



ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Mona Ghattas
Fred Mondragon
Joaquin Baca

ABSENT

Bill Miera

Action Summary

Thursday, February 16, 2023 2:00 P.M.
600 2nd Street, Basement Hearing Room, Albuquerque, NM 87102

Participants have the option to attend via Zoom Video Conference
Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/85142800135>
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 851 4280 0135

1. Call to Order

1:59 p.m.

2. Changes and/or Additions to the Agenda

None

3. Approval of Minutes for November 30, 2022 Meeting

A motion was made to approve the November 30, 2022 Action Summary by Commissioner Baca. Commissioner Mondragon seconded the motion. Motion carried 3-0.

4. Announcements / General Public Comments (for items not on the agenda)

None

5. MRA Director's Report

Karen Iverson provided updates on the Metropolitan Redevelopment Agency's (MRA) Housing Request for Expressions of Interest (RFEI), announced a Public Meeting with DowntownABQ MainStreet and Artspace on 2/22/23 from 5-7pm at Flamenco Works, and highlighted MRA's communications and recent project accomplishments.

6. New Agenda Items

A. Case #2023-1 Menaul Metropolitan Redevelopment Area Plan

Motion: Based on the findings and conditions of approval in the staff report, ADC recommends to City Council approval of the Menaul Metropolitan Redevelopment Area Plan. Motion made by Commissioner Mondragon. Commissioner Baca seconded the motion. Motion carried 3-0.

Findings:

1. The proposed redevelopment of the Menaul Metropolitan Redevelopment Area will aid in the elimination and prevention of blight or conditions which lead to the development of blight.

2. The Menaul Metropolitan Redevelopment Area Plan does not require the relocation of any families or individuals from their dwellings; therefore, method for providing relocation assistance is not required.
3. The Menaul Metropolitan Redevelopment Area Plan conforms to the Albuquerque/Bernalillo County Comprehensive Plan.
4. The Menaul Metropolitan Redevelopment Area Plan affords maximum opportunity consistent with the needs of the community for the rehabilitation and redevelopment of the Menaul Metropolitan Redevelopment Area by private enterprise and the objectives of the Menaul Metropolitan Redevelopment Area Plan justify the proposed activities as public purposes and needs.

Conditions of Approval:

MRA distributed the Menaul Plan to City departments that are listed in the plan, based on feedback from the Planning Department, staff recommends that ADC include the following conditions of approval in their recommendation to City Council:

1. On page 16 of the plan, modify the Comprehensive Plan Corridors Map legend for the blue line referencing Premium Transit Corridor to: “Premium Transit Corridor (Planned, Not Active).”
2. On page 17 of the plan, add text describing Major Transit Corridors: “Major Transit Corridors. There are no Major Transit Corridors in the Menaul MR Area. However, a Major Transit Corridor designation may benefit the area’s growth by enabling height bonuses for workforce housing, and may be more appropriate for a more mixed-use corridor as envisioned in this Plan. Major Transit Corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor.”
3. On page 33, under the “Real Estate Market” profile, add a subsection describing the motels in the MR Area: “Hotel and Motel Accommodations. There are eight hotels/motels in the Menaul MR Area, offering a total of 1,527 rooms.
 1. Crowne Plaza = 261
 2. The Querque = 189
 3. Tree Inn = 198
 4. Ramada = 339
 5. La Quinta = 72
 6. Red Roof Inn = 135
 7. Holiday Inn = 122
 8. Sigel Select = 211
4. On page 44 of the plan, make the following amendment correcting the reference to NR-BP to NR-LM: “The MR Area is dominated by NR-BP NR-LM and NR-C zoning, which limits the types of land uses allowed.”
5. On page 44, rename the section title Zone Map Amendments to “Zone Map Amendments and Comprehensive Plan Designations.”
6. On page 44 of the plan, add the following text to clarify the purpose of the zoning change recommendation: “Zone changes to MX-M or MX-H would allow for a greater variety of land uses and taller building heights, 48 feet and 68 feet, respectively. Zone changes to mixed-use districts would enable the development of high-density housing and the conversion of motels into affordable rental housing. Mixed-use parcels may also take advantage of height bonuses allowed in certain transit corridors. Zone changes should be led by prospective developers on an as-needed basis.”

7. On page 44 of the plan, modify the following text referencing comprehensive plan corridors: “While Menaul Boulevard and University Boulevard are not designated accordingly, in the future there may be an opportunity to designate those roadways particularly if the UNM/CNM/Sunport Bus Rapid Transit (BRT) project moves forward as recommended by the study. Premium Transit bonuses would be limited to development sites within 660 feet of a Premium Transit Station. Few developments in the Menaul MR Area would be likely to take advantage of these benefits, if or when a Premium Transit Bus Route is added to University Boulevard. The City’s Transit Department is currently undergoing a comprehensive review of existing transit services and considering ways to enhance its network and service options in its ABQ RIDE Forward Plan. Following the publication of updated transit service routes along Menaul Boulevard, the City should consider, if appropriate, designating the Menaul corridor as a Major Transit Corridor in the next Comprehensive Plan update. This would allow nearly all developments within the Menaul MR Area to take advantage of Major Transit Corridor building height, setback, open space, affordable housing, and structured parking bonuses.”

B. Case #2023-2 Resolution 2023-1 in Support of and Recommending Acquisition of 401 Commercial St NE from the State of New Mexico

Motion: Motion to pass the Resolution 2023-1 in support of and recommending acquisition of 401 Commercial St NE from the State of New Mexico. Motion made by Commissioner Baca. Commissioner Mondragon seconded the motion. Motion carried 3-0.

7. **Adjourn to March 16, 2023 at 3:03pm.**