Team Members

Karen Iverson
CABQ Metropolitan Redevelopment Agency

Ciaran Lithgow
CABQ Metropolitan Redevelopment Agency

Phyllis Taylor
Sites Southwest

Carlos Gemora
Sites Southwest

Jeremy Nelson
Regeneration Development
Zoom Logistics

• **Getting Started**
  • Rename yourself
  • Mute yourself
  • Create your view (Gallery)
  • Start Video (if you want)

• **How to Participate**
  • Chat
  • Polls
  • Jamboard
  • Discussion

Right click on screen:
Agenda

1. What is Metropolitan Redevelopment?
2. The University Neighborhood MRA
3. Boundary Discussion (Jamboard Tool)
4. Needs, Priorities, Vision
   (If Time Permits: Facilitated Discussion)
Zoom Poll

What’s Your Relationship to the University Area?  
(Select all that apply)

A. Area Resident
B. Area Property Owner (or representative)
C. Area Business Owner/Employee
D. UNM/CNM Student/Faculty
E. UNM/CNM Administration
F. None of the Above
Additional Information

Website:
cabq.gov/universitymra
mission

To make Albuquerque competitive in the global market by revitalizing downtown and the Central Avenue corridor, leading collaborative public-private partnerships that result in catalytic change, investing in sustainable infrastructure, and providing opportunities for local residents and businesses to thrive.
Metropolitan Redevelopment Areas with Adopted Plans

University Redevelopment Area Study
IMPACT | 2000 - 2021

- 2098 Residential Units Completed
- 768 Hotel Units Completed
- 110 Businesses Supported
- $600M Invested
- 703,000 SF Retail & Office
Bonds
7- year property tax abatement
~ 5% total project costs
4 projects in FY 2020 all along ART line

Brownfields
Low-interest loans for remediation of asbestos, lead based paint, pigeon poo
Previous Loans:
- Bell Trading Post
- Old ABQ High
- Andeluz Hotel
$450,000 currently available

Fee Waivers
Waiver of CABQ impact fees-streets, parks, open space, drainage, fire, police
Does not waive ABCWWU water and sewer impact fees
$1.6M waived in FY 2021
Largest recipients are multi-family and industrial developments

Projects
City can acquire property and dispose through an RFP
Property can be contributed in exchange for community benefit
2022 Pipeline

- 505 Residential units planned
- 140 Hotel units planned
- $164.3M investment programmed
- 14 projects in progress

Man shot, killed at Imperial Inn Motel
New Mexico Redevelopment Code

Intended to benefit areas that are struggling.

- Area must have impaired growth or economic health (as defined by state statute)

Allows use of public funds for private improvements benefitting the neighborhood’s growth and economic health.
New Mexico Redevelopment Code

Designation Report
(Findings + Boundaries) + Metropolitan Redevelopment Plan
(Priorities, Projects + Strategies)
# Schedule

<table>
<thead>
<tr>
<th>AUGUST - JANUARY</th>
<th>FEBRUARY</th>
<th>MARCH</th>
<th>APRIL</th>
<th>MAY - JULY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DESIGNATION REPORT</strong></td>
<td><strong>Public Meeting</strong></td>
<td><strong>Albuquerque Development Commission (ADC): Hearing &amp; Review</strong></td>
<td><strong>City Council: Hearing &amp; Approval (Proposed)</strong></td>
<td></td>
</tr>
<tr>
<td>Stakeholder Interviews &amp; Market Study</td>
<td>Determine Preferred Boundaries</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Designation Report</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>REDEVELOPMENT PLAN</strong></th>
<th><strong>Public Meeting</strong></th>
<th><strong>Refine strategies &amp; tools</strong></th>
<th><strong>Albuquerque Development Commission (ADC): Hearing &amp; Review</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surveys &amp; Preliminary Feedback</td>
<td>Determine Major Goals &amp; Strategies</td>
<td>Draft Redevelopment Plan</td>
<td>City Council: Hearing &amp; Approval (Proposed)</td>
</tr>
</tbody>
</table>
Designation Report

FINDINGS

High commercial vacancy rate (~25%)

Lack of investment

Physical and economic conditions impair growth and economic health

Conditions inflict or arrest sound and orderly development
Designation Report

Proposed Boundaries

- Central and Yale Corridors
- Includes:
  - Commercial Zones
  - Mixed-Use Zones
  - Multifamily Residential Zones
MR Plan (Strategies)

WHAT THE PLAN COULD DO

✓ Public investment in Private Projects
✓ Tax abatement (certain investments)
✓ City of Albuquerque Fee Waivers (new development)

WHAT THE PLAN WOULD NOT DO.

✗ Does not have the Authority to....
  ◦ Change zoning or other regulations

✗ No eminent domain
  ◦ City cannot condemn private properties

✗ Replace community planning efforts
  ◦ Comprehensive and Community plans (e.g. IDO, CPA) are still in effect
Supporting Strategies

Cultivate Leadership

- Businesses, property owners, institutions, NA representation

Police Presence

Public Infrastructure Improvements

Business Improvement District

Parking Strategies
Boundary Discussion

- Discuss in small groups (breakout rooms)
- Add comments
- Raise questions

JAMBOARD INSTRUCTIONS:

Draw
Add sticky notes
Check out other pages
UrbanPlan

What is UrbanPlan?

UrbanPlan harnesses the power of experiential learning to help participants gain an understanding of the complex nature of land-use decisions and the role each of us plays in creating better communities.

- Engage in a powerful, interactive case study in a fictional city’s development project. Form “development teams” to plan the redevelopment of a neighborhood.
- Develop a proposal, working through challenging financial, social, political, and design issues.
- Build real models to bring your redevelopment vision to life.
- Work with industry professionals who serve as “facilitators” to guide your vision, site plans, and financials.

Participants are compensated with a $150 stipend ($12.50/hr). Participants must complete all sessions to receive the stipend.

10 spots are available. Contact cmlithgow@cabq.gov to apply.

Schedule

Monday  Feb 21, 3-5pm (2 hours)
Friday   Feb 25, 3-5pm (2 hours)
Monday  Feb 28, 3-5pm (2 hours)
Friday   Mar  4, 1-5pm (4 hours)
Monday  Mar  7, 1-3pm (2 hours)

12hrs total
Needs, Priorities, Vision

1. What are our priority needs?

2. What are we prepared to do – individually and collectively – to make it happen?

3. What does success look like - In the next 1, 5, 10 years?
Next Steps/Ways to Engage

PROPOSED UPCOMING MEETINGS:

• URBAN PLAN

• NEIGHBORHOOD ASSOCIATION MEETINGS

• MARCH COMMUNITY MEETING

• MARCH 17TH ALBUQUERQUE DEVELOPMENT COMMISSION (ADC)

More info:
cabq.gov/universitymra

Email Comments & Suggestions:
Ciaran Lithgow
CABQ MR Agency
crlithgow@cabq.gov

Carlos Gemora
Sites Southwest
cgemora@sites-sw.com