and BNA
- JoAnn Garcia – Barelás Neighborhood Association
- Bianca Encinias (no affiliation noted)

Santa Barbara Martineztown Neighborhood Association

Facilitated Meeting

November 5, 2024



Agenda

- **What purpose does MRA serve?**
- **What do MRA Plans do?**
- **Santa Barbara Martineztown, history of the attempt to get an MRA plan**
- **Rationale for including the proposed parcels in the Downtown MR Area**



1.
**Metropolitan Redevelopment Agency
(MRA) and Metropolitan Redevelopment
Area Plans**



MRA's Purpose

MISSION

To initiate collaborative public-private partnerships that lead to thoughtful and catalytic revitalization by investing in the community for sustainable and equitable growth.

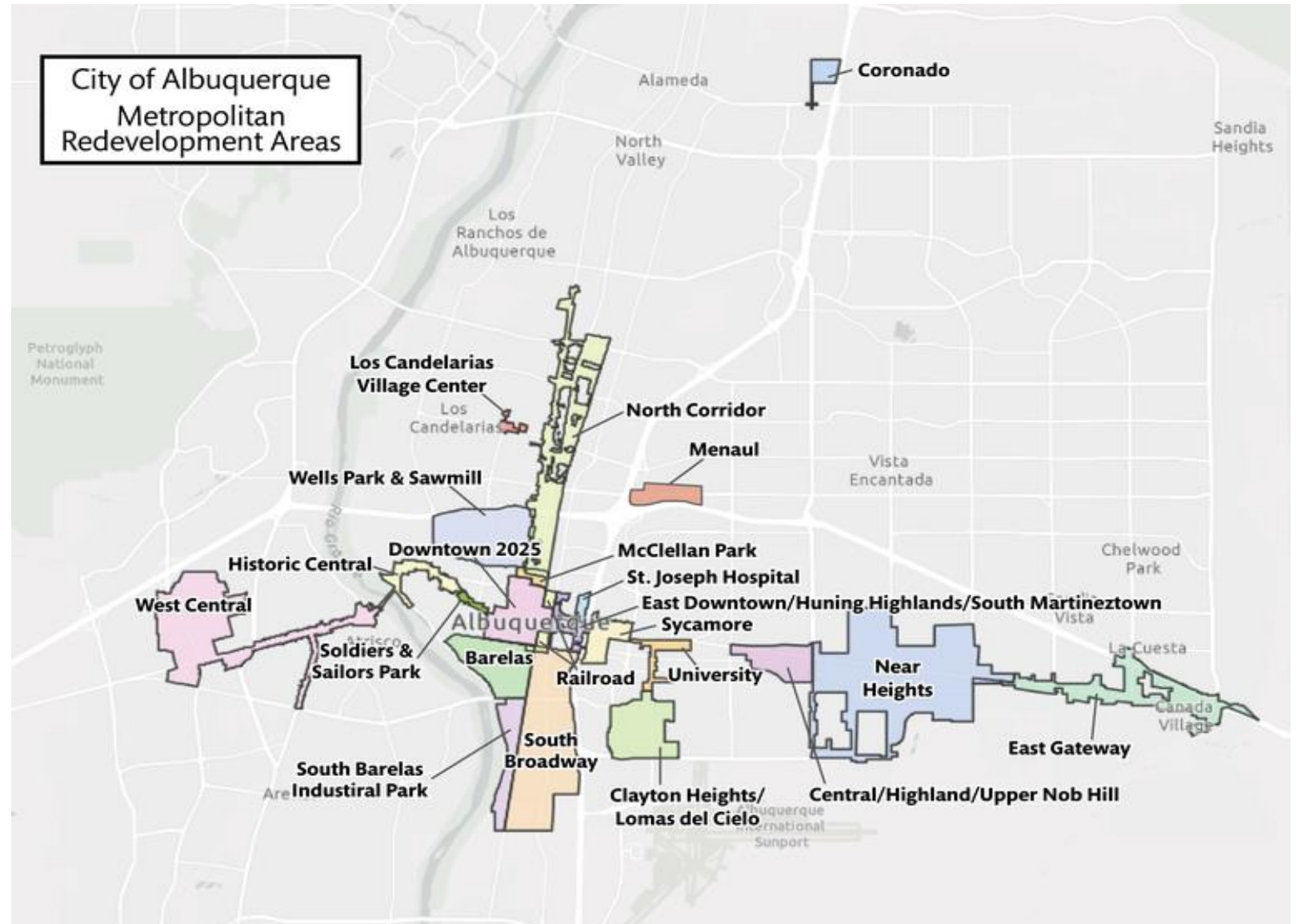
VISION

Albuquerque will preserve its diversity, authenticity, and community spirit through restorative development while collaborating with our vibrant and connected neighborhoods to create opportunities for residents to flourish.



How and Where MRA Works

- Metropolitan Redevelopment Agency (MRA) is established by State Statute §3-60A
- A Metropolitan Redevelopment (MR) Area must first be designated as a blighted or slum area. This is through a boundary designation process, approved by City Council.
- Once an area is designated, City Council establishes and approves a Plan for redevelopment of the area.
- MRA can only operate in MR Areas with an approved plan.
- The City of Albuquerque has 22 areas with approved MR Plans.

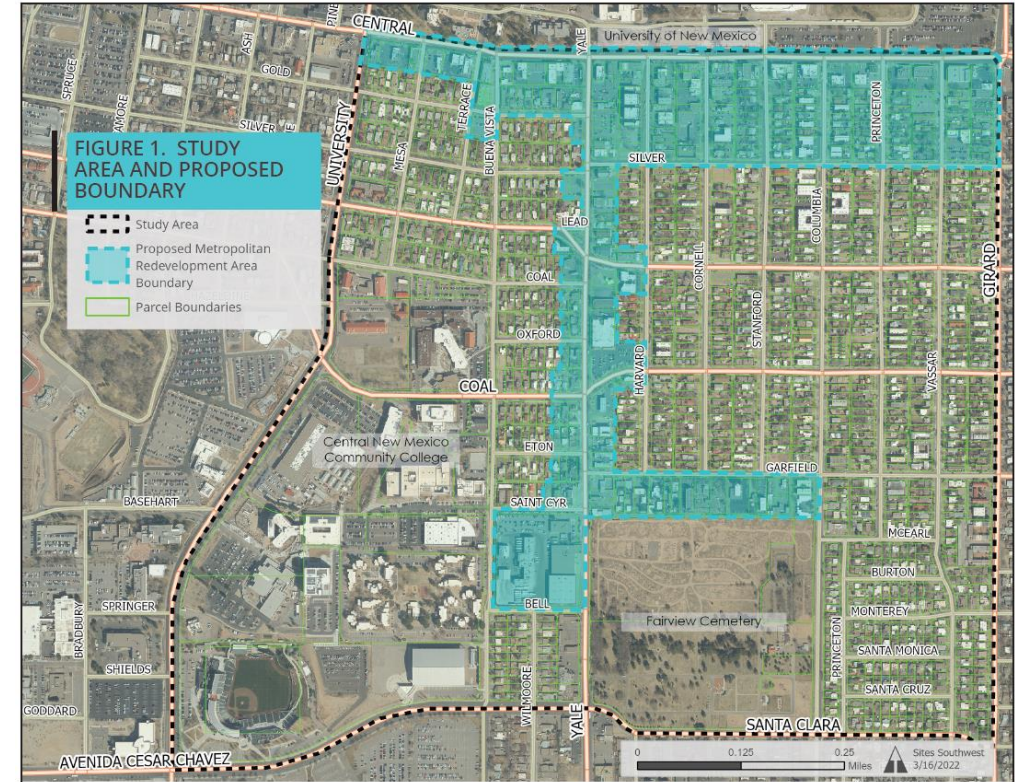


Establishing a MR Area Boundary

Boundary Study and Approval Process

1. MRA typically hires and works with Planning Consultant to establish a boundary study area, considering:
 - ✓ Zoning/Existing land use
 - ✓ Property/Infrastructure conditions
 - ✓ Area demographics
 - ✓ Economic activity
2. Based on the information gathered, the consultant will recommend an MR Area Boundary and complete a Designation Report

Area included MUST meet definition of "slum" or "blighted"
3. DRAFT Boundary Designation Report is finalized for public comment
4. FINAL Boundary Designation Report is approved by City Council
5. MRA creates a strategy for preparing the MR Area Plan.



University MR Study Area vs Final Boundary Designation



Metropolitan Redevelopment Area Plans

Plan Preparation and Approval Process

1. MRA typically hires and works with Planning Consultant to establish scope of work
 - ✓ Community Engagement Plan is created and implemented
 - ✓ Data Analysis of Area is completed
2. DRAFT Plan is finalized for public comment
3. FINAL Plan is approved by City Council
4. MRA creates a strategy for implementing plan.

Purpose of MR Plan is to:

- ✓ Identify Existing Conditions, such as demographics, land use, and market conditions (businesses and housing)
- ✓ Identify Opportunities and Constraints (what limits development and where are opportunities for new development).
- ✓ Provide Recommendations:
 1. Inform redevelopment projects and infrastructure improvements
 2. Opportunities for public-private partnerships
 3. Expand the capacity of community and business-led implementation groups



How do we Implement a MR Plan?

Who we work with:

- Consultants
 - Land Use and Transportation Planners
 - Market Analysts
 - Legal Specialists
- Developers
 - For-Profit
 - Non-Profit
- Property and Business Owners
- Community Groups
 - Main Street Organizations
 - Service Providers
 - Neighborhood Associations
 - Community Organizations

Example MRA Projects:

- Multi-family housing
 - Mixed-income
 - Market rate
 - Non-residential to Residential Conversions
- Commercial or Industrial projects
 - Increase Tax Base
 - Bring more jobs
- Infrastructure
 - Roadway improvements
 - Lighting/Safety
 - Placemaking/Wayfinding
- Community Services
 - Community/health centers
 - Education facilities
- Boutique Grant Programs
 - Infrastructure improvements
 - Beautification grants

2.
**History of Santa Barbara Martineztown
and MRA**



Santa Barbara Martineztown in city Plans

In 1990...

City Council Approved:

- Martineztown/Santa Barbara Sector Development Plan (R-90-497)
former zoning codes specific to distinct neighborhoods
- Designation for a “Martineztown/Santa Barbara Metropolitan Redevelopment Area” (R-90-498)
first legally required step in the process to allow the City to use the powers under the State of New Mexico Metropolitan Redevelopment Code.

From 2010 - 2012...

- The Planning Department was working on a new Sector Development Plan for SBMT; a draft report was prepared.
- MRA held community meetings to develop a MR Plan; there is no record of a completed draft MR Plan.



Martineztown / Santa Barbara

Sector Development Plan

DRAFT



Released for Public Comment August 2010

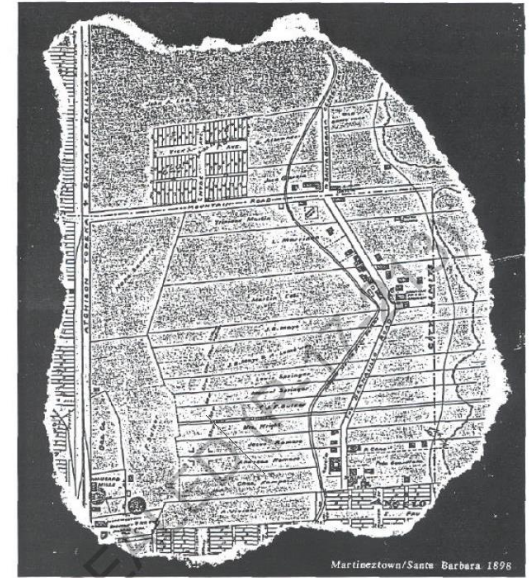
SBMT in city Plans (con't)

In 2017...

- All Sector Development Plans were repealed and replaced with a new zoning code - the IDO (Integrated Development Ordinance)
- No MR Area Plan was ever adopted for the “Martineztown/Santa Barbara” area

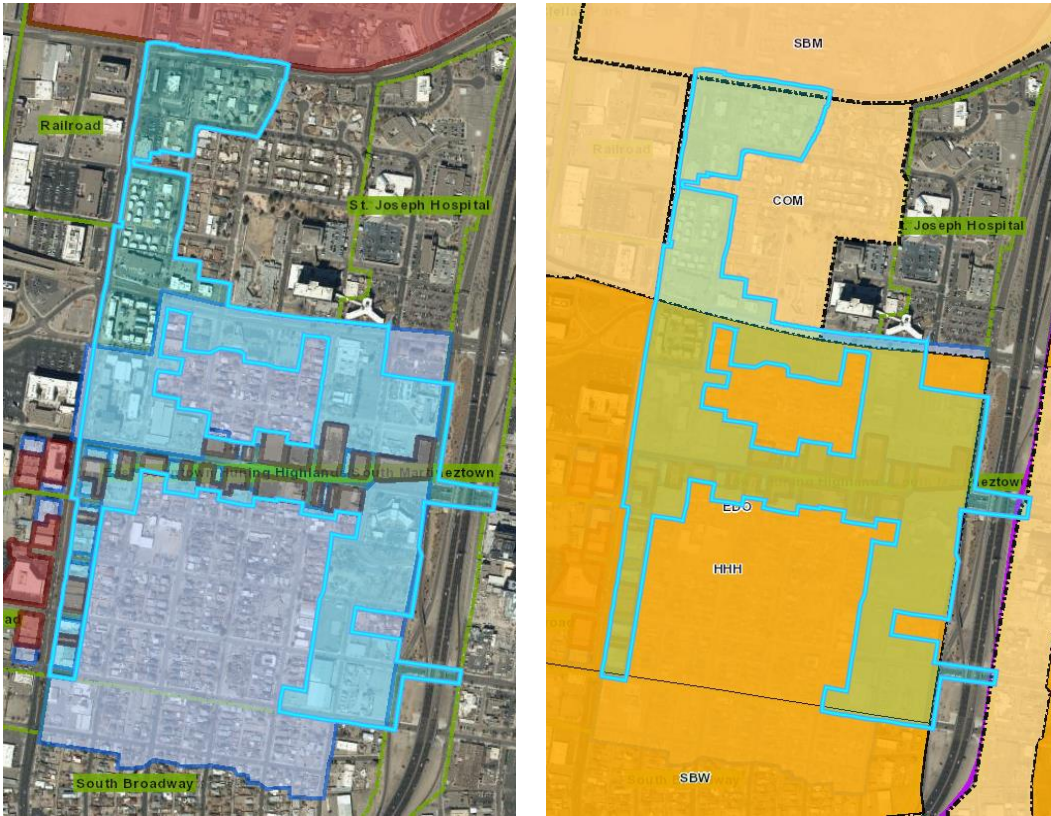
TODAY...

- No MR Area Plan was ever adopted for the “Martineztown/Santa Barbara” area
 - **BOTH** a designation report and a plan must be adopted by City Council, for MRA to use its development incentive powers under the State MR Code.
 - Since the Statutory process was never completed, if the community wants a MR Area, a **NEW Area Designation and a Plan must be approved, based on current conditions.**



Martineztown/Santa Barbara
Sector Development Plan

What MR Plans DON'T DO...

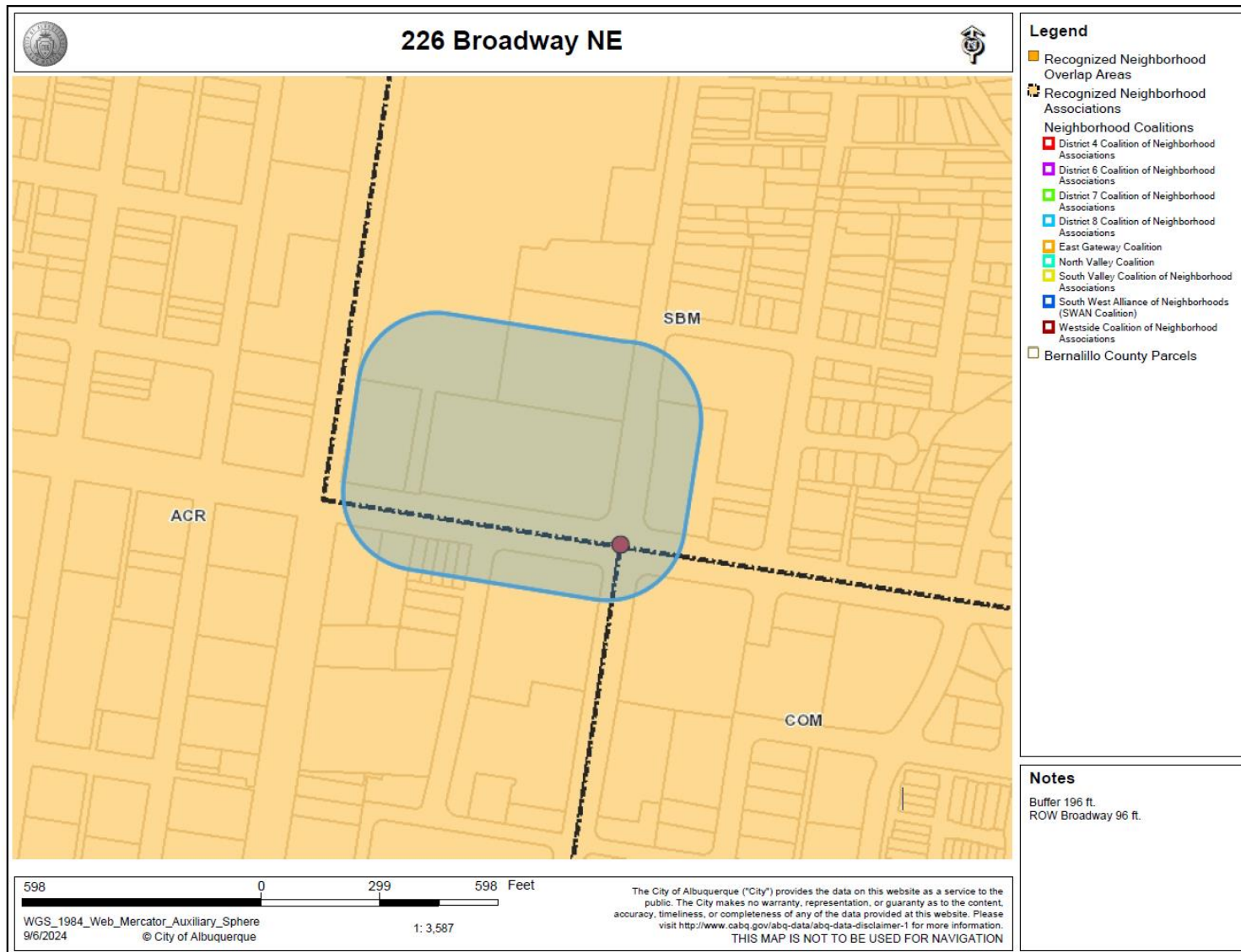


The above maps show how the East Downtown/Huning Highlands/South Martineztown MR Area overlaps IDO Zoning and Overlay Districts, as well as three different Neighborhood Associations

A Santa Barbara/Martineztown MR Area Designation *will not*:

- Change SBMTNA boundaries
- Preclude SBMTNA from being notified of projects in other MR Areas if the NA is adjacent to the project.
- Will not change or modify Zoning, including the application of the CPO-7 Martineztown/Santa Barbara Character Protection Overlay.
- Will not prevent Santa Barbara Martineztown from working with Planning Department to establish a Historic Protection Overlay.
- Guarantee funding for projects or neighborhood improvements. (This process must be coordinated through City Council that sets funding allocations and priorities for MRA's work plan).

Example Notice of Neighborhood Associations



- NA's within 500 ft* of the boundaries of parcel will continue to be notified of development on parcels, as required.
- * State Statute only requires MRA to notice in the newspaper for most projects. However, MRA has adopted the practice of notifying NA's and property owners within 500 ft. of its projects for greater communication and transparency.
- * Notification requirements for projects may vary, depending on project type and decision-making body.
- * Planning Department and MRA have different types of projects and different noticing requirements

3.

**Why does MRA want to Designate Two
Parcels for Downtown MR Area?**

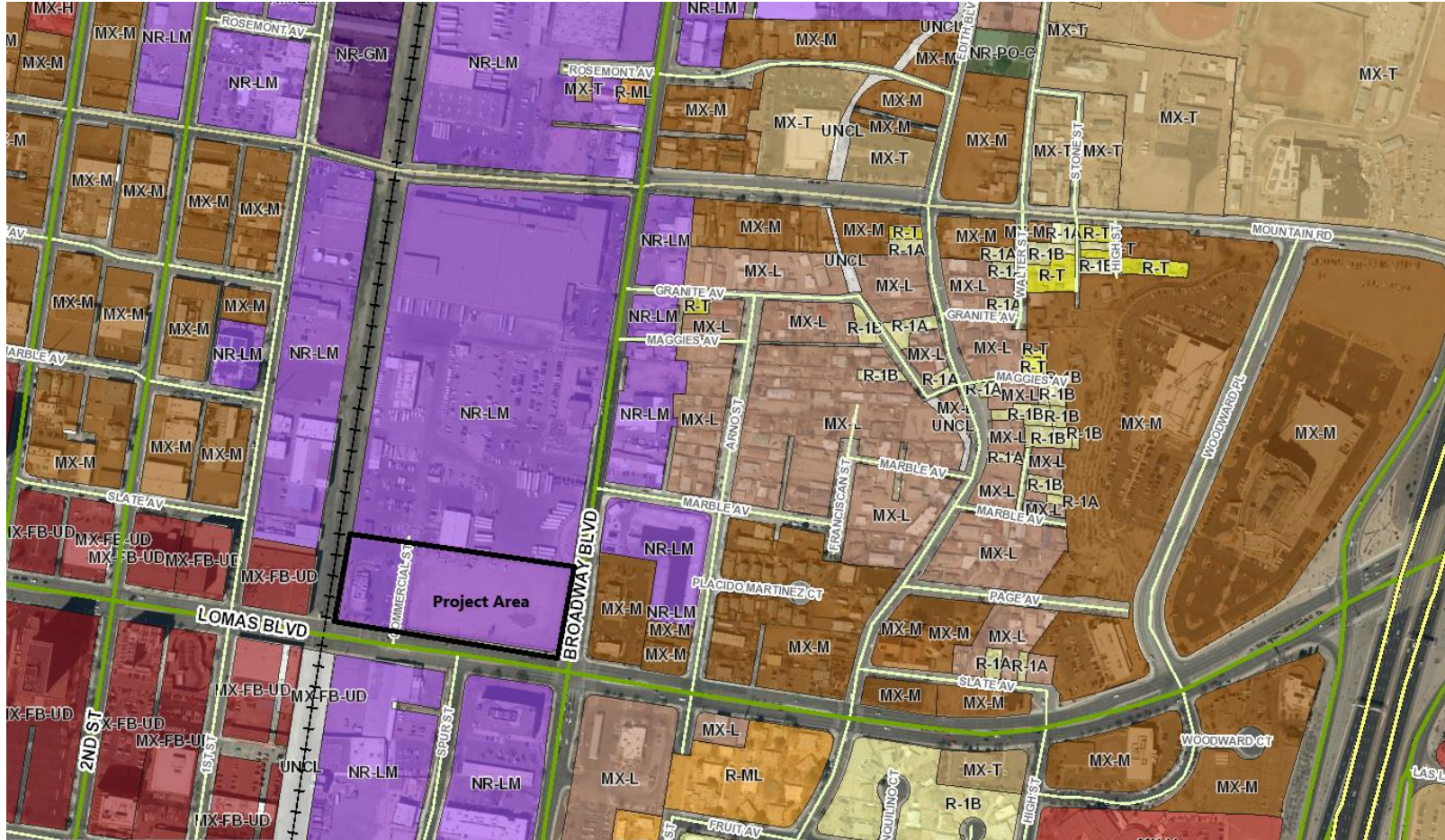


Parcels align with context of Downtown

- Provides connectivity to Downtown and the future Rail Trail.
- One of the parcels is owned by City and AMAFCA; owners will determine future development on parcel in alignment with MR Plan.
- Zoning is more compatible with existing zoning in Downtown. The parcels are NOT zoned for residential development.
- Parcels are physically disconnected from Santa Barbara Martineztown core neighborhood, which is east of Broadway.
- Parcels directly to the north and east do not meet the definition of blighted and are less likely to be redeveloped.



Why Designation of Two Parcels for Downtown?



Non-residential Light Manufacturing Zone (NR-LM)

Allowed uses include:

- Institutional/Museum
- Sports facilities
- Pet service/Veterinary hospital
- Auditorium/Theater
- Restaurant/Bar
- Hotel/Motel
- Office/Business Services
- Grocery Stores
- Manufacturing/Utilities

Uses not allowed are:

- Any category of residential

*NR-LM allowable uses are more compatible with Downtown than neighborhood or residential uses.

Q & A



November 14, 2024

Mona Ghattas, Interim Chair
Albuquerque Development Commission
c/o ssupple@cabq.gov

RE: CASE 2024-10 - Proposed amended MRA Downtown Boundary/Change a portion of the Martineztown MRA and remove 101 Lomas Blvd NE and 229 Broadway NE

Dear Interim Chair Mona Ghattas and Commissioners,

Santa Barbara Martineztown Neighborhood Association (SBMTNA) respectfully requests that you deny the request to the change a portion of the Martineztown Santa Barbara MRA boundaries to the Downtown MRA boundaries.

SBMTNA request denial to change the Downtown Boundary to include parts of the Martineztown Santa Barbara MRA boundaries for the following reasons:

1. The 101 Lomas Blvd NE and 220 Broadway Blvd NE properties do not meet the criteria for the Metropolitan Redevelopment Code Chapters, Article 60-A, NMSA 1978, Metropolitan Redevelopment Area requirements.
2. Martineztown Santa Barbara MRA is still active – R-90-498 Enactment 9-1990
 - a. The 1990 Martineztown Sector Development Plan on page 76 refers to the MRA.
 - b. Martineztown Sector Development Plan on page 86 recommends the MRA to enhance the business climate and image.
 - c. Email dated December 12, 2007 from Lorena Quintana Patten clarifies that the Martineztown Santa Barbara MRA Resolution was in file and the plan was the approved Sector Development Plan and provides a written discussion with Lorena Patten Quintana stating Gabe Rivera would meet with the neighborhood in January 28, 2008 to discuss the MR Funding for the neighborhood.
 - d. Council Bill 0-04-73 Enactment no 55-2004 provides the current use of the MRA Revenue Bonds.
3. Martineztown Santa Barbara Resolution R-90-498 MRA boundaries includes 101 Lomas Blvd NE and 220 Broadway Blvd NE properties.
4. SBMTNA does not want the Martineztown Santa Barbara neighborhood to lose the direct economic benefits from these two parcels.

During the IDO, all of the sector plans were repealed under R-17-213. It is SBMTNA understanding that the Martineztown Santa Barbara MRA was the only neighborhood who had its MRA separate from the sector plan so Resolution-498 Enactment 9-1990 is active. Since the MRA is active, SBMTNA recommends the 1990 Martineztown Sector Development Plan is approved by City Council to serve as the MRA Plan. For example, the City of Albuquerque designated the South Broadway Sector Development to serves as the MRA Plan. The 1990

Martineztown Sector Development Plan until the Martineztown Santa Barbara Sector Plan MRA Plan is updated as required between the SBMTNA and City of Albuquerque agreement.

The other reason for denial is the subject properties are no longer considered a blighted area as defined under the Metropolitan Redevelopment Code Chapters, Article 60-A, NMSA 1978, Metropolitan Redevelopment Area. The subject properties were considered only blighted in the current Martineztown Santa Barbara Martineztown Area Resolution-498. The Burger King located at Lomas NE has recently been renovated. It has provided gross receipts tax revenue for many years. The current vacant land at Broadway NE was the Southwest Distributing Company and a ponding area for the City of Albuquerque to protect the neighborhood from flooding. Before the ponding, the Southwest Distributing Company at Broadway NE provided gross receipts tax revenue for the City of Albuquerque and the ponding providing a patch work of protecting the neighborhood from flooding.

During the approval of the Martinez MRA, the 220 Broadway NE property or the old Southwest Distributing building was already demolished and the ponding area was established. This area has historically never constituted an economic and social burden. The SBMTNA is proposing to develop this parcel as commercial and affordable housing. The current zoning is NR-LM but it can be down zoned to mixed zoning.

The Martineztown Santa Barbara Neighborhood Metropolitan Redevelopment Area was established by the City of Albuquerque under City Council Bill No. R-498 and Enactment No. 9-1990. The evidence of this enactment is based on Council Bill No. 0-04-73 Enactment No. 55-2004. The City Council approved the MRA plan entitled John Q. Hammons Industries Embassy Suites Plan authorizing the acquisition of land and construction of a building within the Martineztown Santa Barbara Metropolitan Redevelopment Area. It is also based on the Martineztown Santa Barbara Sector Plan on pages 76 under Site Development Plans that the site development proposal will be approved based on the Metropolitan Redevelopment Designation Report. These documents verify the existence and active Martineztown MRA.

Under Article 60-A Metropolitan Redevelopment Area, all MRA's are required to have a report and a plan. As per the record, Martineztown Santa Barbara Neighborhood is the only neighborhood with a Designation Report and Plan. Under Article 60-A MRA, the requirements are both the plan and report. All of the MRA's in the website of the MRA office have the Resolution with no report and the Sector Development crossed off with the designation of the sector plan as the MRA Plan which is technically is the MRA Resolutions.

Martineztown Santa Barbara Sector Development Plan recommendation on page 87 was to designate the Martineztown Santa Barbara Neighborhood as an MRA. It was established in 1990, see R-498 Enactment 9-1990. This bill does not allow any other neighborhood to benefit except the Martineztown Santa Barbara Neighborhood.

For the City of Albuquerque to consider taking a portion of the Martineztown Santa Barbara Martineztown MRA boundaries is outright discrimination by taking away from a predominant

historical community their neighborhood economic tools. **SBMTNA clearly understands there is absolutely no benefit to remove a portion of the Martineztown Santa Barbara MRA boundary and ask the neighborhood to give up their economic benefits to the Downtown neighborhood.**

The proposed parcels are in the Martineztown Santa Barbara Boundary are aligned with the neighborhood boundaries. According to the HNDEF 2022 Report, the rail trail will gentrify the neighborhood and make it difficult for low-income families. SBMTNA would like further studies before the rail trail is developed. The rail trail is in the Martineztown Santa Barbara IDO CPO-7 boundaries not Downtown Boundaries. The zoning is compatible with the Martineztown Santa Barbara Neighborhood commercial area. The parcels are physically in the Martineztown Santa Barbara Boundaries which are the Rail Road tracks to I-25, Lomas to Menaul. (See Martineztown MRA Boundaries and the CPO-7 boundaries). The Martineztown Santa Barbara MRA includes the subject parcels. Under Article 60-A, MRA, the subject parcels do not meet the requirements for blighted area. The current use of the property on Broadway has been used by the film industry and the Burger King was recently redeveloped. These properties continue to bring in gross receipt tax revenue.

SBMTNA respectfully request the denial of the request to change a portion of the Martineztown Santa Barbara MRA boundaries to the Downtown MRA boundaries.

Sincerely,
Santa Barbara Martineztown Neighborhood Association
Loretta Naranjo Lopez, President
Ronald Vallegos, Vice President
Andrew Tafoya Leverett, Secretary
Jesse Lopez, Secretary
Gilbert Speakman, Board Member
Rosalie Martinez, Board Member
Olivia Ayon, Board Member
David Naranjo, Board Member
Melissa Naranjo, Board Member
Theresa Illgen, Board Member

xc: Representative Javier Martinez
Senator Debbie O'Malley
Councilor Joaquin Baca
Commissioner Barbara Baca

Attached Exhibits 1-10

SBMTNA Exhibits for Case 2024-10
Wednesday, November 20, 2021
Albuquerque Development Commission Meeting

1. 1990 Martineztown Santa Barbara Sector Development Plan – Repealed -
<https://documents.cabq.gov/planning/UDD/CompPlan2017/SectorPlans/Martineztown-SantaBarbaraSDP-REPEALED.pdf>
2. IDO Martineztown Santa Barbara CPO-7 and Boundary Map
<https://abq-zone.com/document/sdp-summary-martineztownsanta-barbara>
3. IDO - <https://abq-zone.com/integrated-development-ordinance-ido>
4. Council Bill 0-04-73/Enactment No. 55-2004
5. Council Bill R-498/Enactment No. 9-1990 – submitted in the facilitators report
6. HNDEF Report - <https://www.cabq.gov/health-housing-homelessness/documents/2022-hnedf-plan-final.pdf> - page 16
7. R-20-75 – The City Resolution to address social and racial inequity
8. South Broadway Sector Development Plan -
<https://documents.cabq.gov/planning/UDD/SouthBroadwayMRA-Plan.pdf>
9. 12/12/2007 email from Lorena Patten-Quintan in regards the MRA Plan and discussion at the January 28, 2008 meeting with Gabe Rivera regarding MR Funding.
10. IDO New Zoning Map for Martineztown