

MENAUL

Metropolitan Redevelopment Area Plan

PUBLIC MEETING

8.11.2022



Welcome & Introductions



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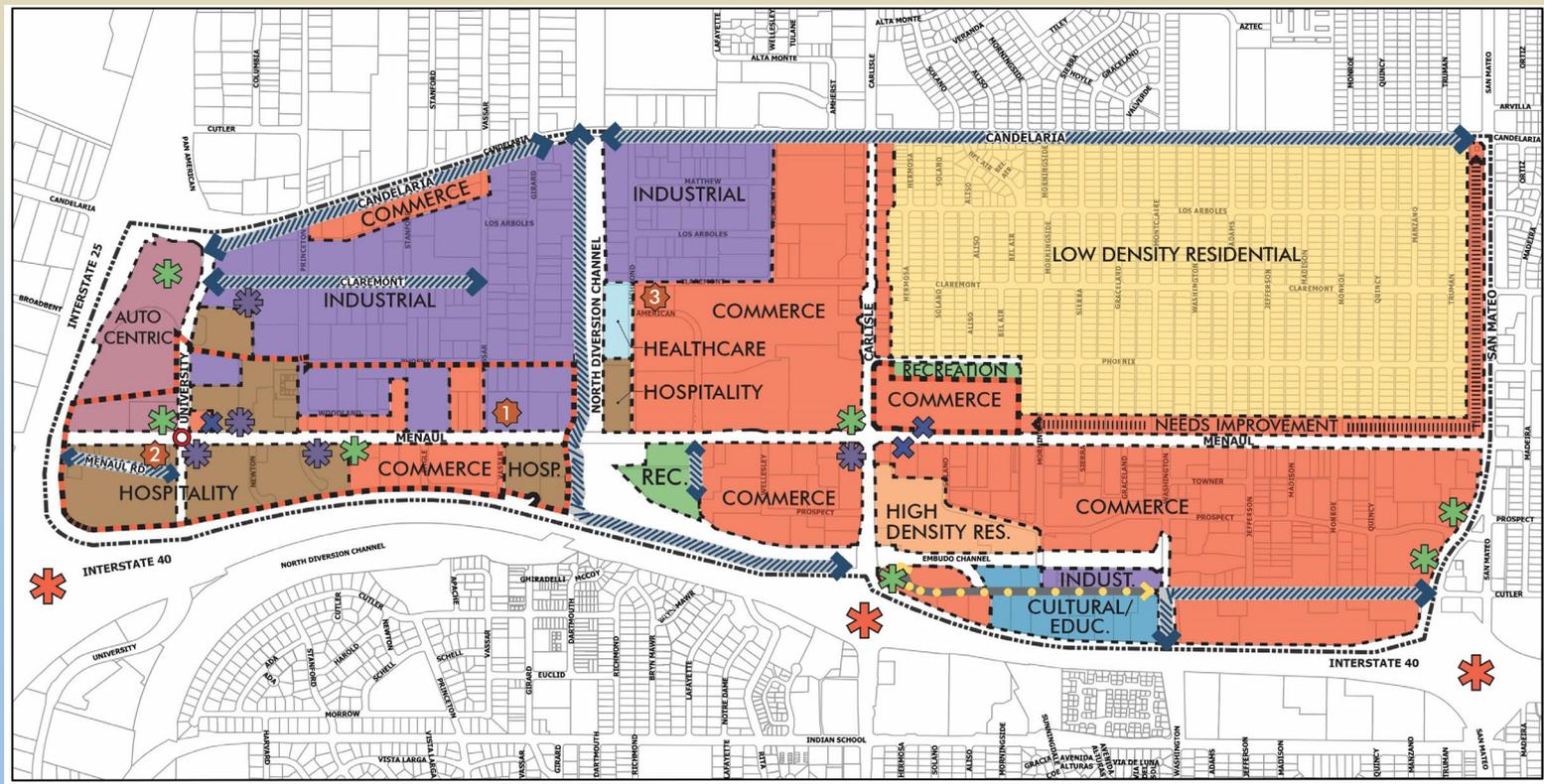
Planner

Safe Outdoor Spaces

- City Council understands and acknowledges the concerns regarding Safe Outdoor Spaces
- The Safe Outdoor Space recently approved is located west of I-25, outside the Menaul MRA boundary
- MRA Plans cannot change zoning
- Safe Outdoor Spaces are an allowed use in certain zones
- The purpose of the meeting tonight is to discuss the MRA and the vision for redevelopment and recommendation to achieve that vision

Menaul Redevelopment Study (Phase 1)

- ✓ Data research and analysis
- ✓ Business Owner Survey and Meetings
- ✓ Documentation of Existing Conditions
- ✓ SWOT Analysis
- ✓ Business and Real Estate Market research
- ✓ Findings and Recommendations



Menaul Redevelopment Study Recommendations

- Designation of MRA within subarea
- Three Opportunity Sites
 - ✓ Northeast corner of Menaul and Vassar Drive
 - ✓ South side of Menaul between University Boulevard and Fairfield Drive
 - ✓ Southeast corner of Claremont Avenue and Richmond Drive (*outside the MRA boundary*)

Menaul Redevelopment Study

Recommendations

- Public Safety Improvements
 - ✓ APD Substation (*could be APD or Albuquerque Community Safety or a combination*)
 - ✓ Overhead mobile cameras at key intersections
 - ✓ Code Blue stations along trails and other areas
 - ✓ Regular field briefings by APD
- Street Lighting Improvements
 - ✓ Cutler Avenue between Washington and San Mateo
 - ✓ Claremont Avenue between Vassar and University
 - ✓ Menaul Road, west of University
 - ✓ Bryn Mawr Drive, south of Menaul

Menaul Redevelopment Study

Recommendations

- Trail Improvements
 - ✓ Lighting, cameras, and Code Blue stations along the North Diversion Channel Trail
 - ✓ Establishing a trail sponsorship program for maintenance
 - ✓ Installation of trail markers/wayfinding signage
- Transit Improvements
 - ✓ Increase frequency of cleaning bus shelters
 - ✓ Promotion of Adopt-a-Stop Program
 - ✓ Remove benches and replace with shelter
 - ✓ Remove windscreens of existing shelters
 - ✓ Exploring other bench designs

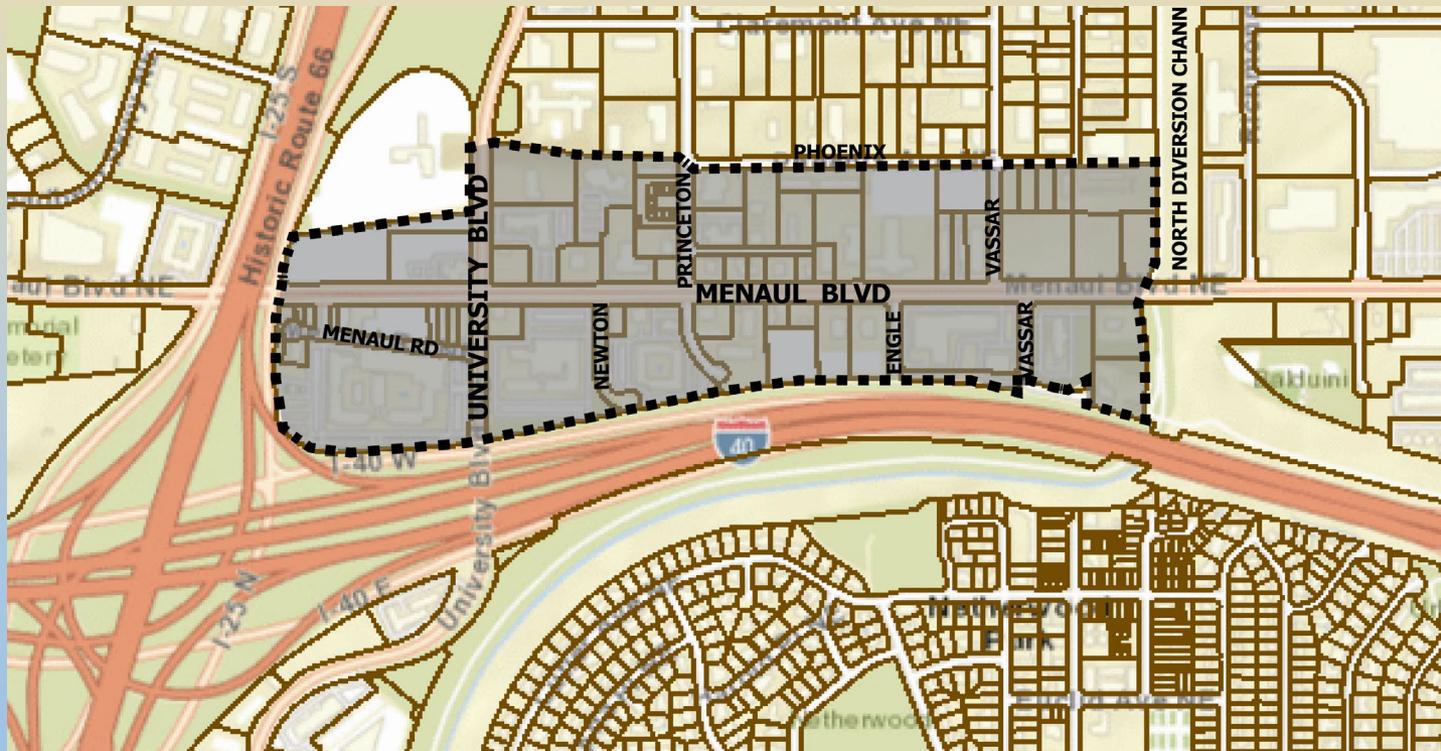
Menaul Redevelopment Study

Recommendations

- Landscaping & Wayfinding Improvements
 - ✓ East side of East Frontage Road from south of Menaul to Candelaria
 - ✓ East side of East Frontage Road from the truck stop to Candelaria
 - ✓ North side of I-40 right-of-way from Exit 159D to University
- Building & Sidewalk Improvements
 - ✓ Along Menaul Boulevard from Morningside east to San Mateo and north to Candelaria
 - ✓ Evaluation of public sidewalks along Menaul and San Mateo

MRA Designation

- ✓ Subarea within the Phase 1 study area
- ✓ Boundaries are Phoenix Avenue (north), I-40 (south), North Diversion Channel (east), and I-25 (west)
- ✓ ADC recommended approval of designation in February
- ✓ Approved by City Council in April



Findings

- Deteriorated structures



Findings

- Deterioration of site improvements



Findings

- Deterioration of site improvements



Findings

- Low levels of commercial or industrial activity or redevelopment



New Recommendations Since Phase 1

- Visitor Center in proximity to hotel area at University and Menaul Boulevards
- Orphan signs – venue for public art
- Dog park near Applebees
- Traffic calming along Menaul Boulevard
- Potential north-south Bus Rapid Transit Route – provides opportunity for mixed-use development

Discussion:

What other recommendations should we consider?

Next Steps

- Complete the draft MRA Plan within 60 days
- Public meeting to present draft MRA Plan
- Submit draft MRA Plan to Albuquerque Development Commission for recommendation
- Submit draft MRA Plan to City Council for review and approval
- City's website to submit comments:

<http://www.cabq.gov/menaul>

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