

**To:** Albuquerque Development Commission

**From:** Jennifer Jackson, MRA Deputy Director

**Subject:** West Central MR Area Boundary Amendment: Designation of Five Parcels as Blighted for Inclusion in the West Central MR Area

**MRA Case #:** 2024-12

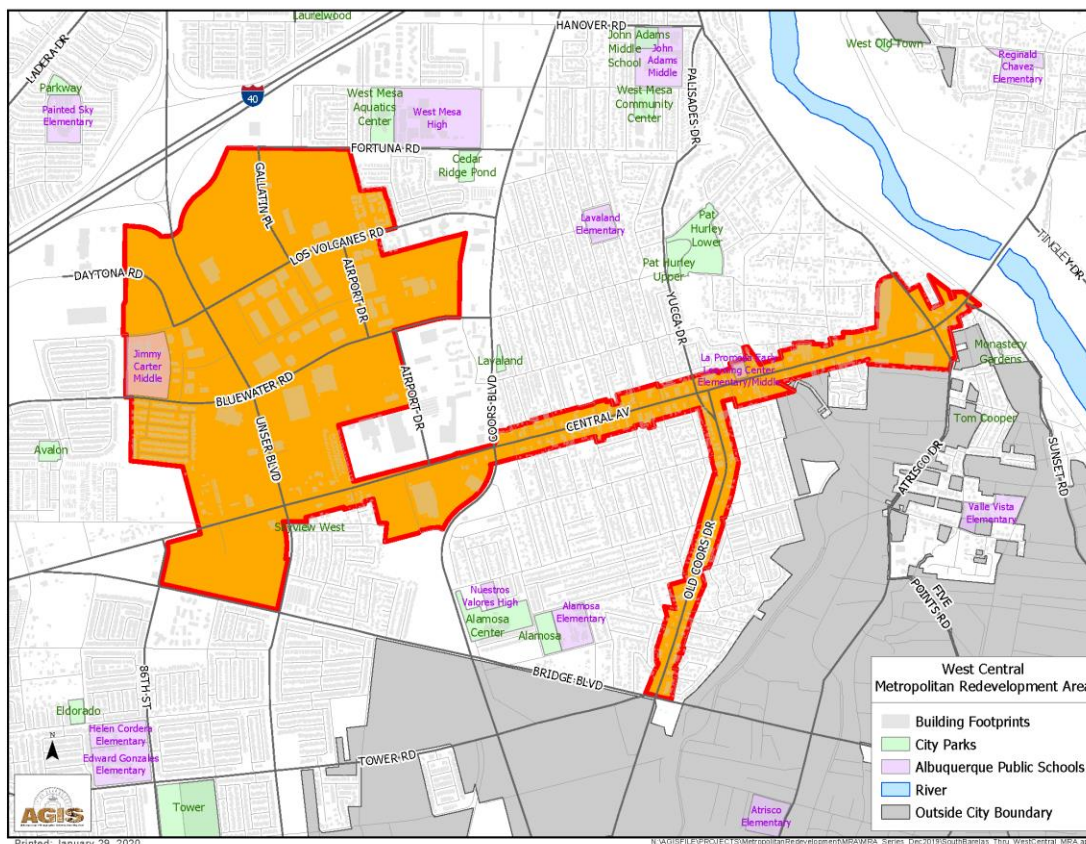


Figure 1 – West Central MRA, Current Boundaries

**Executive Summary.** Sol Housing, a non-profit housing developer, with the support of the New Mexico Land Office, has submitted a proposal to amend the West Central MR Area boundary to incorporate five parcels located to the southeast of the Coors Blvd. and Central Ave. intersection. The West Central MR Area boundaries were approved by City Council on May 7, 2001, and the MR Area plan was approved on June 7, 2004. Figure 1 shows the current approved boundaries.

The parcels intended for designation and incorporation into the existing West Central MR Area are adjacent to each other, separated by Bataan Drive, and comprise an area of approximately

5.83 acres. The existing vacant 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). The application is attached to this staff report.

The designation of these parcels as blighted is for the sole purpose of incorporation into the West Central MR Area, and does not change or alter in any way the zoning of the parcels or obligate the current owners to develop or redevelop their properties. Inclusion of these parcels in an MR Area simply opens up the possibility of the MRA to be able to leverage its resources for the development of these parcels at the time it is deemed appropriate, following all laws and procedures that would apply to any future development proposal.

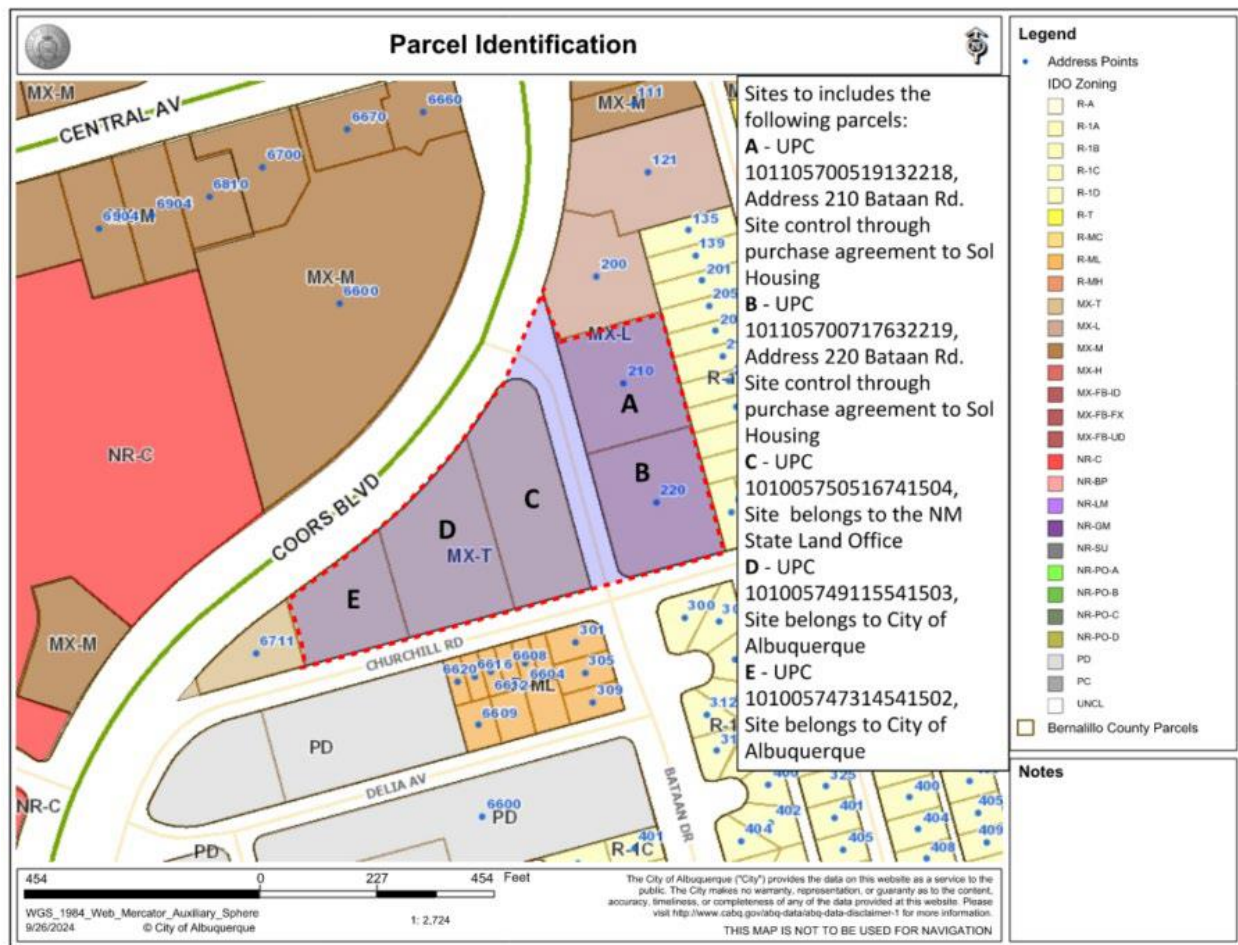


Figure 2 - Proposed West Central Boundary Change One (Coors and Churchill)

**Background.** The MRA received a Boundary Amendment request application on October 1, 2024 from Sol Housing, which included a letter of support from the State Land Office. The request includes five parcels located to the south and east of the Coors Blvd. and Central Ave. intersection, as shown in Figure 2. In order for the five additional parcels to be included in the West Central MR Area, they must first be designated as “blighted areas” per the MR Code.

Based on an analysis of conditions, as evidenced by the site photos at the end of the staff report and in the attached application, MRA recommends that the addition of these five parcels south of Central Ave and east of Coors Blvd. to the West Central MR Area and Plan. The proposed boundary amendment will help the City of Albuquerque expand incentives on parcels well-suited to development that sit just outside of the existing boundary (see Figure 3).

The parcels are zoned MX-T (Mixed-Use Transition) and MX-L (Mixed-Use Low Intensity). The MX-L lots will be able to take advantage of the development height bonus from one of the parcels being partially in a Premium Transit Corridor. All parcels are located in a Major Transit Corridor and within an Area of Change (2024 Comprehensive Plan). While the parcels proposed to be included are entirely vacant, they are located near to shopping, schools, a community center, childcare, and restaurants. The parcels are located next to a low-income single-family neighborhood with a generally aging housing stock on small lots. This makes the proposed parcels well-suited for development into multi-family housing—both to help the City meet its need for new housing, and to help residents and their family members to stay in their neighborhood. Additional residents in this area will generate new spending at area businesses, and proximity to transit means that the parcels are well-connected to other parts of the City, even for individuals with limited access to a vehicle.

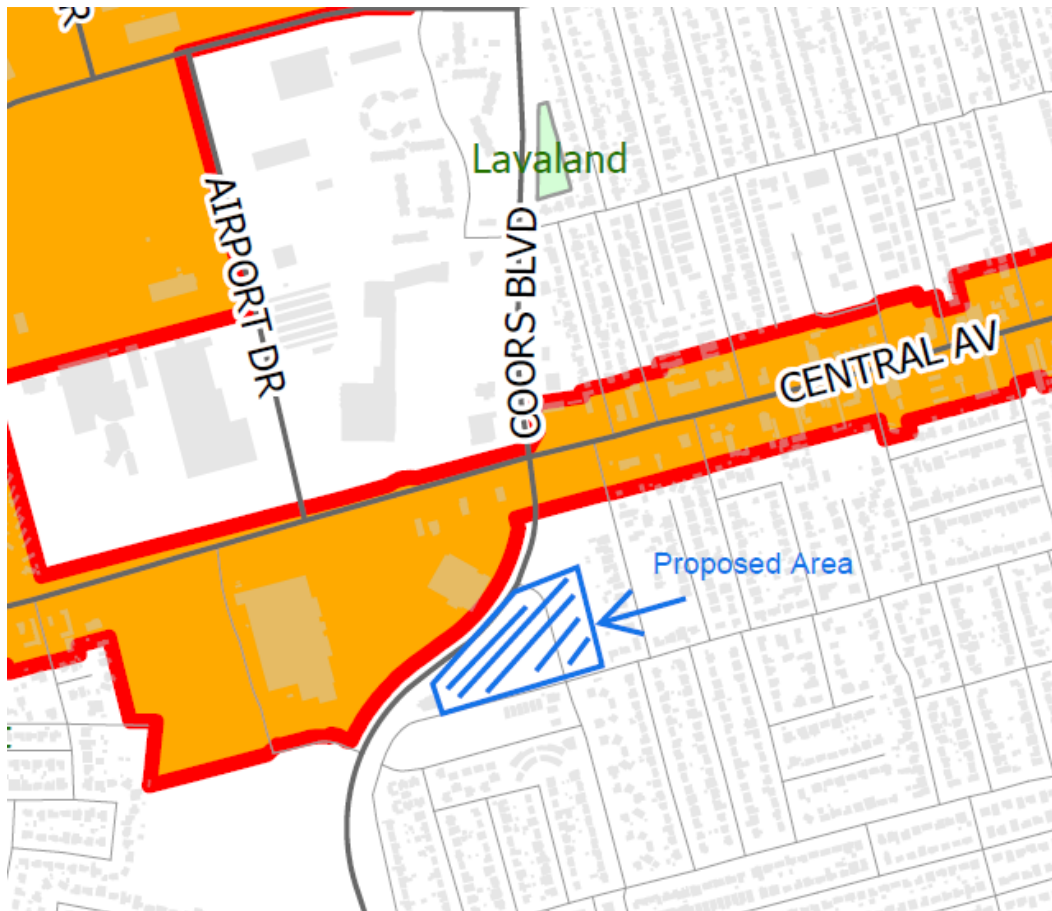


Figure 3 – Parcels in Relation to Existing MR Area

## **Criteria.**

In order to take advantage of the State Metropolitan Redevelopment Code, §§ 3-60A-1, et seq., NMSA 1978, the City of Albuquerque passed the Metropolitan Redevelopment Agency Ordinance, §§ 14-8-4-1, et seq., ROA 1994 (“MRA Ordinance”). The MR Code requires that a geographical area be declared a “blighted area” and there be a finding that the rehabilitation, conservation, redevelopment or development, or a combination thereof, in the designated area is necessary in the interest of the public health, safety, morals or welfare of the residents before a municipality can exercise the powers conferred by the MR Code (MR Code, § 3-60A-7, NMSA 1978). The Albuquerque City Council has reserved to itself the 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 aforementioned parcels into the existing West Central 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). Vacant lots, in general, are a public safety nuance and lead to unsanitary or unsafe conditions, as they are often subject to break-ins, squatting and other illegal activity. These parcels meet the definition of a blighted area because, being vacant lots, they contribute to unsanitary, unsafe and deteriorated conditions on the lots themselves and for the surrounding area.

## **Alignment with the Comprehensive Plan:**

Request for MR Area boundary amendments should further the goals and policies of the Albuquerque & Bernalillo County Comprehensive Plan. MRA staff finds that the proposal aligns with the following Goals and Policies:

- **Infill** (Policy 7.3.4, pp. 7-23):
  - Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.
- **Desired Growth** (Policy 5.1.1, pp. 5-28)
  - Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.
  - Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in...Activity Centers to increase housing density and expand housing options and affordability.
  - Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.
  - Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.



- **Housing Options** (Policy 9.1.1, pp. 9-23)
  - Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing, as part of revitalization efforts.
- **Affordability** (Policy 9.1.2, pp. 9-24)
  - Provide mixed-income neighborhoods by encouraging high-quality, affordable and mixed-income housing options throughout the area.
  - Encourage the development of higher-density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

**Alignment with the West Central MRA Plan**

While the proposed area is not near the three identified opportunity sites listed in the West Central MRA Plan (2004), the vacant parcels proposed to be included nevertheless are strong candidates for MRA designation. The proposed boundary amendment aligns with the goals and objectives in the West Central Plan as follows:

- **Economics: Goal 1: Increase the economic vitality of the MRA**

Multifamily housing is the most likely type of development to go into the new parcels, allowing for increased housing density at a key intersection, bringing more residents to Coors and Central. Thus, the proposed boundary amendment will help to support commercial businesses in the area. Within a short distance from the parcels, there are a number of amenities, including: 1) an Albuquerque Rapid Transit stop, 2) grocery; 3) pharmacy; 4) multiple restaurants; 5) childcare; 6) a community center; 7) health clinic; and 8) a school. There is very little multi-family housing in the area, with most residential characterized by lower density single-family homes.

- **Design: Goal 1: Improve the overall appearance of the MRA**

Extending MRA incentives to the development of currently vacant parcels opens the door for an improved appearance at a busy intersection. Furthermore, MRA will be able to apply public improvement dollars to the area, further supporting an improved appearance in the area south of Coors and Central. Supporting more housing density and development in this area will fill in a stretch of Coors that is currently completely undeveloped, in spite of amenities being located nearby.

**Public Notice**

The MRA mailed public notice to 88 property owners and neighborhood associations within 500 feet of the parcels on October 4, 2024. This includes the Alamosa, Los Volcanes, and West Mesa Neighborhood Associations—contact information was obtained by the Albuquerque Office of Neighborhood Coordination.

Because it is planning a development within the proposed boundaries, Sol Housing has also conducted significant outreach to area property owners and neighborhood associations. Sol Housing notified neighbors and held a virtual community meeting regarding the purchase of 210 and 220 Bataan Drive and to review Sol’s proposed RFP response via Zoom on Monday, June 29, 2024. Approximately 510 flyers were mailed to area residents. The meeting notification was distributed to area businesses, emailed to affected Neighborhood Association representatives

provided by the Office of Neighborhood Coordination, and posted to Sol Housing's Facebook page. The recording of the Zoom meeting can be found at <https://youtu.be/2IkPe93Usqo?si=DlZqJTxqvdYvPSWw>.

On September 9, 2024, Sol Housing launched a community engagement website to provide updates and elicit feedback from the community about its proposed development. Since the site went live, Sol Housing has received 100% either neutral or positive feedback responses and 0% negative feedback responses. Sol Housing also mailed over 500 postcards to residents within ¼ mile of the site to increase traffic to the engagement website and elicit additional feedback. <https://www.aptsatbataan.com/home>.

On September 16, 2024, Sol Housing's Executive Director, Felipe Rael, attended the Alamosa Neighborhood Association monthly meeting where he brought design boards, listened to concerns, and answered questions. The meeting agenda is included in the attached application.

To date, MRA has received no comments regarding the boundary amendment.

### **Photos**

Below are images of the existing site conditions on the five parcels. All are vacant, and are characterized by uneven ground, weeds, and trash. It is clear that vehicles cut through the lots, creating potentially unsafe conditions for people in and around the properties.













### **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, that includes vacant and undeveloped parcels and no 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-01-216, which designated the West Central Metropolitan Redevelopment Area and established its boundaries, and R-04-06, which approved the West Central Metropolitan Redevelopment (MR) Area Plan.
4. The proposed designation advances the goals of the West Central MR Area and Plan by creating new opportunities to increase opportunities for economic vitality and improve the overall appearance of the MRA.
5. Mailed notice was sent to the property owners of the parcels subject to designation, and to all property owners within 500 feet of the proposal area at least 10 days prior to the Albuquerque Development Hearing, which was scheduled for October 17, 2024.
6. Notice of the proposal will be published in the Albuquerque Journal, a newspaper of general circulation in the city at least twice no less than 20 days before the full City Council meeting to review and discuss the proposed boundary amendment, and will contain a general description of the designated area and the date, time and place of the City Council meeting, where public comment can be heard.
7. No comments or objections to the proposal were received prior to the publication of this staff report, on October 11, 2024

**Recommendation.** That the Albuquerque Development Commission make a recommendation to the Albuquerque City Council to APPROVE the designation of the five parcels included in the Sol Housing's Boundary Amendment application as blighted parcels to be incorporated into the existing West Central Metropolitan Redevelopment Area and Plan, based on the findings in this staff report.

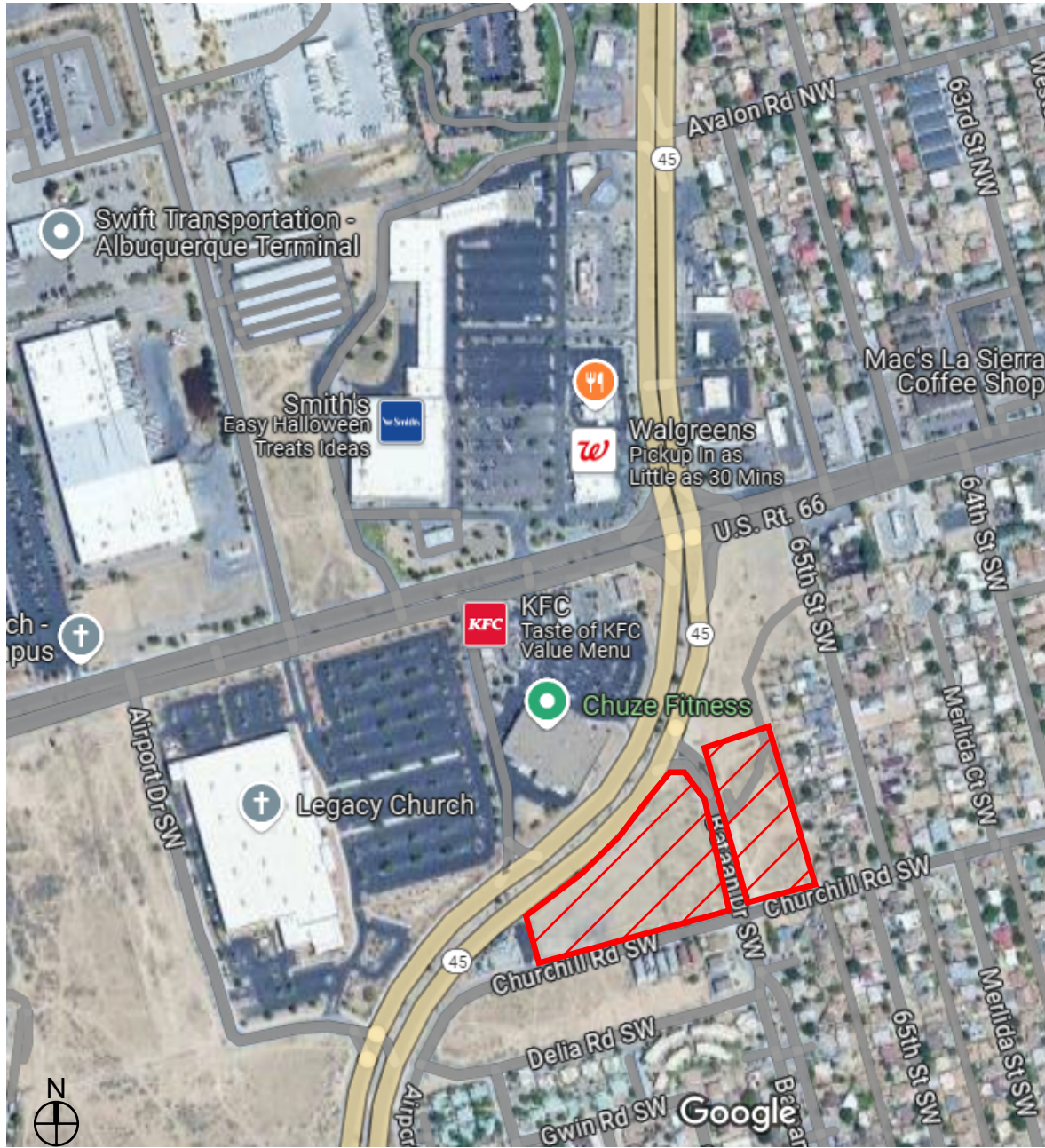
### **Attachments.**

- A. Boundary Amendment Application
- B. Letter of Support from the New Mexico State Land Office
- C. Mailed and Emailed Public Notices



# Request for MRA Boundary Amendment

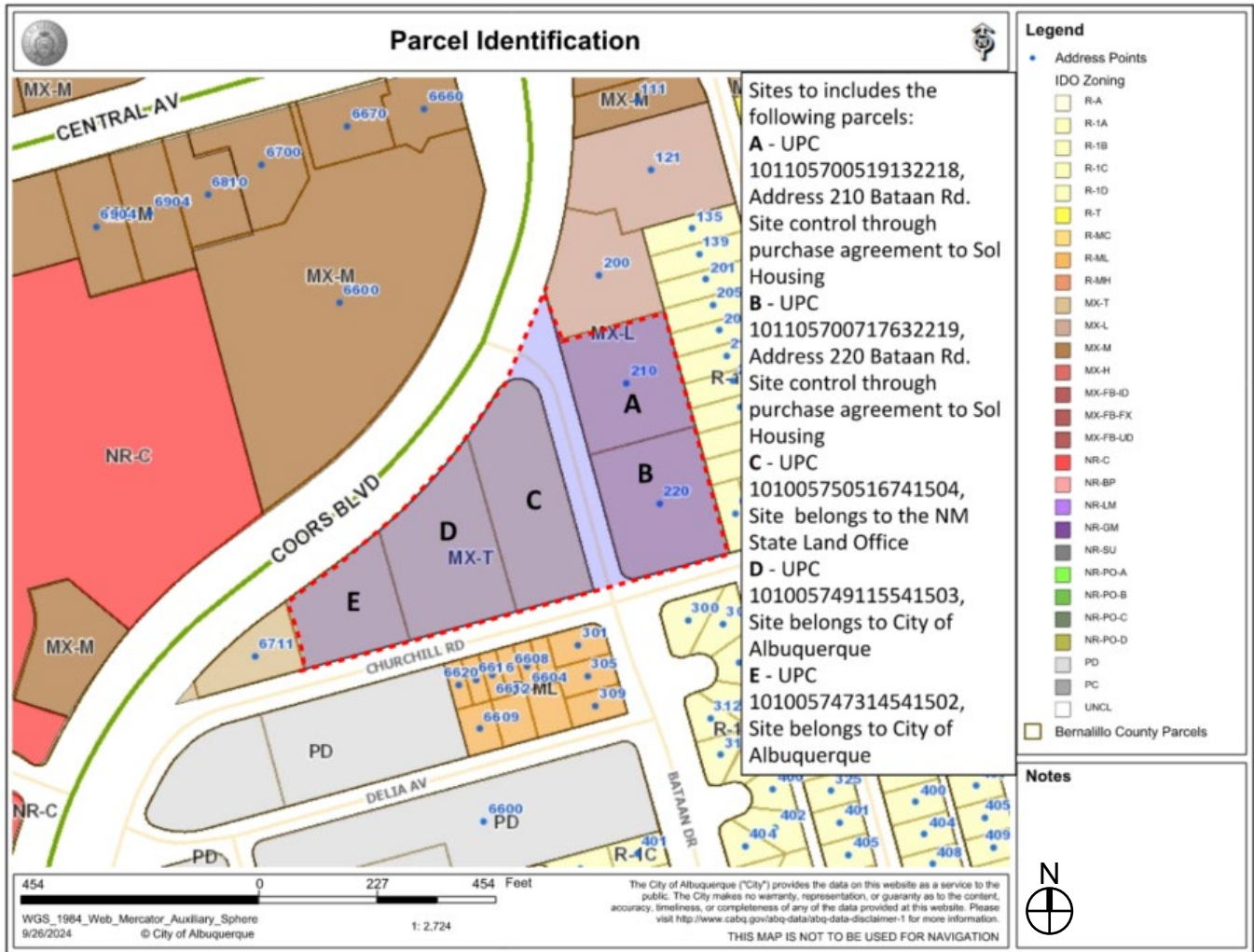
September 30, 2024



Request for MRA Boundary Amendment

Applicant: Sol Housing, NM State Land Office, City of Albuquerque

Sol Housing respectfully requests the boundary for the West Central MRA be amended to include the following five parcels located near the intersection of Coors Boulevard and Central Avenue in southwest Albuquerque. The proposed parcels are located to the east and west of Bataan Drive SW and north of Churchill Drive SW as shown and identified in the map below. Each site is unoccupied and in blighted condition with an overgrowth of weeds, dangerous illegal dumping, uncollected trash, evidence of encampment, trespassing and neglect. See site photos attached.



Parcels "A" and "B" located east of Bataan are zoned Mixed-Use- Low Intensity (MX-L) with parcel "A" just within the Premium Transit Area of the Coors ART station and able to maximize height bonuses and parking reductions thus increasing its development and economic potential. Parcels "C", "D", and "E" west of Bataan are zoned Mixed-Use-Transition (MX-T) to transition the scale of development down into the primarily single-family neighborhood and includes the Ted M. Gallegos Community Center, Alamosa Public Library and First Choice Community Healthcare clinic, two schools, and a neighborhood park. All five parcels are located within a Major Transit Corridor and within an Area of Change as determined by the 2024 ABC Comprehensive Plan – May 2024 (Comp Plan). These sites have tremendous



reinvestment potential given their location in the designated West Route 66 Activity Center which encourages targeted investment in mixed-use, infill development within walking distance of an established residential neighborhood. These sites have a Walk Score of 73. The West Route 66 Activity Center includes Smith's grocery store, Walgreens Pharmacy, Chuze Fitness, Legacy Church, restaurants, childcare, and many retail stores and services. As noted in the 2004 West Central MRA (pg. 21), The shopping center at Coors Boulevard and Central Avenue is one of the most consistently performing shopping centers with a diverse array of commercial businesses. It had 15 stores operating in 2004 and the shopping center continues to be at full capacity now, 20 years later. Increasing housing density will benefit existing commercial businesses in the area and provide ongoing support to retail outlets in the West Route 66 Activity Center.

Further Comp Plan Policy 5.1.1 (pg 5-28) for Desired Growth

- b) Structure capital investment and land use regulations to direct growth to Centers, in particular those in need of public and private reinvestment.
- d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in...Activity Centers to increase housing density and expand housing options and affordability.
- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.
- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Amending the West Central MRA boundary to include these sites will increase public and private reinvestment on vacant and underutilized sites within this older, highly populated portion of the West Central Corridor. These sites have access to water, sewer, electrical, Wi-fi, cable along the perimeter and major roadways. Redevelopment will provide beautification of this busy stretch of Coors Boulevard with new lighting, street trees and other professional landscaping. Central Avenue and Coors Boulevard are high-frequency bus routes that will benefit from new accessible pedestrian walkways that increase ridership. Added housing and services on these vacant infill sites will provide increased spending at existing businesses near the Rio Grande and Bosque without displacing any existing businesses and without unnecessary expansion of utilities at the city's edge.

Further Comp Plan Policy 7.3.4 (pg 7-23) Infill

- Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Reinvestment in the sites will catalyze investment in the MRA broadly, especially when developed with mixed-income housing and appropriate retail spaces. These five parcels have the capacity to support construction of 200 multifamily apartment homes sensitively designed to fit the scale of the neighborhood and can include small commercial uses that support families and seniors. According to WeAreApartments.org, these 200 households will bring a total economic impact of \$66 million to the area. More than \$28 million of this total is attributable to resident spending, resulting in an additional \$2.1 million in tax revenue from that spending. Operation of the rental housing will result in over \$1 million between expenditures and corresponding tax revenue. Development of the sites will support 350 jobs split between construction workers and jobs created through additional resident spending.

The Alamosa neighborhood was constructed in the 1950s with smaller, affordable single-family homes on small lots. The housing stock is aging, and over 30% of the households in the Alamosa neighborhood live below the poverty level. Maintaining affordable housing options in this community is critical for long-term residents to stay in the neighborhood,

while providing opportunities for children, nieces and nephews, and grandchildren to live near family members and provide care giving and other support without living in overcrowded conditions. This neighborhood needs housing options residents can afford, because affordability reduces the cost burden experienced by many families in this area. Decreased housing costs means an increase in household discretionary spending that will stay within the MRA. Additionally, the area needs new housing options that are energy efficient, sustainable, ADA accessible, allow aging in place, have sufficient electrical power and outlets, and provide convenient access to Wi-fi and other systems needed for well-being, innovation, school performance, and entrepreneurship.

Furtherers Comp Plan Policy 9.1.1 (pg 9-23) Housing Options

- h) Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing, as part of revitalization efforts.

Furtherers Comp Plan Policy 9.1.2 (pg 9-24) Affordability:

- Provide mixed-income neighborhoods by encouraging high-quality, affordable and mixed-income housing options throughout the area.
- d) Encourage the development of higher-density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

Because we want to develop sites in this neighborhood, we have been in contact with area neighborhood associations. In response to the City of Albuquerque's Workforce Housing Trust Funds Request for Proposal (RFP) in July 2024, Sol Housing notified neighbors and held a virtual community meeting regarding our purchase of 210 and 220 Bataan Drive and to review our proposed RFP response via Zoom on Monday, June 29, 2024. Approximately 510 flyers were mailed to area residents. The meeting notification was also distributed to area businesses, emailed to affected Neighborhood Association representatives provided by the Office of Neighborhood Coordination, and posted to Sol Housing's Facebook page. The recording of the Zoom meeting can be found at <https://youtu.be/2IkPe93Usqo?si=DlZqJTxqvdYvPSWw>.

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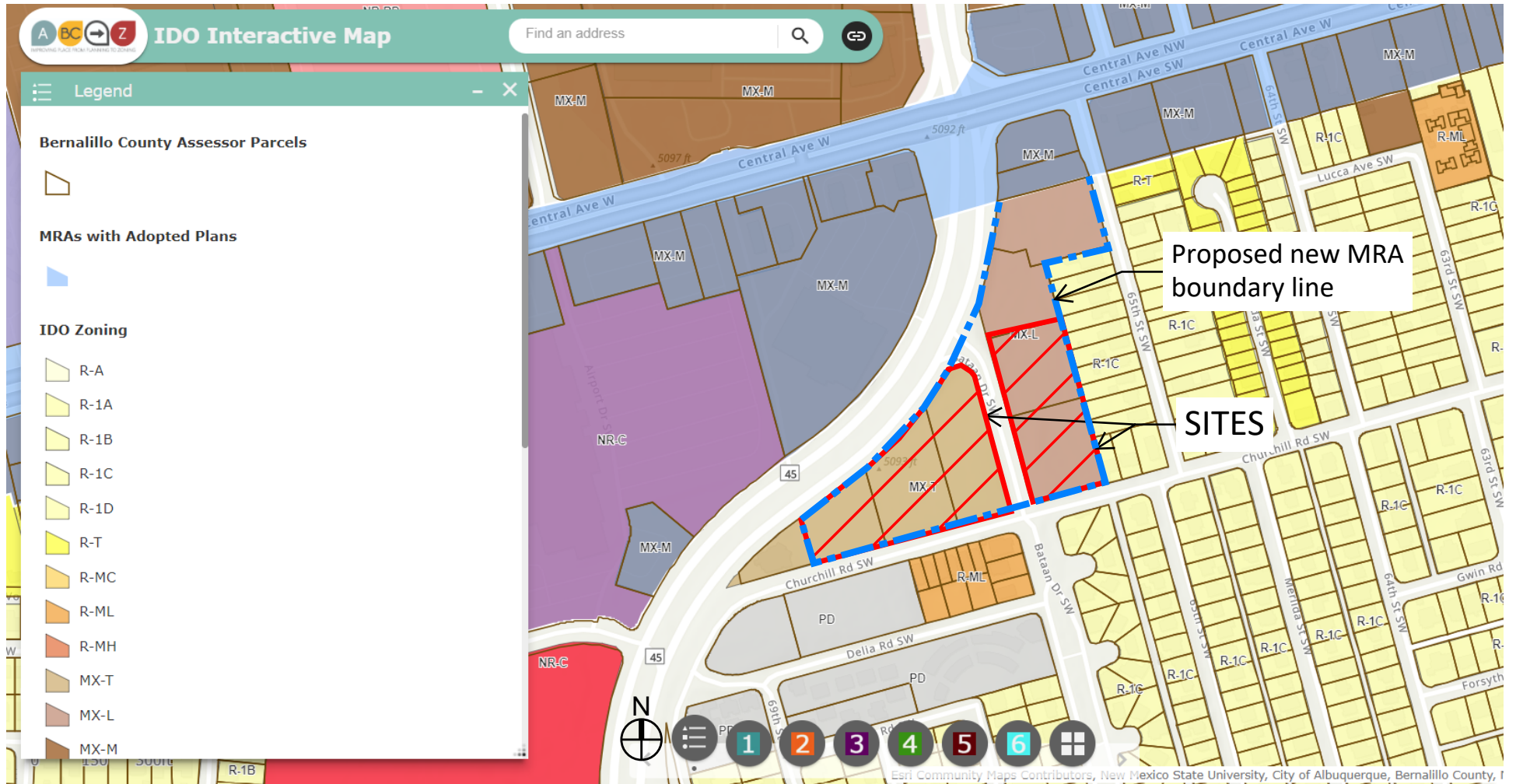
On Monday, September 16, Sol Housing's Executive Director, Felipe Rael, attended the Alamosa Neighborhood Association monthly meeting where he brought design boards, listened to concerns, and answered questions. Meeting agenda is attached below.

**Maps, Photos, and attachments:**

- Parcel Identification
- IDO Zoning Map
- Area of Change Map
- Activity Center Map
- Land Use Map
- Site photos
- Alamosa NA Meeting Agenda

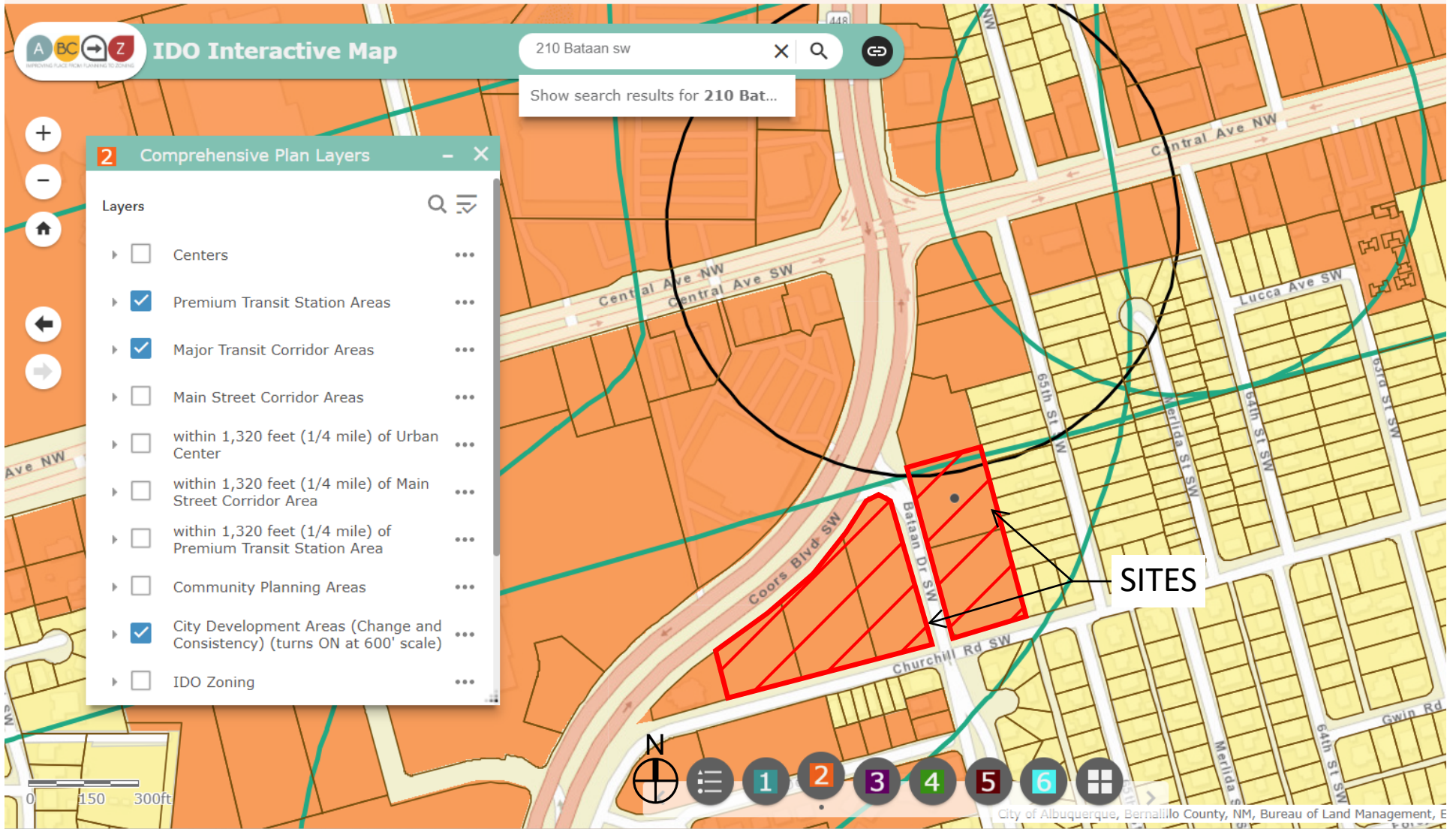
# IDO Zoning Map - Bataan & Churchill SW

Sites are zoned Mixed-use - Low Intensity (MX-L) and Mixed-use - Transition (MX-T)



# Area of Change Map - Bataan & Churchill SW

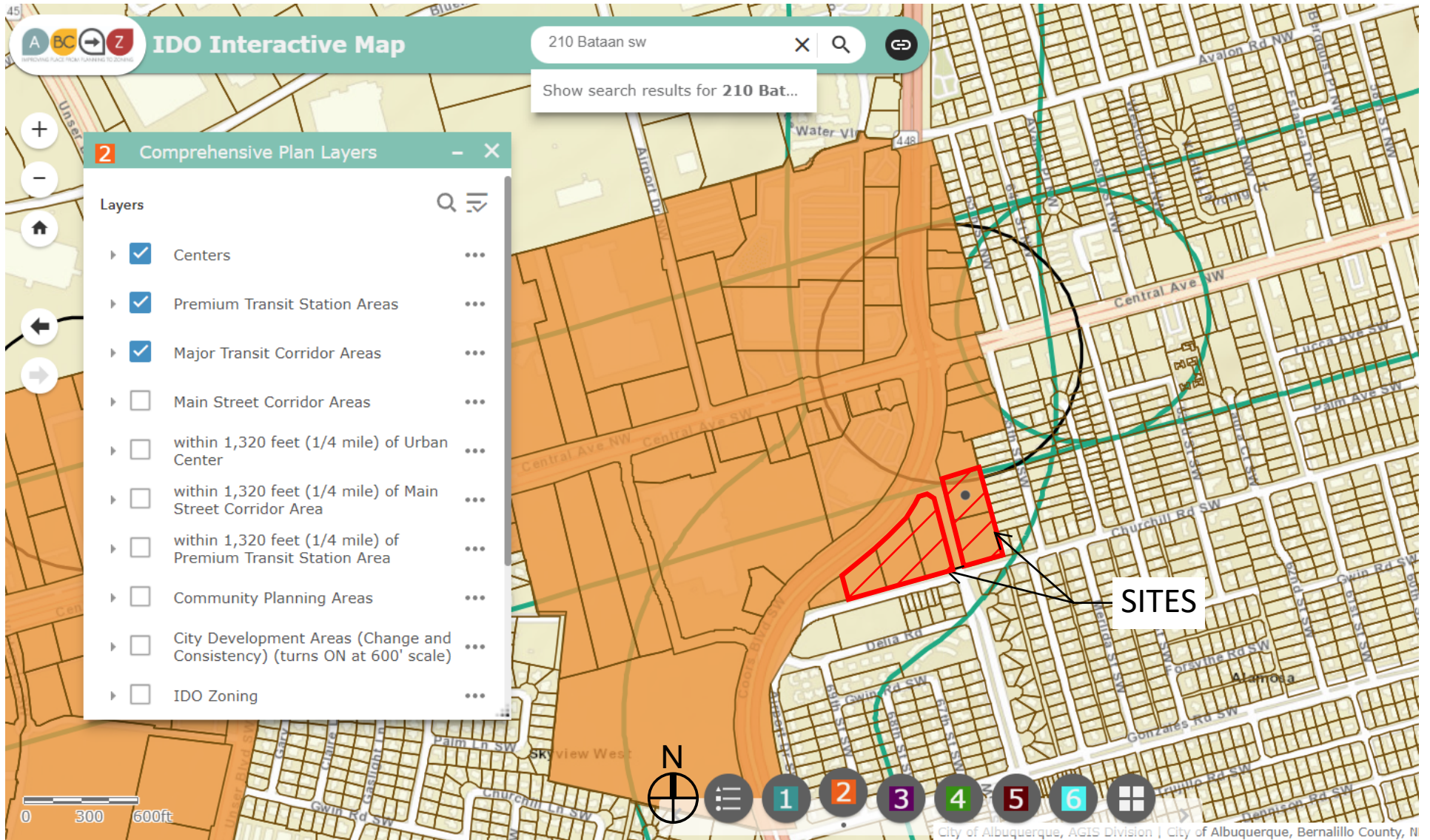
Sites are located in an Area of Change per the ABQ Bernco Comprehensive Pan. Additionally, the sites are within a Premium Transit Station area and within a Major Transit Corridor area





# Activity Center Map - Bataan & Churchill SW

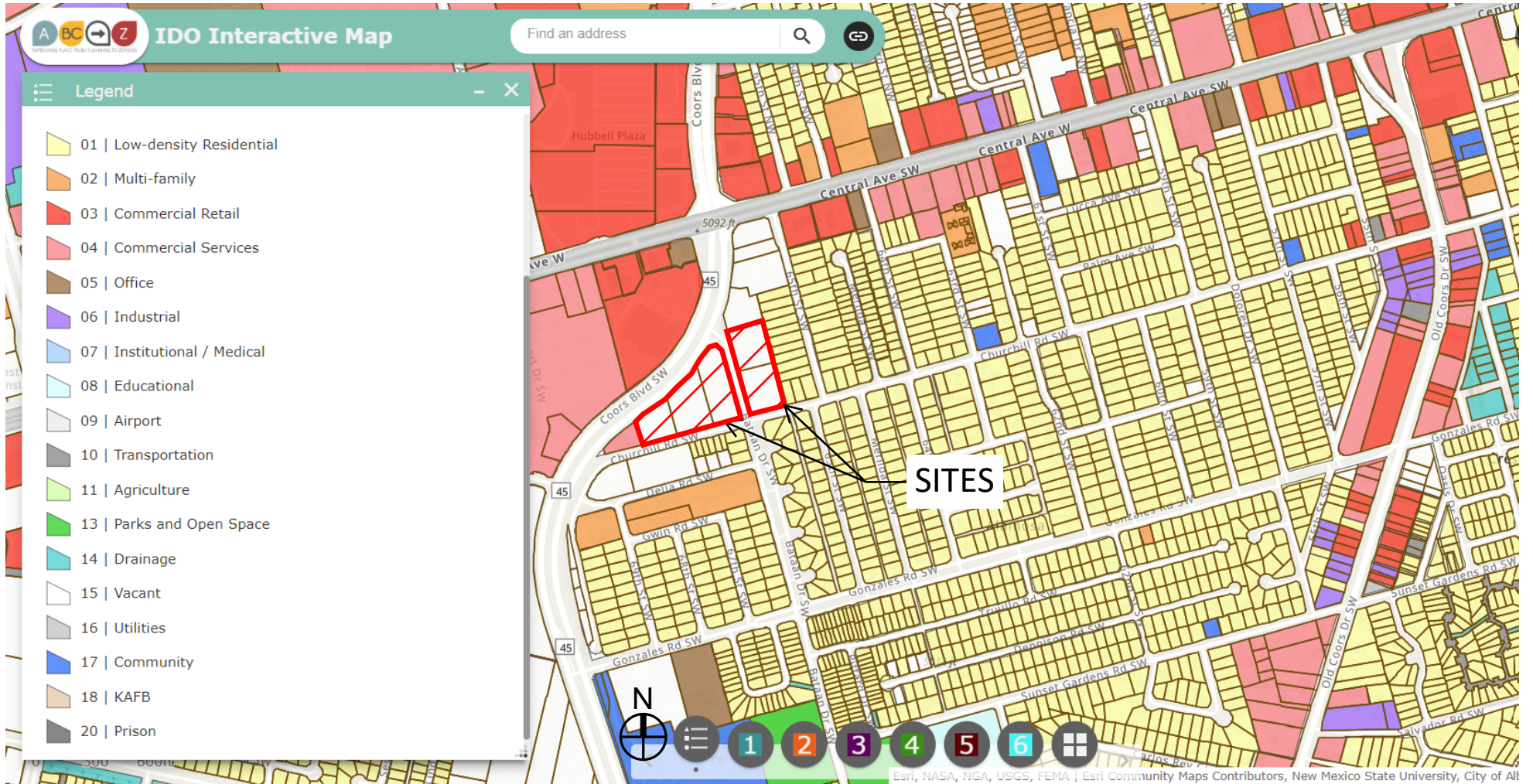
Sites are located within a Neighborhood Activity Center





# Land Use Map - Bataan & Churchill SW

Growth potential is primarily south of Central Avenue. The land use is currently vacant within the southeast corner of the Activity Center at Coors Blvd and Central Ave. The majority of the Activity Center is Mixed-Use with all retail spaces occupied and growing.





Site Photos









**AGENDA**  
**ALAMOSA NEIGHBORHOOD ASSOCIATION**  
**GENERAL MEETING**  
**SEPTEMBER 16, 2024- 6PM**  
**TED GALLEGOS/ALAMOSA COMMUNITY CENTER**

1. Welcome and Introductions
2. Approval of Agenda
3. Approval of Minutes from July 2024 meeting
4. Treasurer's Report (deferred)
4. Guests:
  - a. APD Southwest Area Commander Rene Barraza
  - b. State Senator Linda Lopez
  - c. State Senator Antonio Maestas
  - d. Bernco Commissioner Steven Michael Quezada
  - e. Sol Housing Development-Felipe Rael – Bataan Development
  - f. Dizignx – Xavier Nuno-Whelan – Bridge/Old Coors Development
  - g. Mark Armijo Academy
  - h. Alamosa Elementary School
  - i. Vanessa Baca/CABQ Office of Neighborhood Coordination
  - j. Alamosa/Ted Gallegos Community Center Staff
5. Old Business/New Business
9. Adjourn



*State of New Mexico*  
*Commissioner of Public Lands*

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SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S  
OFFICE  
Phone (505) 827-5760  
Fax (505) 827-5766  
[www.nmstatelands.org](http://www.nmstatelands.org)

Stephanie Garcia Richard  
COMMISSIONER

Via U.S. Postal Mail and Email

October 1, 2024

Ms. Jennifer Jackson  
MRA Manager  
Metropolitan Redevelopment Agency  
City of Albuquerque  
PO Box 1293  
Albuquerque NM 87103  
[jjackson@cabq.gov](mailto:jjackson@cabq.gov)

**RE: APPLICATION FOR MRA BOUNDARY AMENDMENT**

Dear Ms. Jackson,

The New Mexico State Land Office (NMSLO), which is responsible for managing state trust lands, is supportive of Sol Housing's request to include our parcel of land located at the northwest corner of Bataan Drive and Churchill Road southwest in Albuquerque (UPC 101005750516741504, Legal Description: THE S POR OF TR 63 TOWN OF ATRISCO GRANT UNIT 6 CONT 59,969.052SQ FT M/L, being approximately 1.3766 acres) into their application for MRA Boundary Amendment for the sole purpose of extending the MRA boundary to include the state trust land described.

Amending the MRA to include this parcel is consistent with NMSLO's efforts to help revitalize communities and advance key initiatives, such as providing affordable housing for all New Mexicans. If you have any questions, please do not hesitate to contact me at [sstewart@nmslo.gov](mailto:sstewart@nmslo.gov) or (505) 827-5760.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sunalei Stewart".

Sunalei Stewart  
Deputy Commissioner of Operations

cc: Jim Bordegaray, Director, Commercial Resources Division, NMSLO  
Miriam Hicks, Director of Housing Development, Sol Housing



October 4, 2024

## NOTICE OF PUBLIC HEARING

This letter is to advise you that the Albuquerque Development Commission will hold a Public Hearing on **Thursday, October 17<sup>th</sup>, 2024 at 2:00pm** to consider the following request. Any interested party may appear and provide public comment regarding the request. The hearing is virtual only, available to attend via zoom.

**Zoom Login:** <https://cabq.zoom.us/j/83417450494>

**Meeting ID:** 834 1745 0494

### REQUEST

The proposal is the expansion of the existing West Central Metropolitan Redevelopment Area (MR Area), incorporating five new parcels, which meet the criteria of blighted. The parcels intended for designation and incorporation into the existing West Central MR Area are located at: 1) 210 Bataan Road; 2) 220 Bataan Road; 3) east of Coors Blvd and north of Churchill Road (owned by the State Land Office); 4 and 5) two parcels owned by the City of Albuquerque to the east of the State Land Office parcel. The parcels comprise an area of approximately 5.83 acres. The parcels are adjacent to one another and located south of Central Avenue and east of Coors Blvd. The existing conditions of these parcels meet the definition for designation as a “blighted area” in accordance with the State of New Mexico Redevelopment Code (MR Code), as all of the parcels are vacant. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property.

The staff report, full application, supplemental materials, and Zoom login is posted at the following website 72 hours before the hearing date:

<https://www.cabq.gov/mra/albuquerque-development-commission/adc-agendas-archives>

*Notice to Persons with Disabilities:* If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

You may sign up for public comment, submit written public comment, or direct questions for additional information regarding this request to the Metropolitan Redevelopment Agency at [mrainfo@cabq.gov](mailto:mrainfo@cabq.gov).





### LOCATION MAPS

