



# Menaul Metropolitan Redevelopment Area Plan

**Public Meeting**

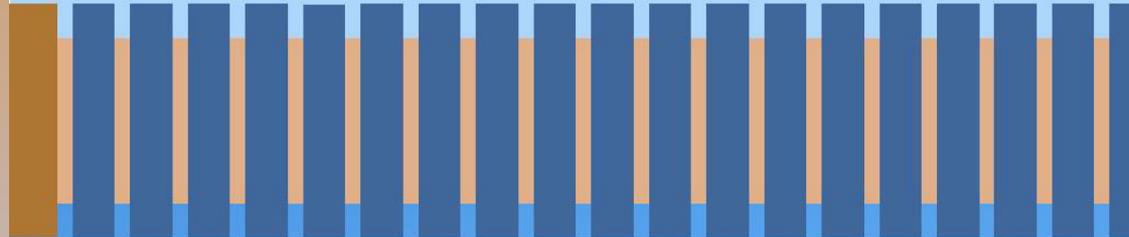
**11.29.2022**



CITY OF ALBUQUERQUE

## MENAU METROPOLITAN REDEVELOPMENT AREA PLAN

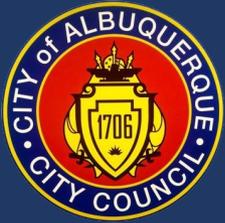
DRAFT - NOVEMBER 2022



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# Welcome & Introductions



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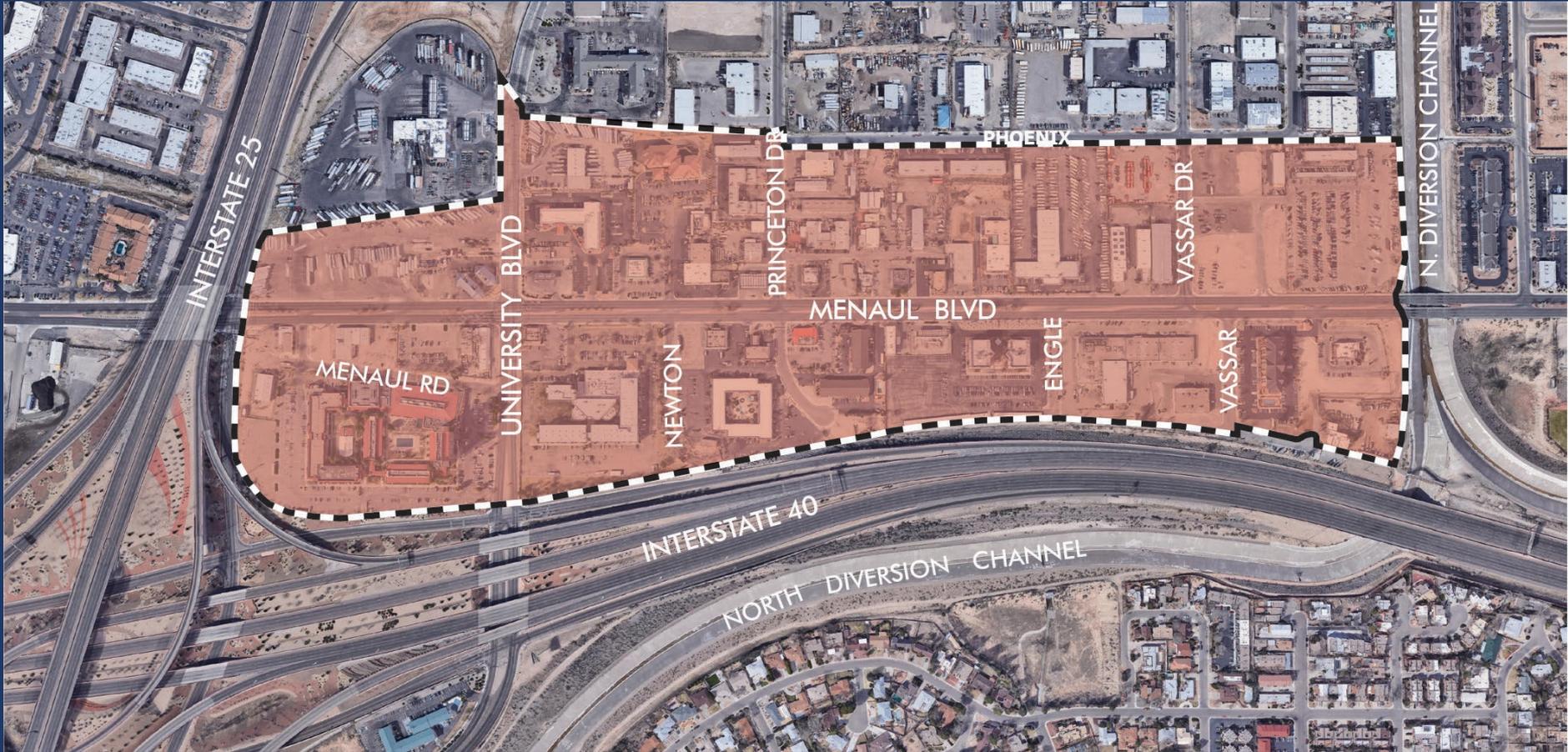
Planner

# Menaul Redevelopment

- Completed Phase 1:
  - ✓ Data research and analysis
  - ✓ Documentation of existing conditions
  - ✓ Business and real estate market research
  - ✓ Business owner survey and meetings
  - ✓ SWOT analysis
  - ✓ Findings and recommendations
- Completed Phase 2: MR Area Designation
- Phase 3 (current): Creation of a MR Area Plan



# Menaul MR Area



# Action Plan

TABLE 1.1: MENAUL MR AREA - ACTION PLAN

Project	Lead Agencies and Partners
<b>OPPORTUNITY SITES/REDEVELOPMENT PROJECTS</b>	
1. Redevelop Opportunity Site 1 (NE corner of Menaul Boulevard and Vassar Drive)	Private Developer, MR Agency
2. Redevelop Opportunity Site 2 (South side of Menaul Boulevard, between University Boulevard and Fairfield Drive)	Private Developers, MR Agency
3. Redevelop Opportunity Site 3 (Combination of Little Anita's, Range Cafe, and Village Inn vacant restaurant buildings, north and south sides of Menaul Boulevard)	Private Developers, MR Agency
4. Convert Hotel/Motels to Multi-Family Residential	Private Developers, MR Agency
5. Redevelop Vacant Building for Albuquerque Community Safety Building	Albuquerque Community Safety Department, Dept of Municipal Development, Council Services
<b>INFRASTRUCTURE &amp; TRANSPORTATION IMPROVEMENTS</b>	
6. Install Mobile Cameras at key intersections of Menaul, North Diversion Channel Trail, and Embudo Channel Trail	Albuquerque Police Dept
7. Add Code Blue Stations along the North Diversion Trail and Embudo Trail	Parks and Recreation Dept, Verizon
8. Conduct Regular Field Briefings	Albuquerque Police Dept
9. Determine feasibility of creating a Public Safety ECHO	Public Safety ECHO
10. Street Lighting Improvements	Dept of Municipal Development, PNM, Council Services
11. Menaul Traffic Calming	Dept of Municipal Development, Council Services
12. Trail Improvements (Lighting, trail sponsorship program, trail markers/wayfinding signage)	Parks and Recreation Dept, AMAFCA
13. Transit Improvements (Shelter and bench maintenance, Adopt-a-Stop Program, bus shelter design modifications)	ABQ Ride
14. Landscaping & Wayfinding Improvements	Dept of Municipal Development, NMDOT
15. Building & Sidewalk Improvements	Private Developers/Property Owners, MR Agency, Dept of Municipal Development
16. Develop a Dog Park and Add Electric Vehicle Stations	Applebee's, AMAFCA, Dept of Municipal Development, Parks and Recreation Dept
17. Public Art/Orphan Signs	Council Services, Friends of the Orphan Signs
18. Dialogue with Business Owners	Council Services
19. Create a Visitors' Center	Private Developer, Council Services, Visit Albuquerque

# Opportunity Site/Redevelopment Project

OPPORTUNITY SITE #1



# Opportunity Site/Redevelopment Project

OPPORTUNITY SITE #2



# Opportunity Site/Redevelopment Project

OPPORTUNITY SITE #3 - FORMER VILLAGE INN



# Opportunity Site/Redevelopment Project

OPPORTUNITY SITE #3 - FORMER LITTLE ANITAS



# Opportunity Site/Redevelopment Project

OPPORTUNITY SITE #3 - FORMER RANGE CAFE



# Hotel/Motel Conversions

Sundowner



BLVD 2500



Luna Lodge





# Increase Public Safety

- Redevelop a vacant building as an Albuquerque Community Safety Department building
- Install overhead mobile cameras at key intersections and along North Diversion Channel and Embudo Channel Trails
- Add emergency Code Blue stations along trails and other areas
- Conduct regular field briefings by APD
- Determine feasibility of creating a City Public Safety ECHO program

# Street Lighting Improvements

- In addition to adding lights along the two trail corridors
- Responds to public safety concerns
- Work with PNM on installing street lights on Menaul Road
- Determine why street lights on Menaul Boulevard are not operational





# Menaul Traffic Calming

- Currently six travel lanes, a center turn lane, and medians, with 45 mph speed limit
- No bike lanes, narrow sidewalks at back of curbs, no landscape strip
- Traffic study - consider roadway improvements that will reduce drive lanes, adds traffic calming measures, protected bike facilities, sidewalk and landscape improvements, replacement of ramps, and safe pedestrian crossings



# Trail Improvements

- North Diversion Channel Trail and Embudo Channel Trail
- Coordinate with AMAFCA on trail lighting
- Establish a trail sponsorship program to support trail maintenance
- Install trail markers & wayfinding signage



# Transit Improvements

- Evaluate how to discourage people from camping out at the bus shelters
- ABQ Ride should evaluate increasing frequency of cleaning bus shelters
- Promote Adopt-a-Stop Program
- Remove benches from bus stops that only have a bench and replace with bus shelter; remove windscreens; and explore other bench designs

# Landscaping & Wayfinding Improvements

- Work with NMDOT on wayfinding, landscaping, and screening for:
  - East side of East Frontage Road south of Menaul
  - North side of I-40 ROW from Exit 159D to University



# Building & Sidewalk Improvements

- Building facades, windows, parking lots, sidewalks
- Create a sidewalk improvement project to replace and install sidewalks
- Provide accessible ramps
- Provide information to business owners on available small business loans and design assistance



An aerial photograph of a property on Menaul Blvd. A large rectangular area in the center is outlined with a blue dashed line, indicating the site for a dog park and electric vehicle stations. The property includes a building with a green roof, a parking lot, and a large open dirt area. The street name 'MENAUL BLVD' is visible at the top, and 'E 40' is visible at the bottom left.

MENAUL BLVD

# Dog Park & Electric Vehicle Stations

- Amenity for hotel guests in the area, trail users, and workers that bring their dogs to work
- Provide perimeter fence and entry gates, ground covering, lighting, and signage
- Provide additional electric vehicle charging stations



# Public Art/Orphan Signs

- Friends of the Orphan Signs
- Adds a public art element to the empty sign structures
- No cost to the City or property owners





# Dialogue with Business Owners

- Continue the dialogue by attending meetings of the Midtown Business Association
- Discussions with owners at their places of business
- Learn how to best assist the businesses
- Demonstrate the City will continue to advocate and support improving the MR Area



# Create a Visitors' Center

- Within or in close proximity to Crown Plaza
- Requires initiative from the private sector
- Could be supported by Council Services and Visit Albuquerque
- Intent is to create a more welcoming and positive experience for guests at area hotels



# Project Financing & Funding Sources

- Public/Private Partnerships
- Impact Fee Waivers
- Revenue Enhancements
- Planning Tools & Tax Incentives
- Self Assessment Tax Strategies
- Municipal & Capital Outlay
- Private Foundations



# Project Financing & Funding Sources

- City Budget & Taxation Authority
- Capital Outlay
- Community Grants
- Community/Business Loans & Assistance
- Tax Incentives
- Housing Assistance (MFA)



# Next Steps

- Presentation to the Albuquerque Development Commission
- Presentation to City Council in January/February
- Visit the City's website to submit comments:  
<http://www.cabq.gov/menaul>
- Petra Morris  
[pmorris@cabq.gov](mailto:pmorris@cabq.gov)
- Jackie Fishman  
[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)