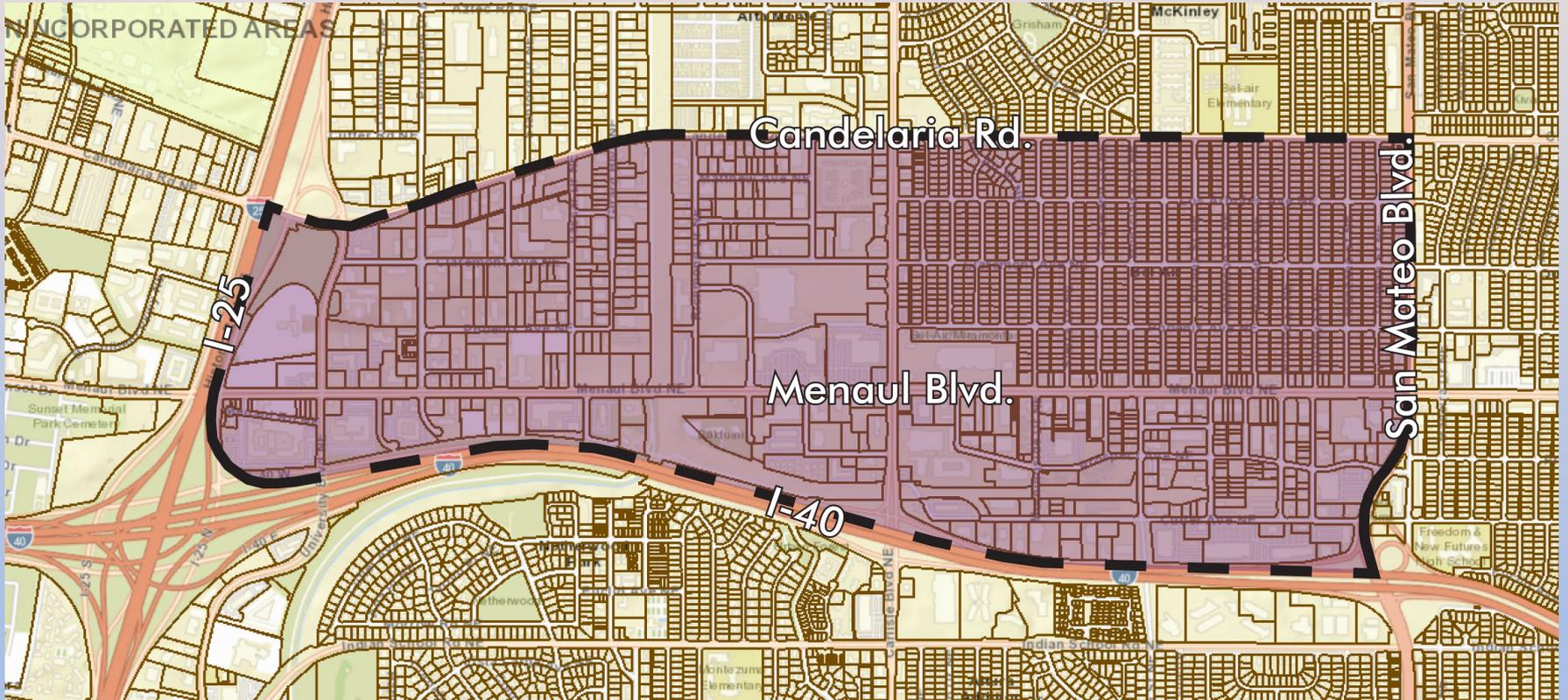




CITY OF ALBUQUERQUE

MENAUl REDEVELOPMENT STUDY



Welcome & Introductions



COUNCILOR DIANE GIBSON

PETRA MORRIS

Council Planning Manager

ABIGAIL STILES

Policy Analyst

KAREN IVERSON

Metropolitan Redevelopment Manager

DIALE FOMUKONG

Planning Development Coordinator



JACKIE FISHMAN, AICP

Principal-in-Charge

CHARLENE JOHNSON

Planner

MARKIE ANDERLE

Planner

OMEGA DELGADO

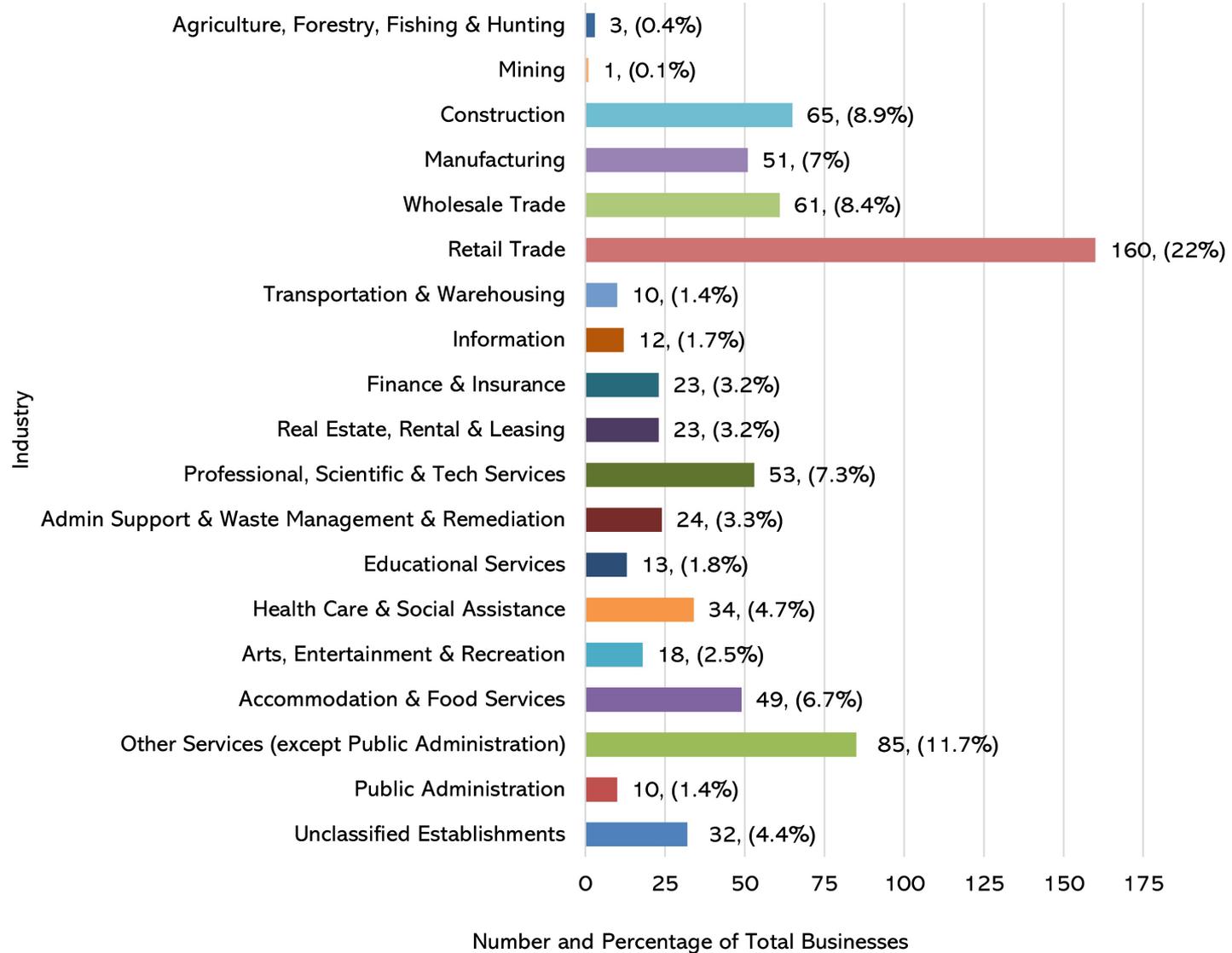
Planner

Menaul Redevelopment Study

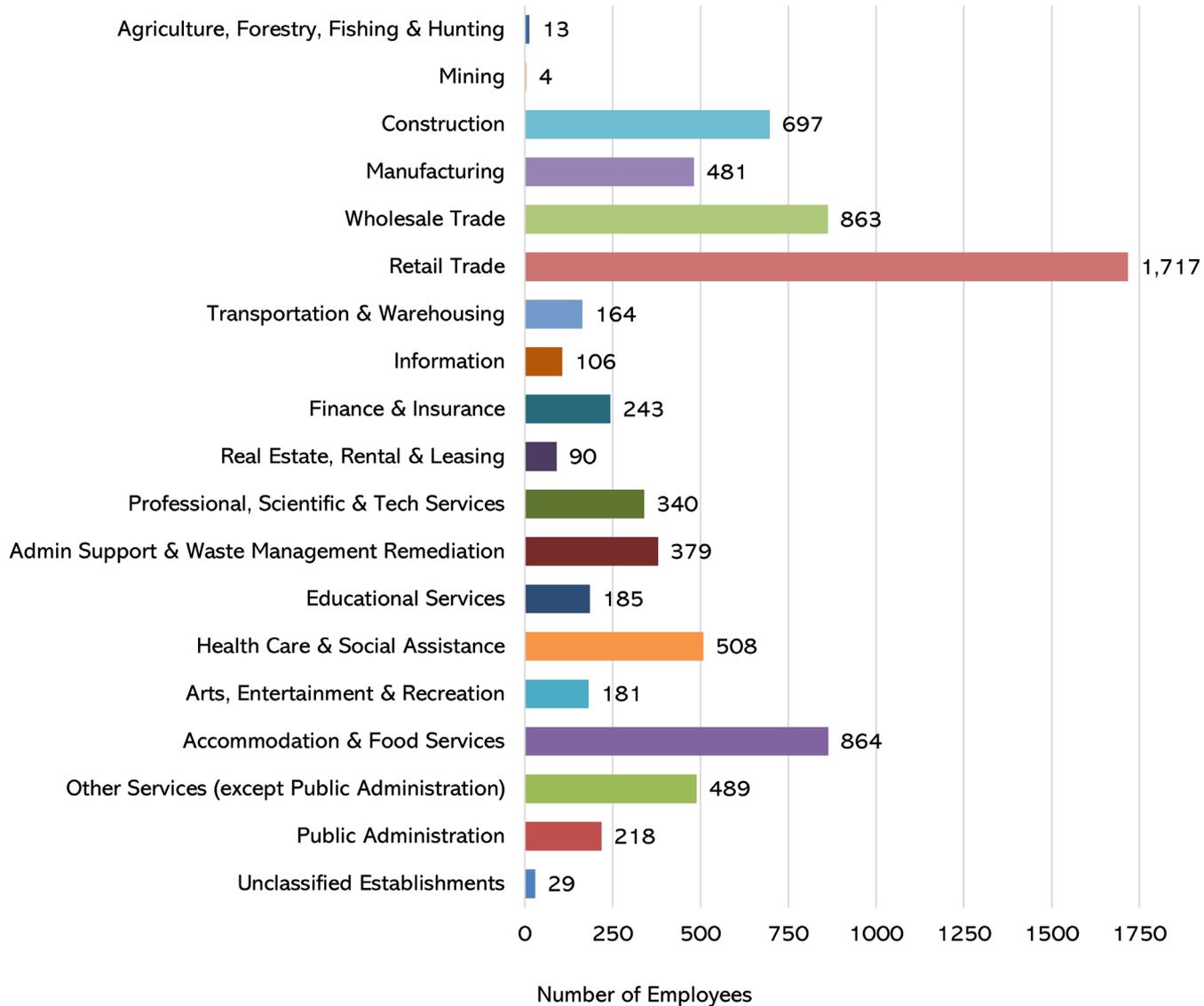
- Three phase project – Currently in Phase 1:
 - ✓ Business Analysis
 - ✓ Inventory of Conditions
 - ✓ Business Owner Outreach - Survey and Meetings
 - ✓ Preparation of Report with Findings and Recommendations
- Depending on outcome, a subarea may be considered for designation as a Metropolitan Redevelopment Area



Business Types



Employees by Business

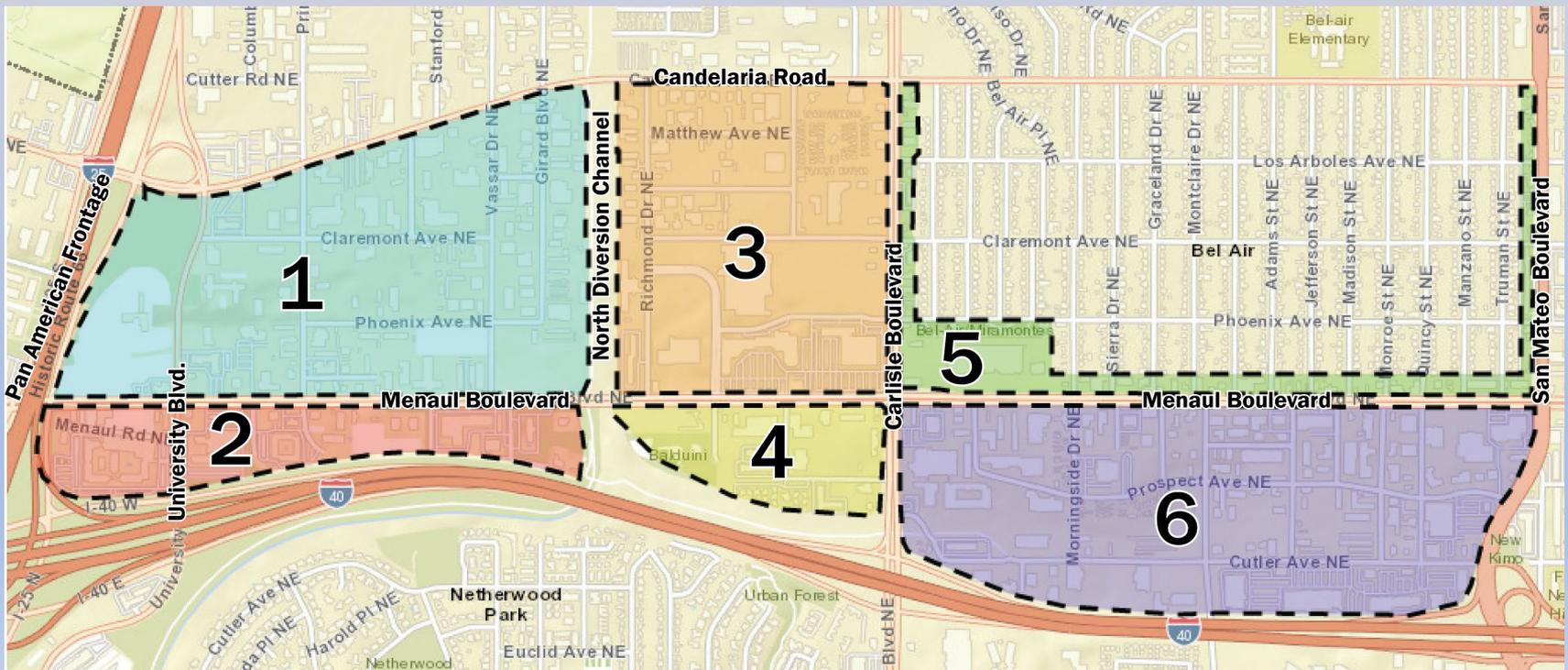


Retail Sales

- Total Retail Trade and Food and Drink - \$381,704,886
 - ✓ Motor Vehicle & Parts Dealers - \$46,071,404
 - ✓ Furniture & Home Furnishings Stores - \$30,609,925
 - ✓ Electronics & Appliance Stores - \$7,051,654
 - ✓ Bldg Materials, Garden Equip. & Supply Stores – \$16,665,274
 - ✓ Food & Beverage Stores – \$13,268,112
 - ✓ Health & Personal Care Stores – \$26,894,991
 - ✓ Gasoline Stations – \$57,871,300
 - ✓ Clothing & Clothing Accessories Stores – \$22,319,693
 - ✓ Sporting Goods, Hobby, Book & Music Stores - \$19,073,586
 - ✓ General Merchandise Stores – \$71,662,587
 - ✓ Miscellaneous Store Retailers – \$22,984,473
 - ✓ Non-store Retailers – \$2,123,039
 - ✓ Food Services & Drinking Places – \$45,108,848

Survey Results

- Went live on April 26th - 41 surveys completed:
 - Area 1: 35.0%
 - Area 2: 17.5%
 - Area 3: 2.5%
 - Area 4: 2.5%
 - Area 5: 12.5%
 - Area 6: 30%



Survey Results

- Types of Businesses:
 - ✓ Retail Stores 22%
 - ✓ Hotel / Motel 20%
 - ✓ Commercial Services 10%
 - ✓ Other 34%
- Tenure:
 - ✓ More than 10 years - 49%
 - ✓ 1 to 5 years - 29%
 - ✓ 6 to 10 – 22%
- Employees:
 - ✓ 0 to 10 employees - 47%
 - ✓ 11-49 employees - 49%
 - ✓ More than 50 employees - 5%



Survey Results

- When asked what the benefits are of having a business in the area, the most common choices were:
 - ✓ Proximity to I-25 and I-40 - 78%
 - ✓ Location/visibility - 61%
 - ✓ Businesses like mine in close proximity - 27%
- When asked to rate the business climate, 46% said it was good and 49% said fair or poor
- Business owners market their businesses:
 - ✓ Word of mouth - 61%
 - ✓ Social media - 56%
 - ✓ Television or radio - 22%

Survey Results

- When asked what types of businesses or activities should be added, the most common choices were:
 - ✓ Sit down restaurants - 69%
 - ✓ Retail Stores - 54%
 - ✓ Breweries, distilleries, or taprooms - 51%
 - ✓ Entertainment - 51%
- When asked to rate amenities in the area, the lowest rankings were for:
 - ✓ Bike Lanes
 - ✓ Off-Street Trails
 - ✓ Visual Attractiveness
 - ✓ Lighting
 - ✓ Sidewalks
 - ✓ Pedestrian Crosswalks

Survey Results

- The top three aspects most in need of significant improvement were:
 - ✓ Transients/Homelessness – 92%
 - ✓ Vandalism/Property Crimes – 80%
 - ✓ Litter/Trash – 50%
- When asked what the top three priorities the City should focus on improving, the most common choices were:
 - ✓ Crime Prevention - 98%
 - ✓ Lighting Improvements - 59%
 - ✓ Graffiti Removal - 37%

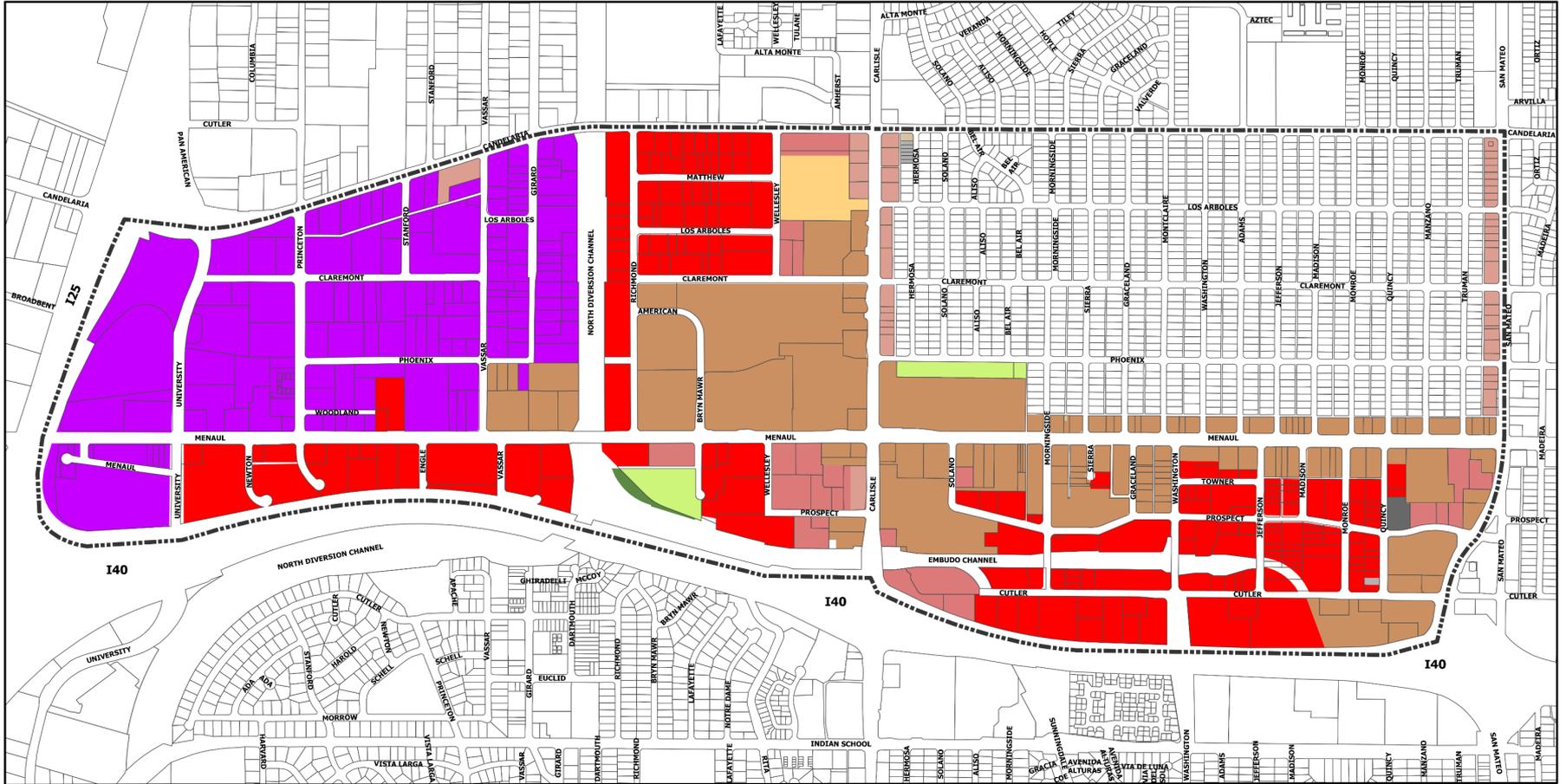


Existing Land Use



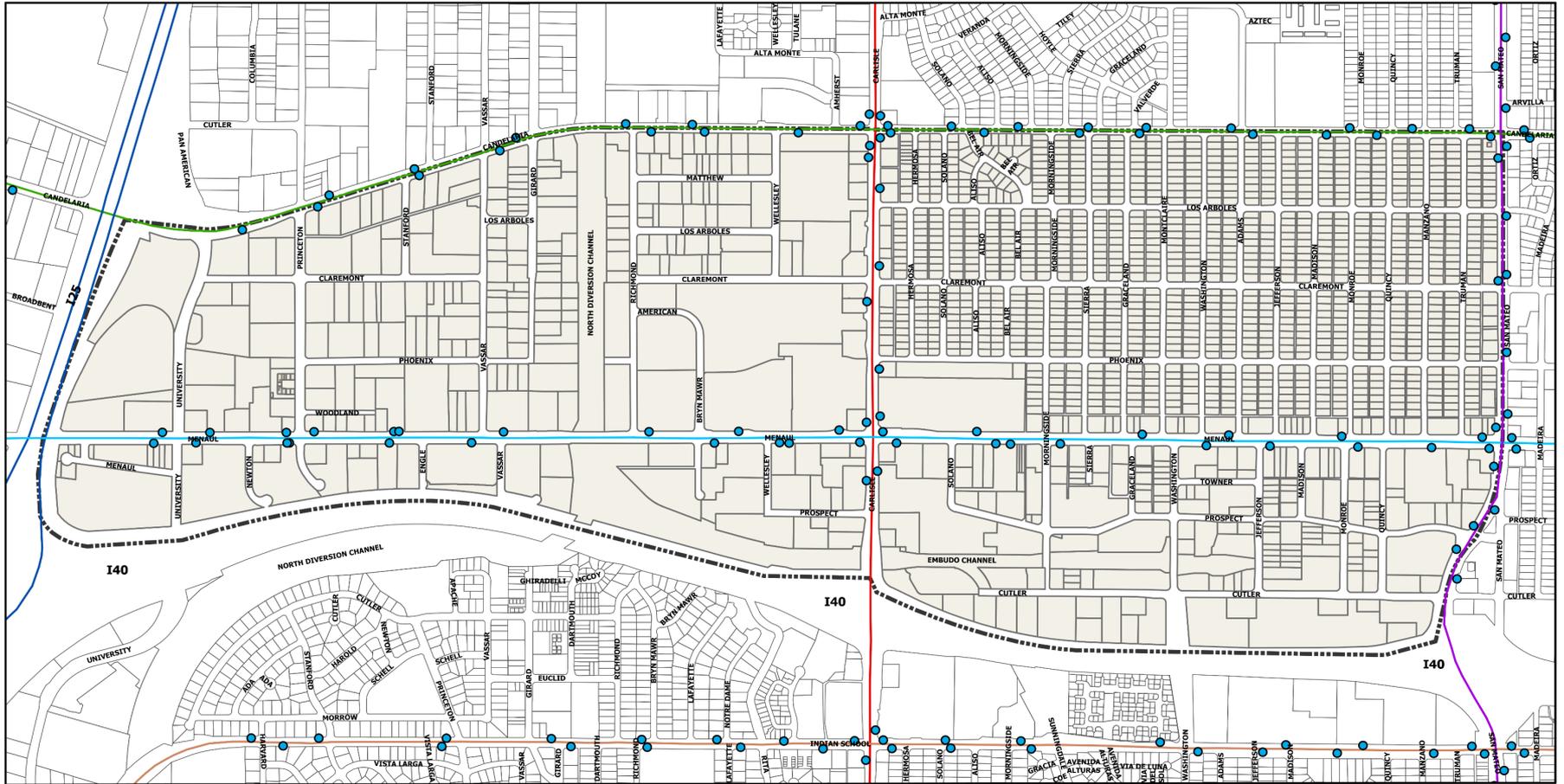
- | | | | | | |
|---|--------------------------|---|--------------------------|---|---------------------|
|  | Commercial |  | Institutional |  | Vacant Lot |
|  | Restaurant |  | Multi-Family Residential |  | Vacant Building |
|  | Industrial/Manufacturing |  | Mobile Home Park |  | Vacant Tenant Space |
|  | Office |  | Park | | |

Existing Zoning



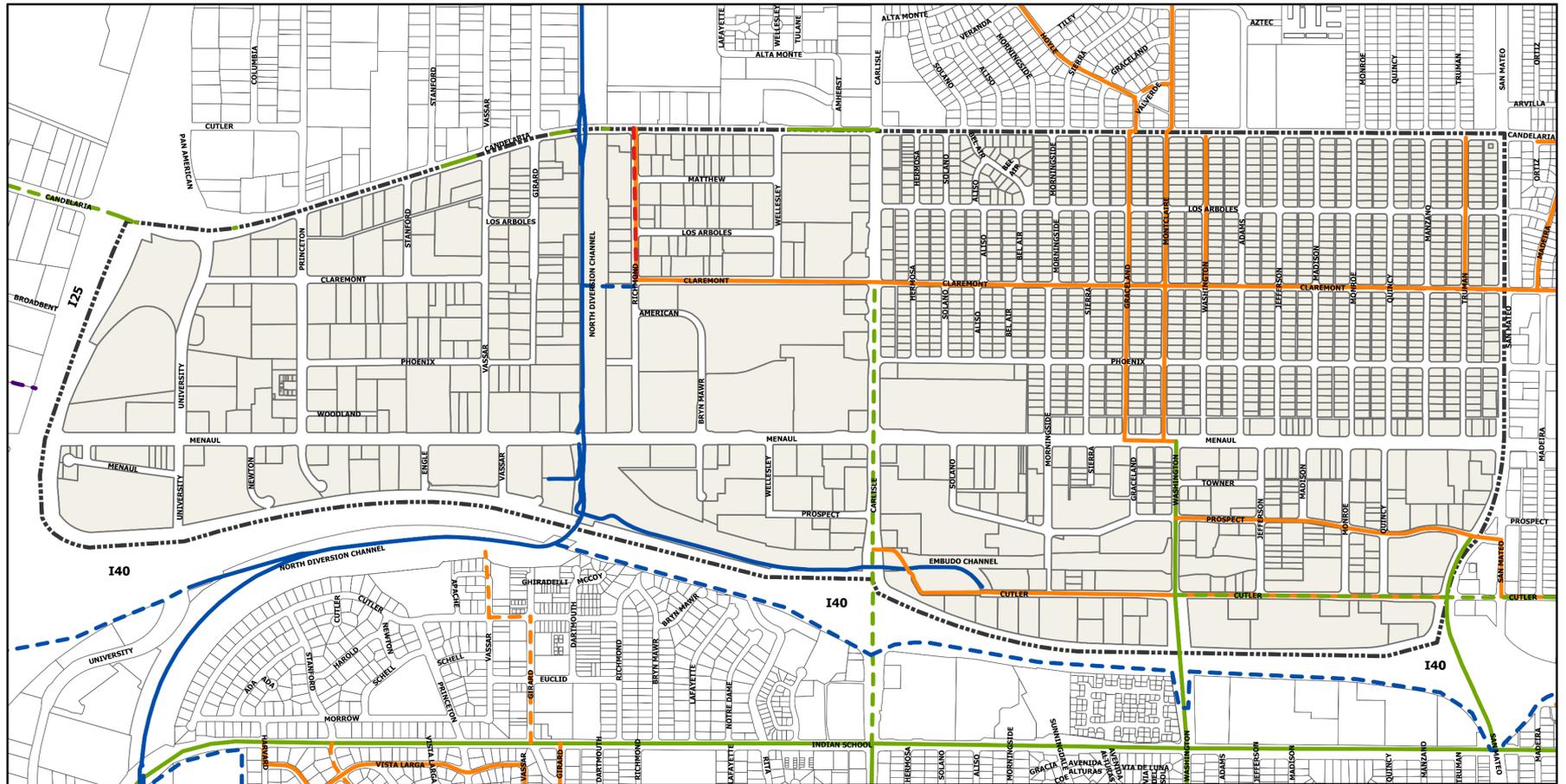
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|---|------|---|-------|---|---------|
|  | R-MC |  | MX-H |  | NR-PO-A |
|  | MX-T |  | NR-C |  | NR-PO-C |
|  | MX-L |  | NR-LM |  | PD |
|  | MX-M |  | NR-SU | | |

Existing Transit Facilities



- Bus Stop
- Route 93
- Route 5
- Route 6
- Route 7
- Route 8
- Route 141
- netcurr

Bike Facilities



- Paved Multiple Use Trail
- Bike Lane
- Bike Route
- - - (Proposed) Trail Paved
- - - (Proposed) Trail Unpaved
- - - (Proposed) Bike Blvd.
- - - (Proposed) Bike Lane
- - - (Proposed) Bike Route

SWOT ANALYSIS

