



# Menaul Metropolitan Redevelopment Area Plan

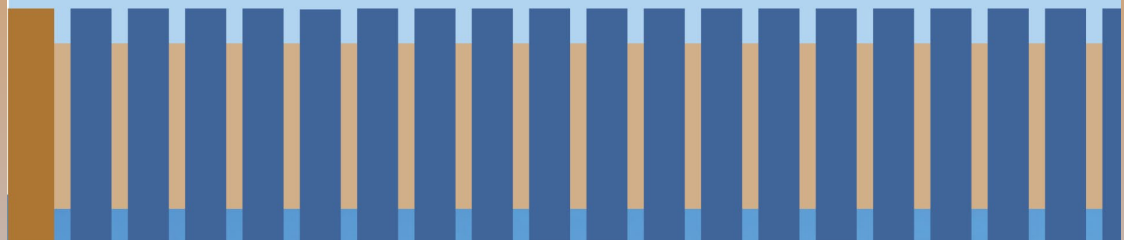
ADC Meeting  
2.16.2023



CITY OF ALBUQUERQUE

## MENAU METROPOLITAN REDEVELOPMENT AREA PLAN

DRAFT - DECEMBER 2022



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# 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): Adoption of the MR Area Plan





# Menaul MR Area



# Vision

*The Menaul Metropolitan Redevelopment Area is a vibrant, walkable business district for hotel guests, workers, and residents alike. A rebirth of the area has occurred as new businesses - commercial retail and services, hospitality, and restaurants - have sprung up along the corridor and existing businesses continue to invest and take great pride in their properties. The area features a coordinated system of streets, sidewalks, multi-use trails, and transit services that provide connections to the larger Albuquerque community and encourage transit-oriented development.*



# Goals

Goal 1: Mitigate unsafe building conditions within the MR Area by supporting the re-purposing of vacant, abandoned, and dilapidated buildings and properties.

Goal 2: Assist existing businesses and attract new businesses willing to locate within the MR Area through the utilization of financing and funding mechanisms available to the City of Albuquerque.

Goal 3: Promote creative placemaking opportunities that support the Menaul MR Area in becoming a more vibrant and attractive destination.

# Goals

Goal 4: Increase the amount of market rate and affordable housing within the MR Area through the redevelopment of vacant and underutilized sites and the conversion of non-residential buildings.

Goal 5: Increase safety, mobility, and connectivity within the MR Area by improving street, sidewalk, trail, and transit systems.

Goal 6: Amend the existing zoning to encourage a wider range of commercial and mixed-use development and decreases the amount of industrial zoning.



# Action Plan

TABLE 1.1: MENAUL MR AREA - ACTION PLAN	
Project	Lead Agencies and Partners
OPPORTUNITY SITES/REDEVELOPMENT PROJECTS	
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
INFRASTRUCTURE & TRANSPORTATION IMPROVEMENTS	
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. Street Lighting Improvements	Dept of Municipal Development, PNM, Council Services
9. Menaul Traffic Calming	Dept of Municipal Development, Council Services
10. Trail Improvements & Placemaking (Lighting, trail sponsorship program, trail markers/wayfinding signage)	Parks and Recreation Dept, AMAFCA
11. Transit Improvements (Shelter and bench maintenance, Adopt-a-Stop Program, bus shelter design modifications)	ABQ Ride
12. Landscaping & Wayfinding Improvements	Dept of Municipal Development, NMDOT
13. Building & Sidewalk Improvements	Private Developers/Property Owners, MR Agency, Dept of Municipal Development
14. Develop a Dog Park and Add Electric Vehicle Stations	Applebee's, AMAFCA, Dept of Municipal Development, Parks and Recreation Dept
15. Public Art/Orphan Signs	Council Services, Friends of the Orphan Signs
16. Create a Visitors' Center	Private Developer, Council Services, Visit Albuquerque
SUPPORT ACTIONS	
17. Conduct Regular Field Briefings	Albuquerque Police Dept
18. Increase PRT engagement from the APD Northeast Area Command	Albuquerque Police Dept
19. Determine feasibility of creating a Public Safety ECHO	Public Safety ECHO
20. Landfill Assistance	Solid Waste Dept, Environmental Health Dept
21. Zone Map Amendments	Private Property Owners, City Council
22. Dialogue with Business Owners	Council Services, Economic Development Dept, MR Agency

# 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





# Hotel/Motel Rooms in the MR Area

- Crowne Plaza: 261
- The Querque: 189
- Tree Inn: 198
- Ramada: 339
- La Quinta: 72
- Red Roof Inn: 135
- Holiday Inn: 122
- Siegel Select: 211

**Total: 1,527 Rooms**





# 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 streetlights on Menaul Road
- Determine why streetlights 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

- Recognize the North Diversion Channel Trail and Embudo Channel Trail as placemaking opportunities
- Coordinate with AMAFCA on trail lighting
- Work with Parks & Recreation to establish a trail sponsorship program for 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 design solutions



# 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

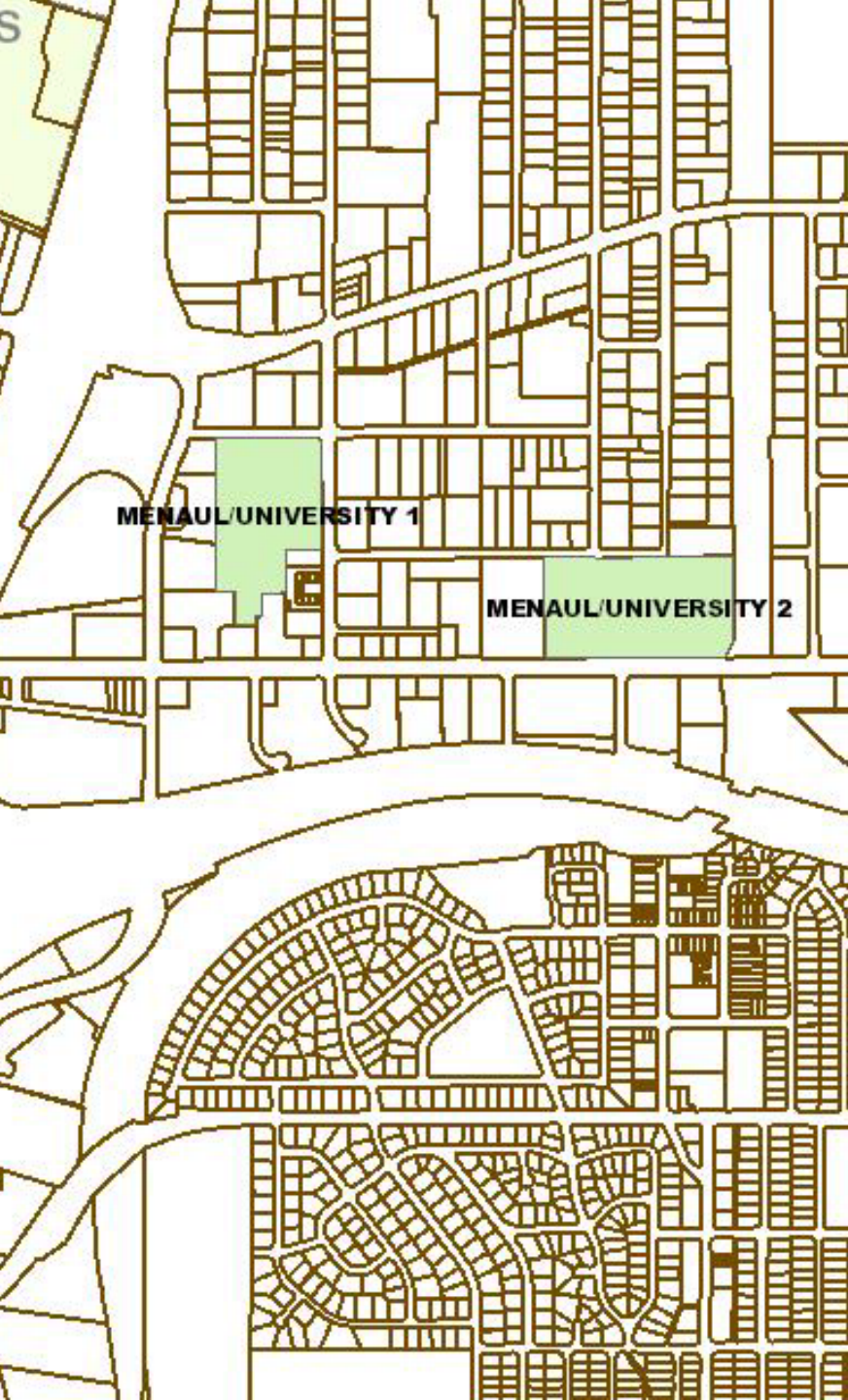




# Building & Sidewalk Improvements

- 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



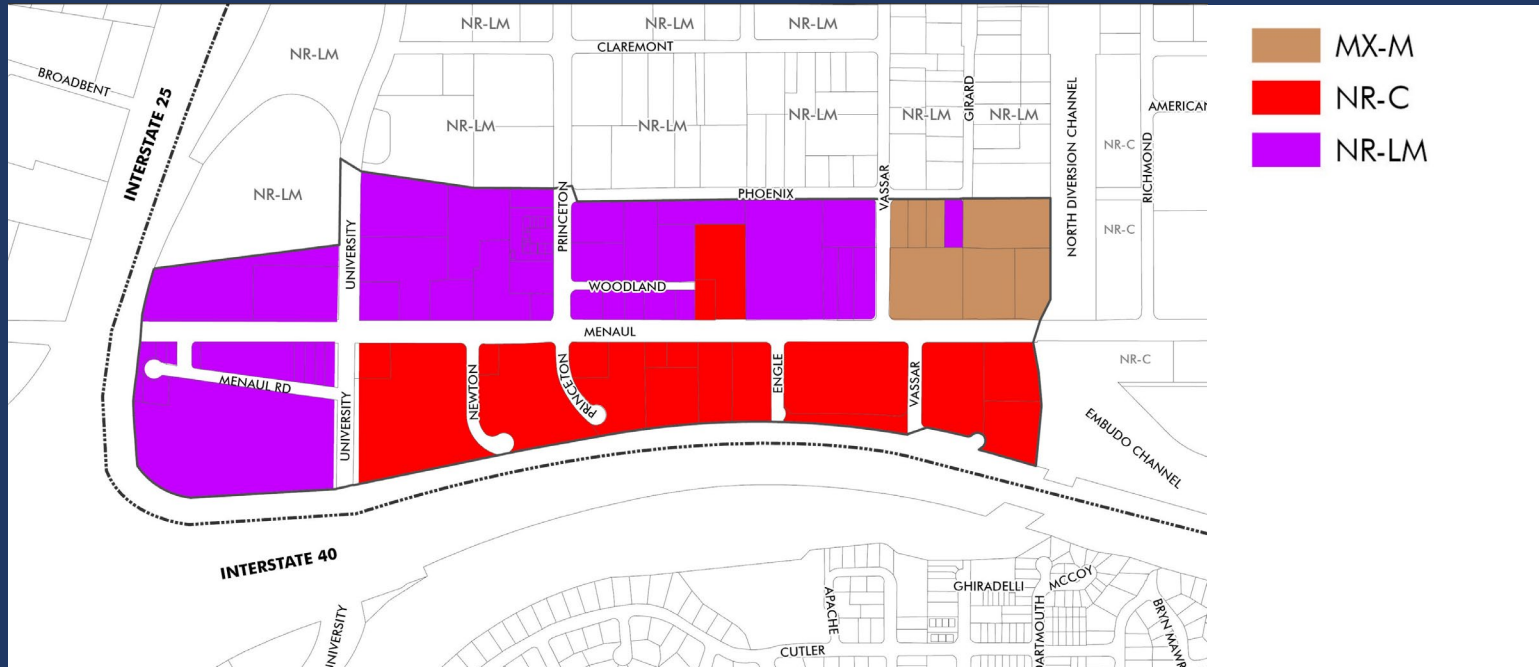


# Landfill Assistance

- Two landfills within the MR Area spanning multiple properties
- Created when the North Diversion Channel was constructed
- Likely to contain construction debris
- Determine whether landfill tipping fees could be waived or reduced



# Zone Map Amendments



- Area dominated by NR-LM and NR-C zoning
- Consider zone changes to MX-M or MX-H to allow for multi-family, greater variety of uses, and taller buildings
- Would support Transit Oriented Development goals and the UNM/CNM/Sunport Bus Rapid Transit project



MENAU 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

E 40





# 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
- Community Grants
- Community/Business Loans & Assistance
- Tax Incentives
- Housing Assistance (MFA)



# Next Steps

- Present to LUPZ and then City Council in Spring 2023 for adoption
- Implementation!