



CITY OF ALBUQUERQUE MENAUL REDEVELOPMENT STUDY

Second Public Meeting 9.14.2021

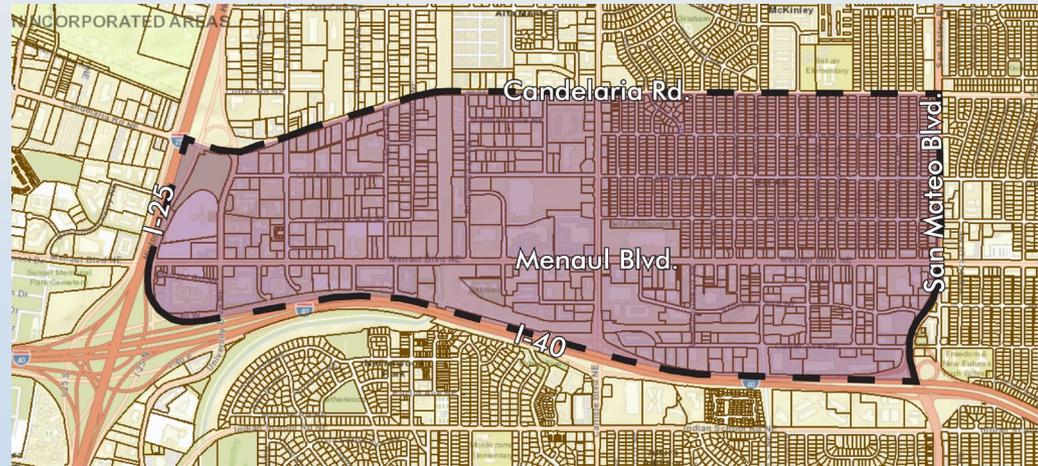


CITY OF ALBUQUERQUE MENAUL REDEVELOPMENT STUDY

DRAFT SEPTEMBER 2021



Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



Welcome & Introductions



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Council Planning Manager

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Planner

MARKIE ANDERLE

Planner

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Planner

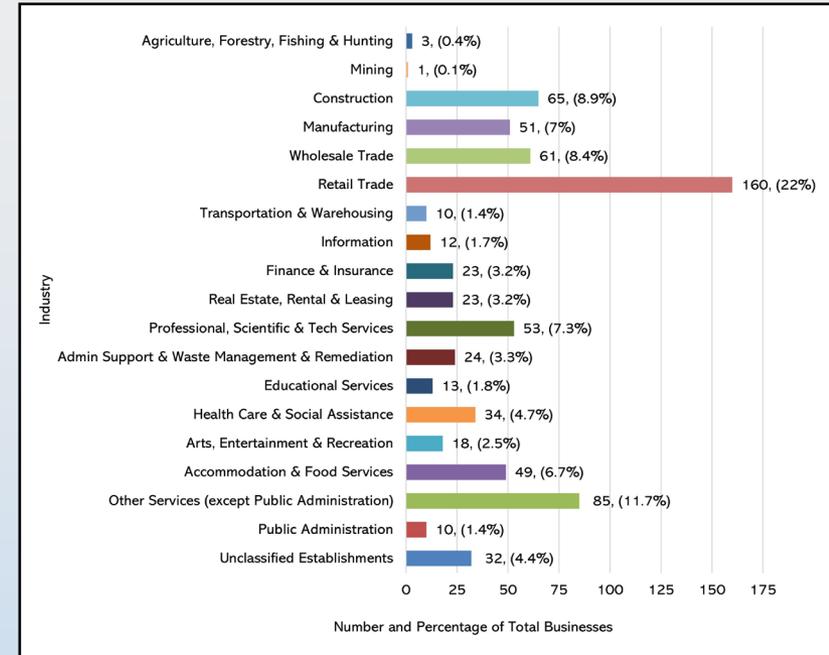
Menaul Redevelopment Study

- Currently completing Phase 1:
 - ✓ Business and Retail Analysis
 - ✓ Documentation of Existing Conditions
 - ✓ Business Owner Outreach - Survey and Meetings
 - ✓ Preparation of Report with Findings and Recommendations
- If warranted, Phase 2 will include a Metropolitan Redevelopment Area (MRA) designation report
- Phase 3 will include creation of an MRA Plan



Business Summary

- Study area has 727 businesses employing 7,572 workers
- Top six industries:
 - ✓ Retail Trade – 22%
 - ✓ Other Services – 11.7%
 - ✓ Construction – 8.9%
 - ✓ Wholesale Trade – 8.4%
 - ✓ Manufacturing – 7.0%
 - ✓ Accommodation & Food Services – 6.7%
- Total Retail Sales - \$382 million



Business Owner Survey

- Ran from April 26th to June 10th - 45 responses
- 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%

Business Owner Survey

- 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

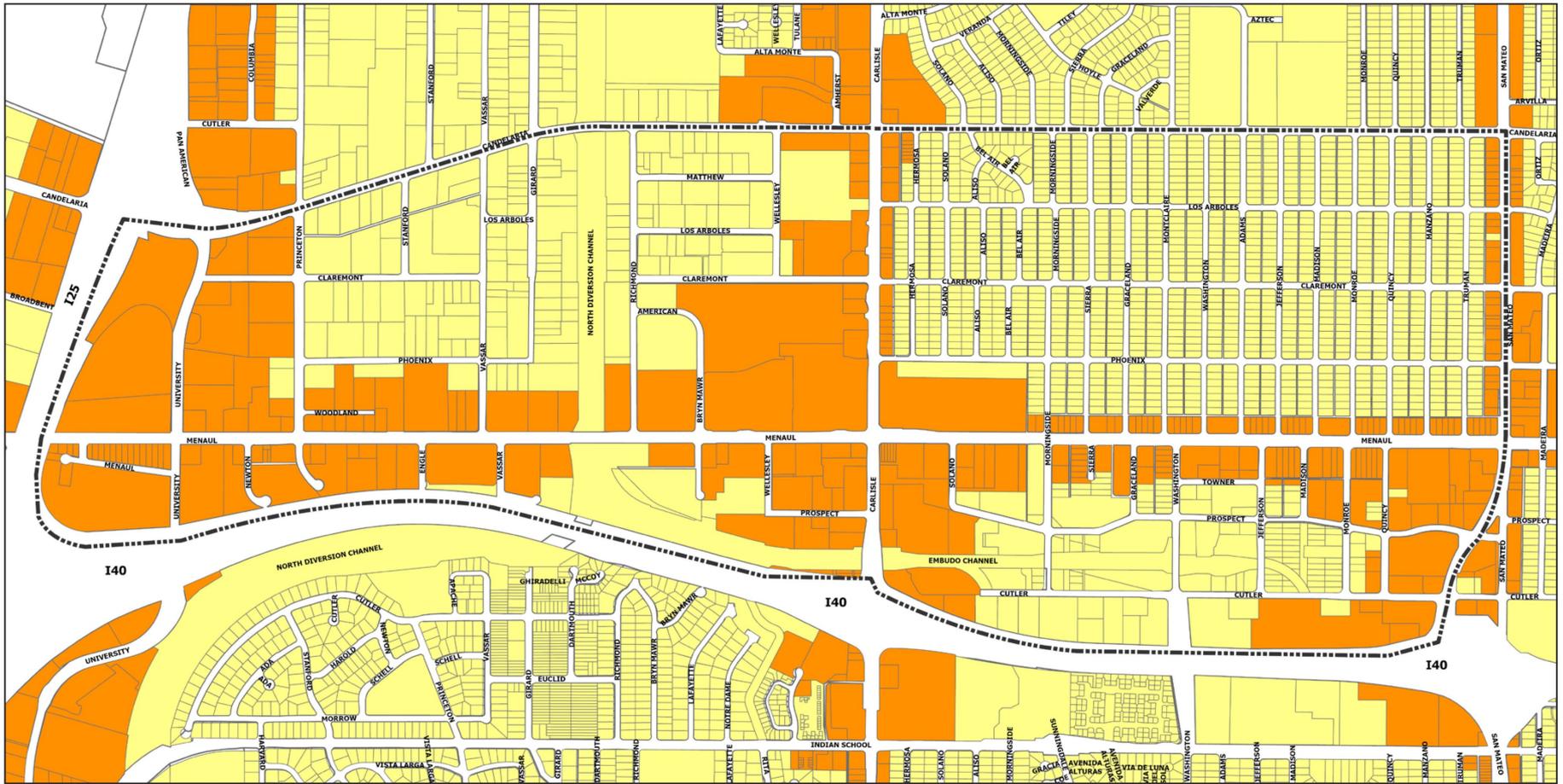
SWOT Analysis



S STRENGTHS	W WEAKNESSES	O OPPORTUNITIES	T THREATS
<ul style="list-style-type: none"> • I-40 and I-25 make this a convenient location to stay for motorists • Because Lomas is underserved for hotels, this is a popular place to stay • University Hospital proximity for hotel guests • Area is a showcase for people coming to Albuquerque • Crown Plaza attracts visitors to the area • Access to the area by the freeways is good • Menaul is an efficient form of travel and alternative to the freeway • Diversity of businesses, good mix of uses, upgrades to medians • Good 1/2 mile visibility of the area from freeway • New tenants including the Maverik gas station • New construction and face-lifts on buildings • Lighting for La Quinta parcel is good • Median landscaping • Closure of the park by La Quinta and I-40 	<ul style="list-style-type: none"> • High crime rate • High cost of doing business in the area due to crime • Issues with homelessness • Customers feel unsafe due to carjackings and stolen vehicles • Outdoor environment is unclear due to homelessness • Frequent trespassing into buildings • Lack of police department resources and enforcement • Long police department response times • Concerns about safety for business owners, staff, and guests/customers • Parking lots can be dangerous • Fences are broken through often and are expensive to repair • Business owners spend their own money to prevent crimes • Some sidewalks in the area in disrepair • Vacant buildings that have been vacant for many years • Vacant buildings at southwest corner of University and Menaul • Truck stop north of Menaul brings in transients, drug use, and prostitution • Break-ins and drug use during burglaries • Lack of businesses open at night creates safety issues • Vandals damaging properties at night • Lack of lighting from Menaul to Quincy • Problem area in comparison to other parts of Albuquerque • Abuse and vandalism of bus shelters 	<ul style="list-style-type: none"> • Bring new businesses to vacant spaces • Change the way we deal with crime and overarching policy • Create a police substation in the area (Village Inn property potential location) • Add proactive police work in the area • Beautification incentive for the area • Subsidy for building face-lifts, providing your own site-safety mechanisms • Having community events • Renewing a sense of pride for the area • More bikeability, connection to the 50-mile bike loop from UNM North Golf Course • Make area more walkable; more trails and better sidewalks • Midtown Business Coalition as an agent for change • Meef ups to walk around and pick up trash • Revitalize and redesign bus stops (panic buttons, increase safety, etc.) • Having tourists return to the area • Interstates as drivers for new visitors to the area 	<ul style="list-style-type: none"> • Businesses leaving the area due to crime • General disinvestment • Long time property owners selling and leaving the area • Hotel raids and criminal activity putting other businesses in danger • Threat to personal safety for business owners, employees, and guests/customers • Close to the tipping point of disinvestment



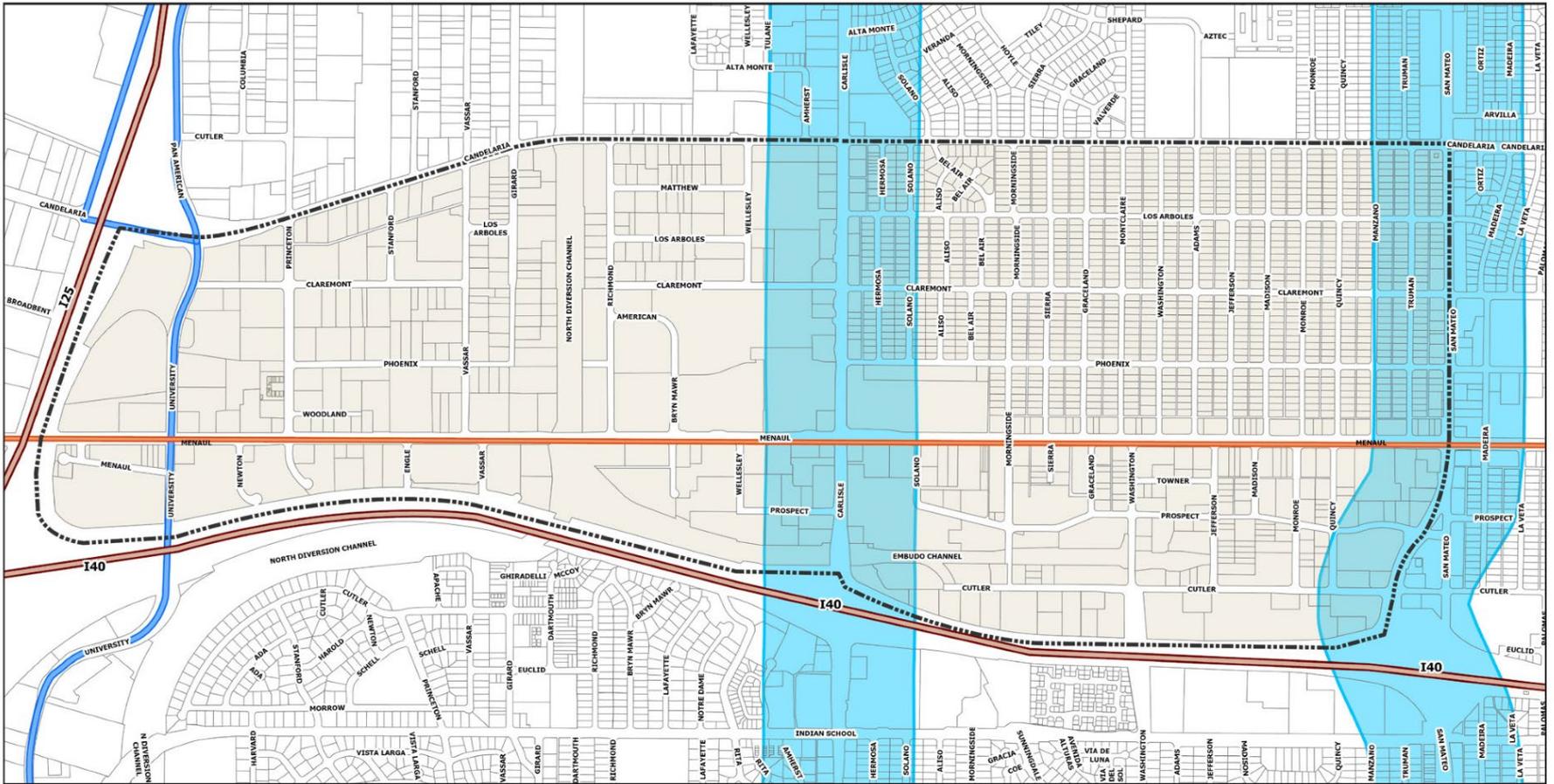
City Development Areas



-  Area of Consistency
-  Area of Change

CITY DEVELOPMENT AREAS

Comprehensive Plan Corridors

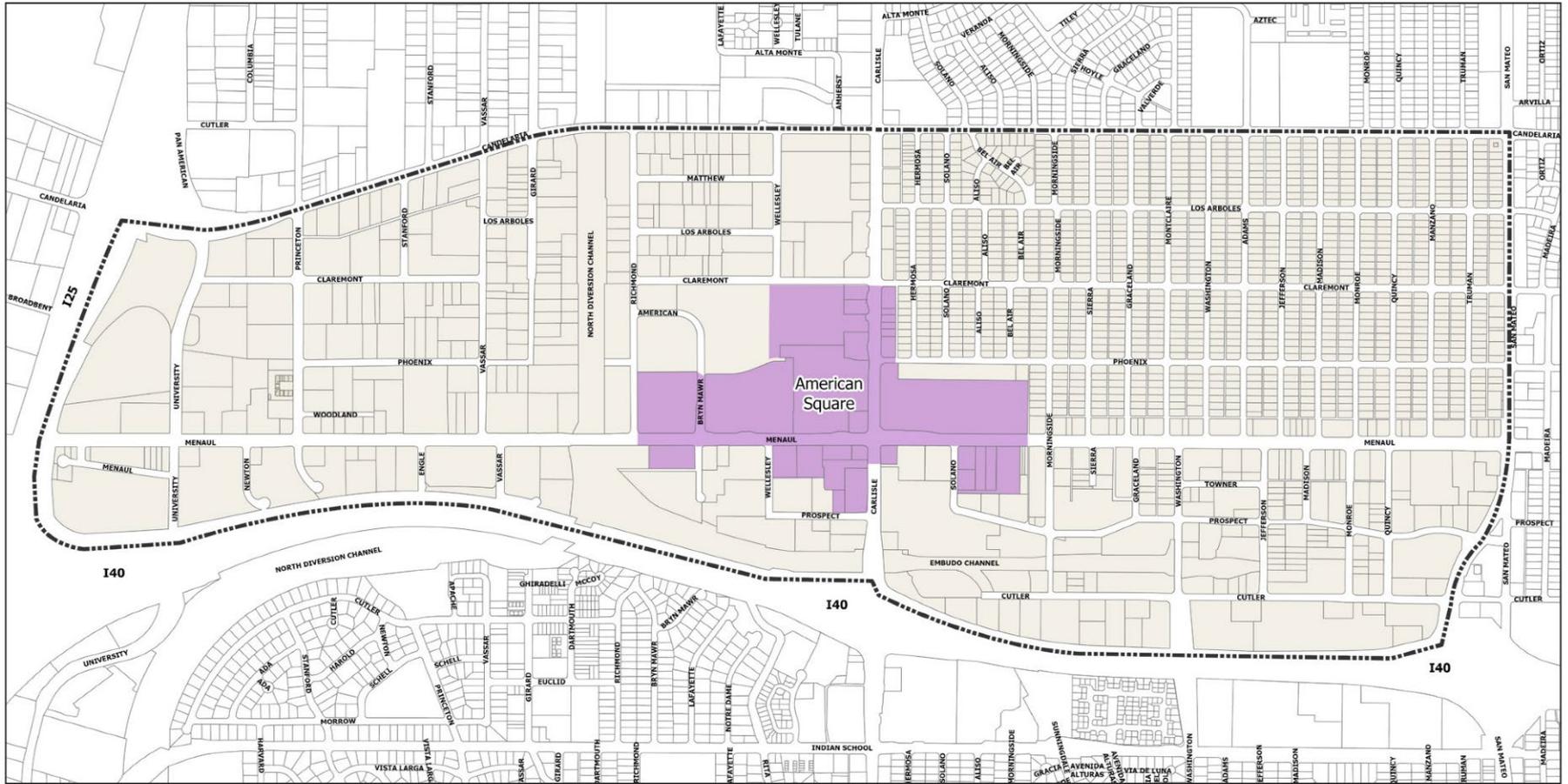


NORTH

- Major Transit Corridor Areas
- Premium Transit Corridor
- Multi-Modal Corridor
- Commuter Corridor

COMPREHENSIVE PLAN CORRIDORS

Activity Centers



AMERICAN SQUARE ACTIVITY CENTER



Existing Land Use



NORTH

Commercial

Restaurant

Industrial/Manufacturing

Institutional

Office

Multi-Family Residential

Mobile Home Park

Park

Utilities

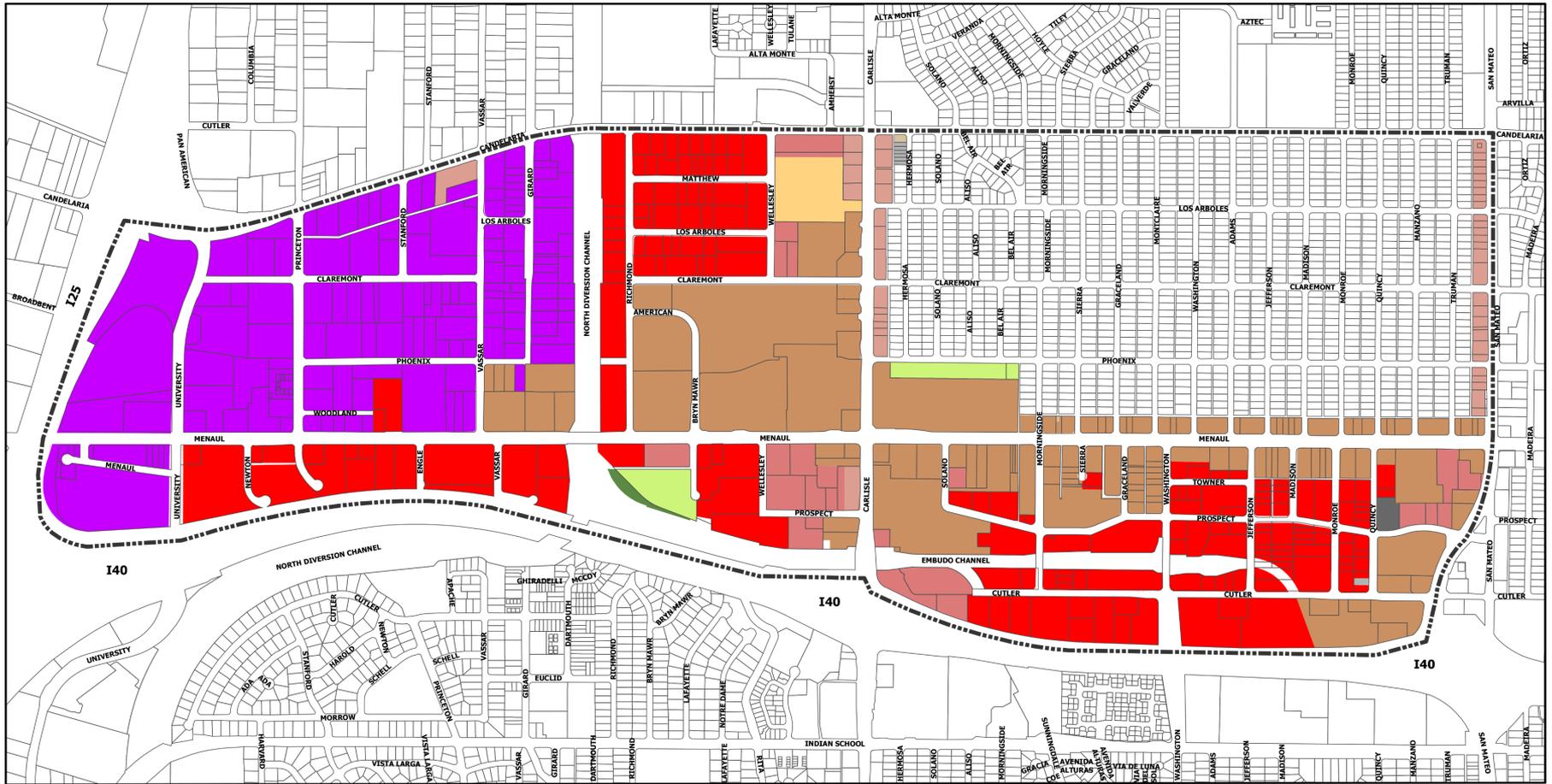
Vacant Lot

Vacant Building

Vacant Tenant Space

EXISTING LAND USE Menaul Redevelopment Study

Existing Zoning

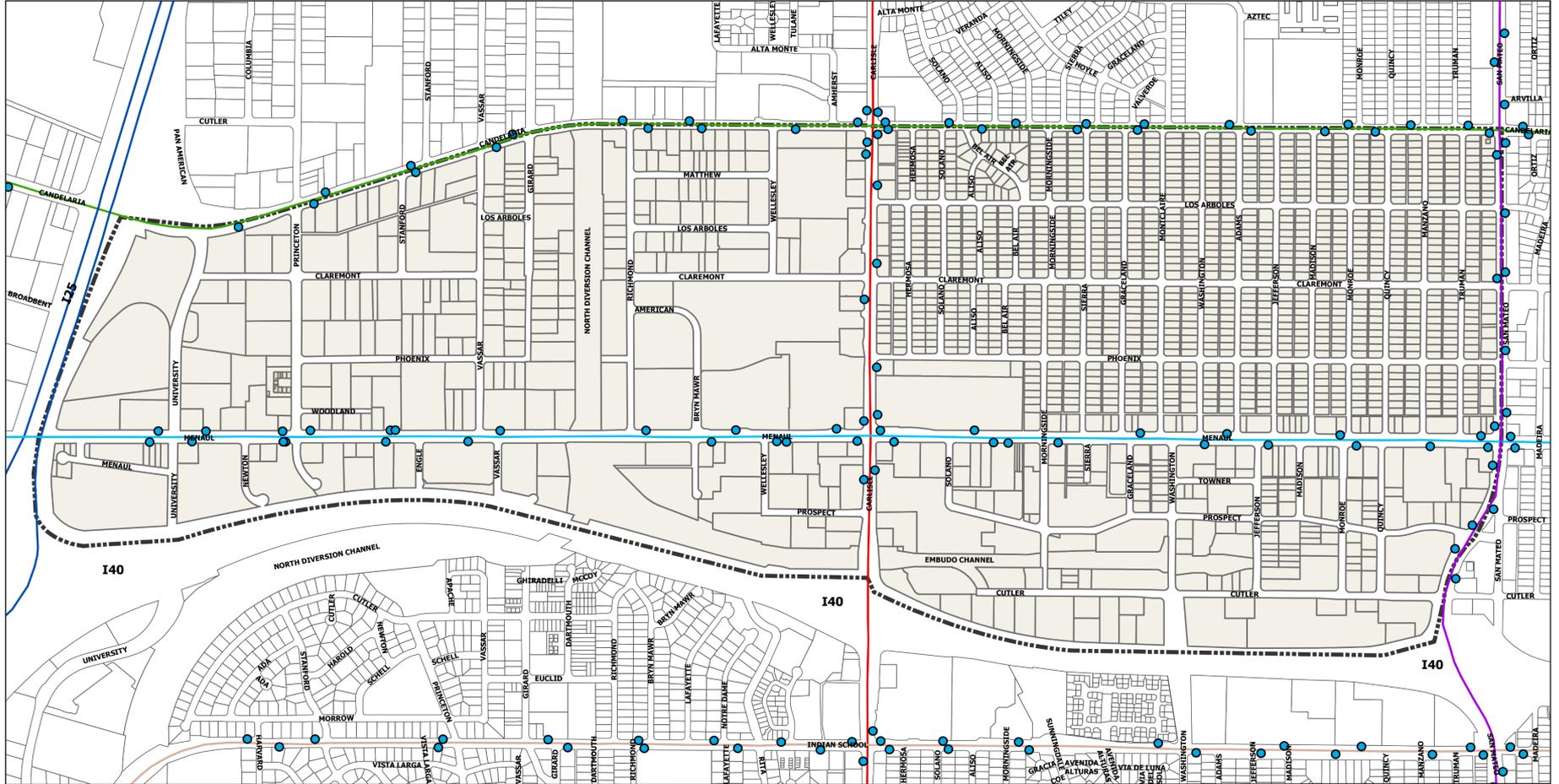


NORTH

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

EXISTING ZONING
Menaul Redevelopment Study

Existing Transit

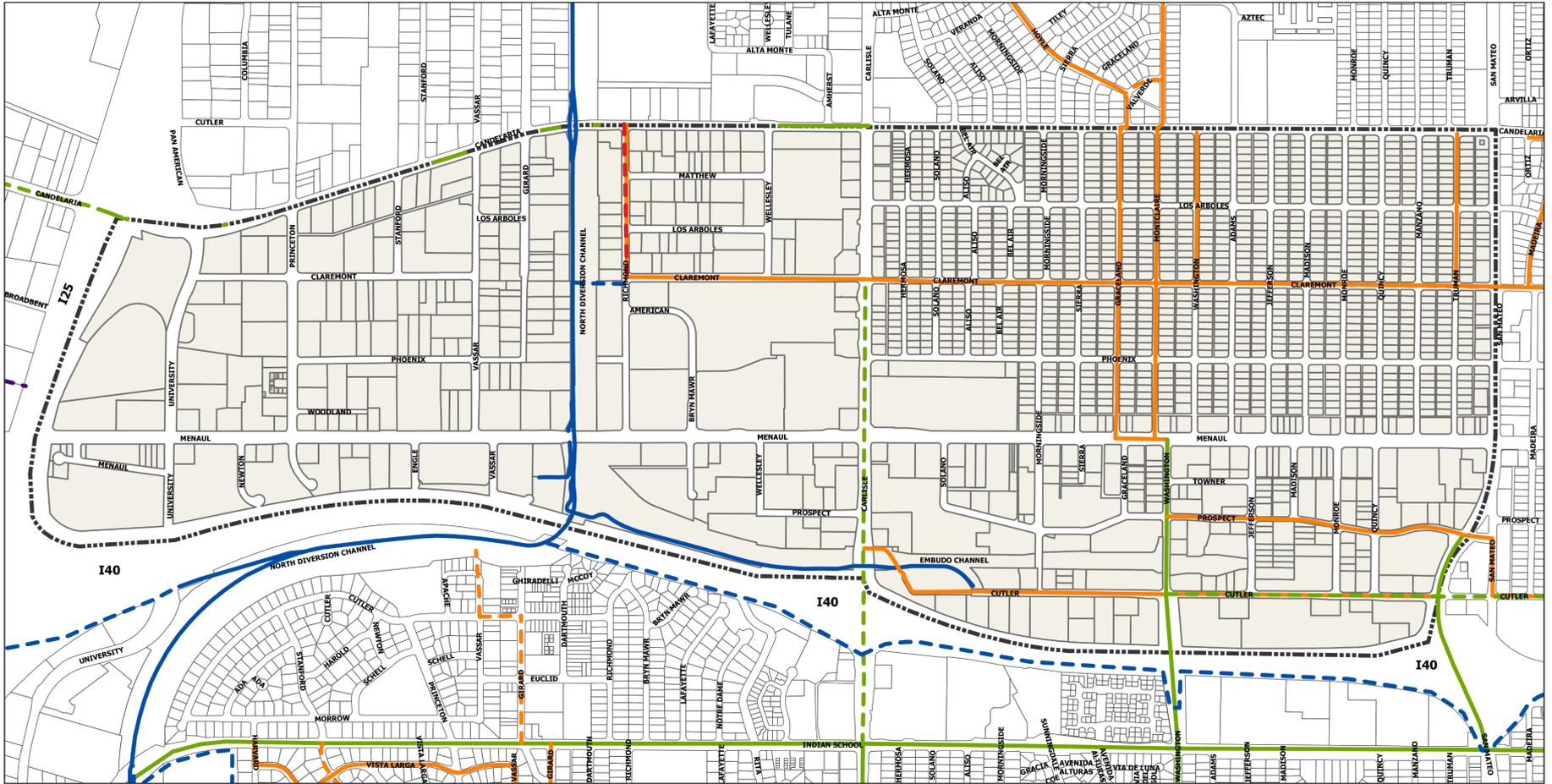


NORTH

- Bus Stop
- Route 5
- Route 7
- Route 8
- Route 93
- Route 140
- Route 141

TRANSIT ROUTES
Menaul Redevelopment Study

Bike Facilities



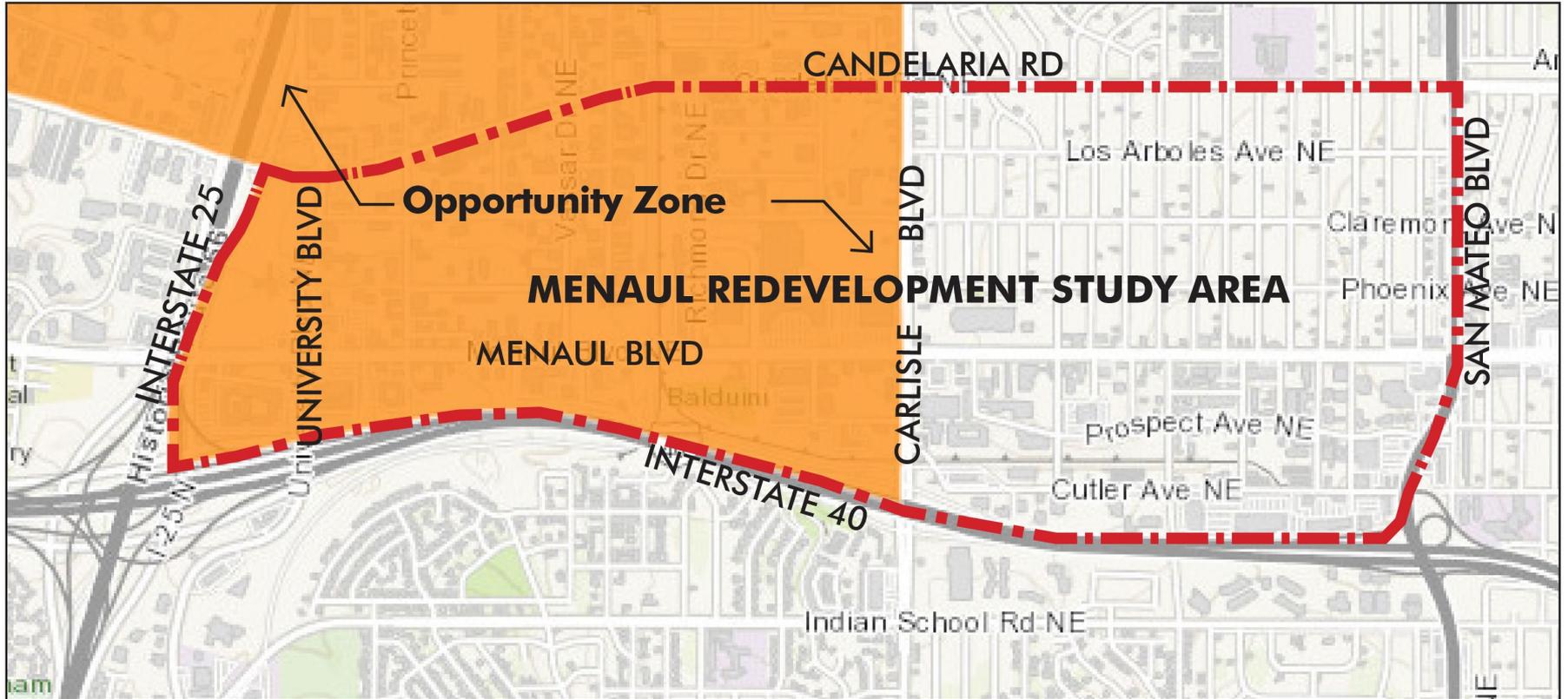
NORTH

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

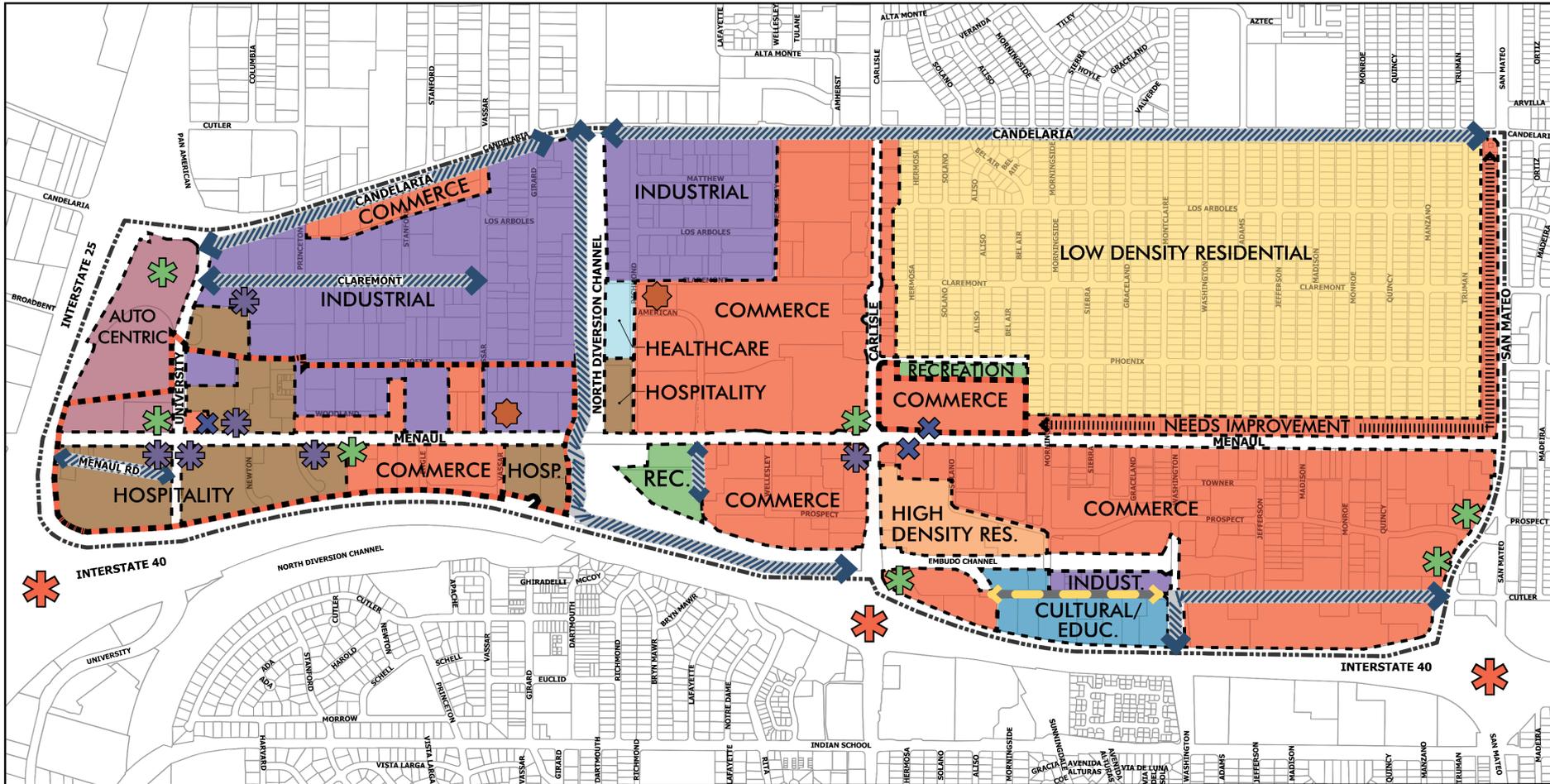
- (Proposed) Bike Blvd.
- (Proposed) Bike Lane
- (Proposed) Bike Route

BIKE TRAILS
Menaul Redevelopment Study

Opportunity Zone



Opportunities & Constraints



- COMMERCE
- INDUSTRIAL
- HOSPITALITY
- AUTO-CENTRIC
- CULTURAL/EDUCATIONAL
- RECREATION
- HEALTHCARE
- AREA OF DISINVESTMENT
- POOR LIGHTING CONDITIONS
- SITE & BUILDINGS NEED IMPROVEMENT
- ✱ NUISANCE PROPERTIES
- ✕ PROBLEM BUS STOP
- ✱ NEW INVESTMENTS
- OPPORTUNITY SITES (VACANT)
- ✱ FREEWAY ACCESS
- NEW LIGHTING

OPPORTUNITIES & CONSTRAINTS Menaul Redevelopment Study

Opportunity Sites



Opportunity Site 1 at the northeast corner of Claremont Avenue and Vassar Drive.



Opportunity Site 2 at southeast corner of Claremont Avenue and Richmond Drive.

Next Steps

- Finalize the Phase 1 Study Document
- Go to City Council for adoption by Resolution
- Begin implementation of the recommendations in 2021 and onwards
- We will be collecting comments for two weeks; Visit the City's website to submit comments:

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

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