



UNIVERSITY AREA REDEVELOPMENT STUDY

FIRST COMMUNITY MEETING
FEBRUARY 2, 2022

Prepared by:





Team Members

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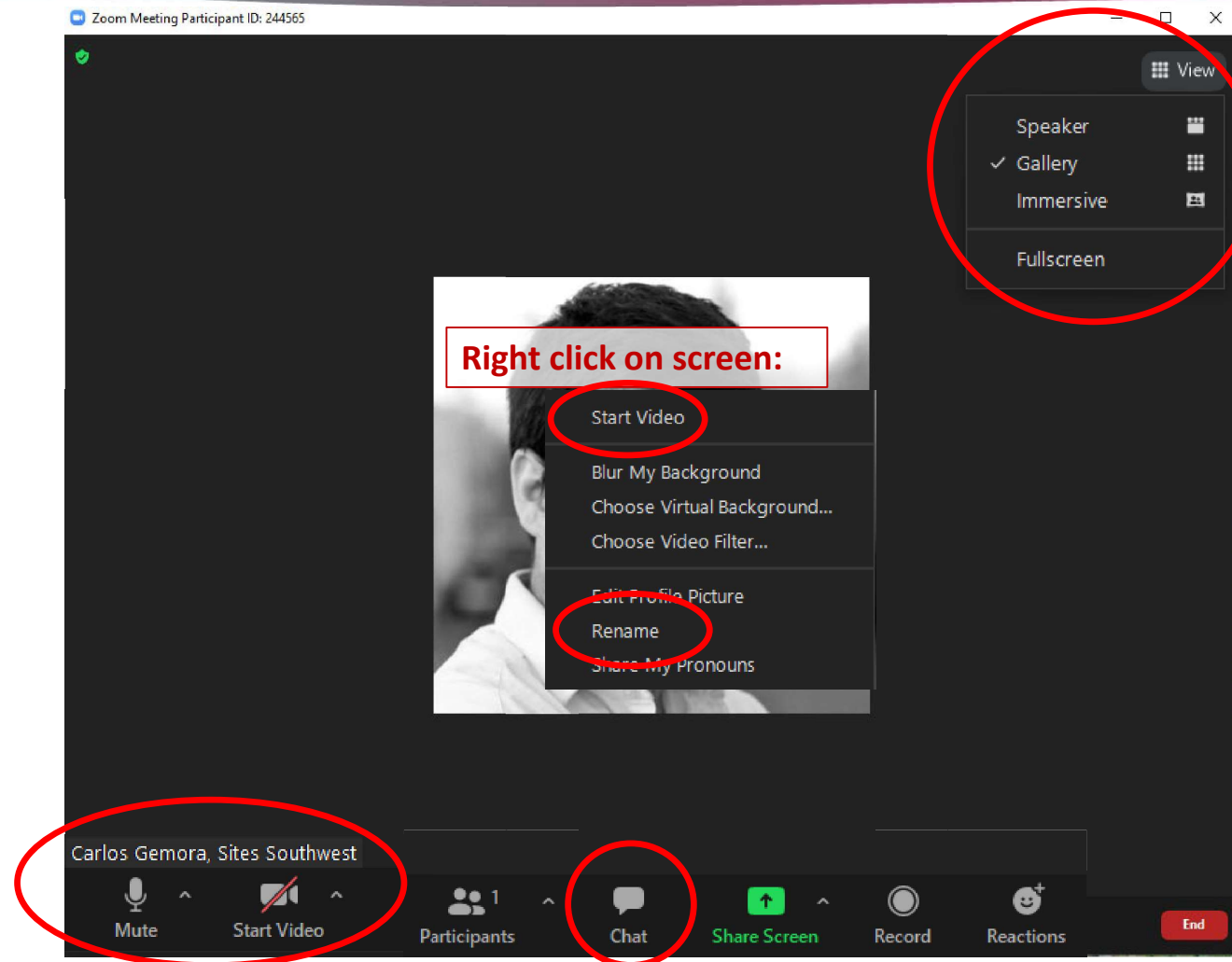
Zoom Logistics

- **Getting Started**

- Rename yourself
- Mute yourself
- Create your view (Gallery)
- Start Video (if you want)

- **How to Participate**

- Chat
- Polls
- Jamboard
- Discussion



Agenda



1. What is Metropolitan Redevelopment?
2. The University Neighborhood MRA
3. Boundary Discussion (Jamboard Tool)

Jamboard



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

[Click here to read the Draft Designation Report.](#)

Upcoming Opportunities to Learn More and Provide Input



To download a high-quality image and explore the proposed parcels to be included, [click here](#).

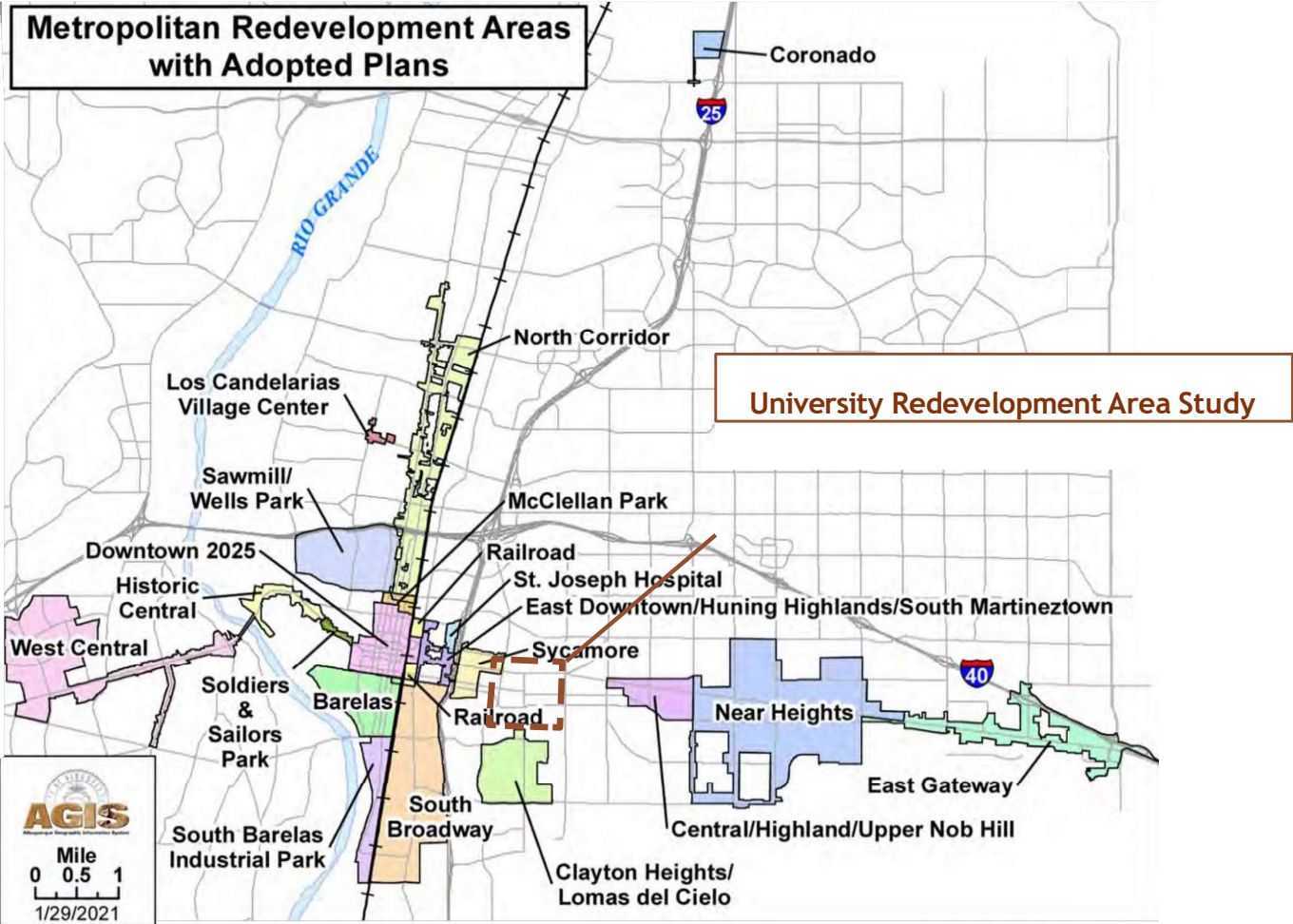
What's already been done? What's next?



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**.





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

toolbox

2022 Pipeline



505 RESIDENTIAL UNITS PLANNED



140 HOTEL UNITS PLANNED



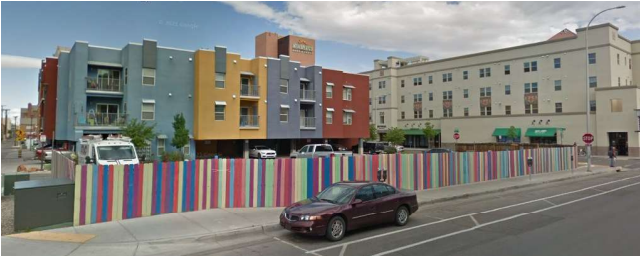
\$164.3M INVESTMENT PROGRAMMED



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



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



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

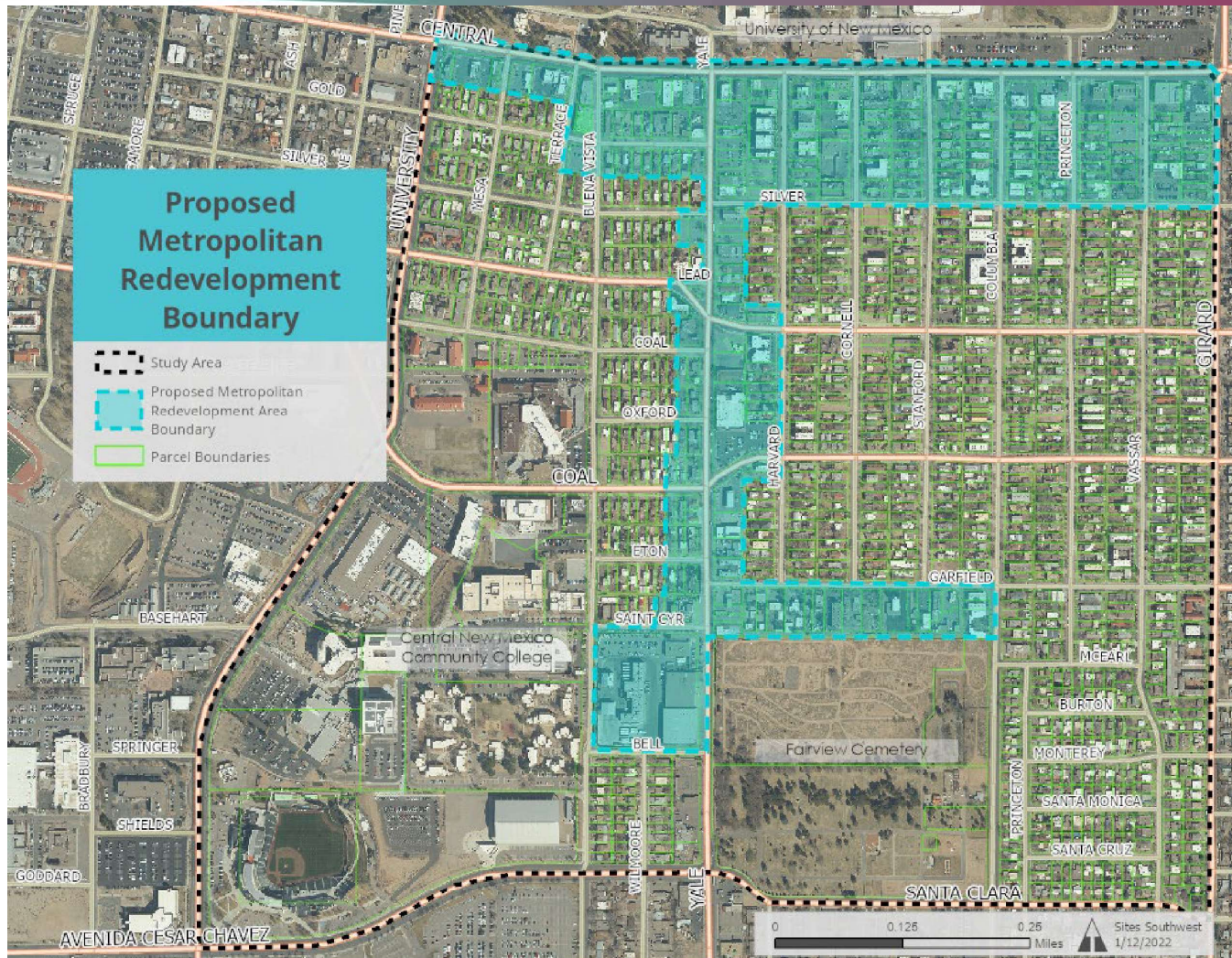
- Businesses, property owners, institutions, NA representation

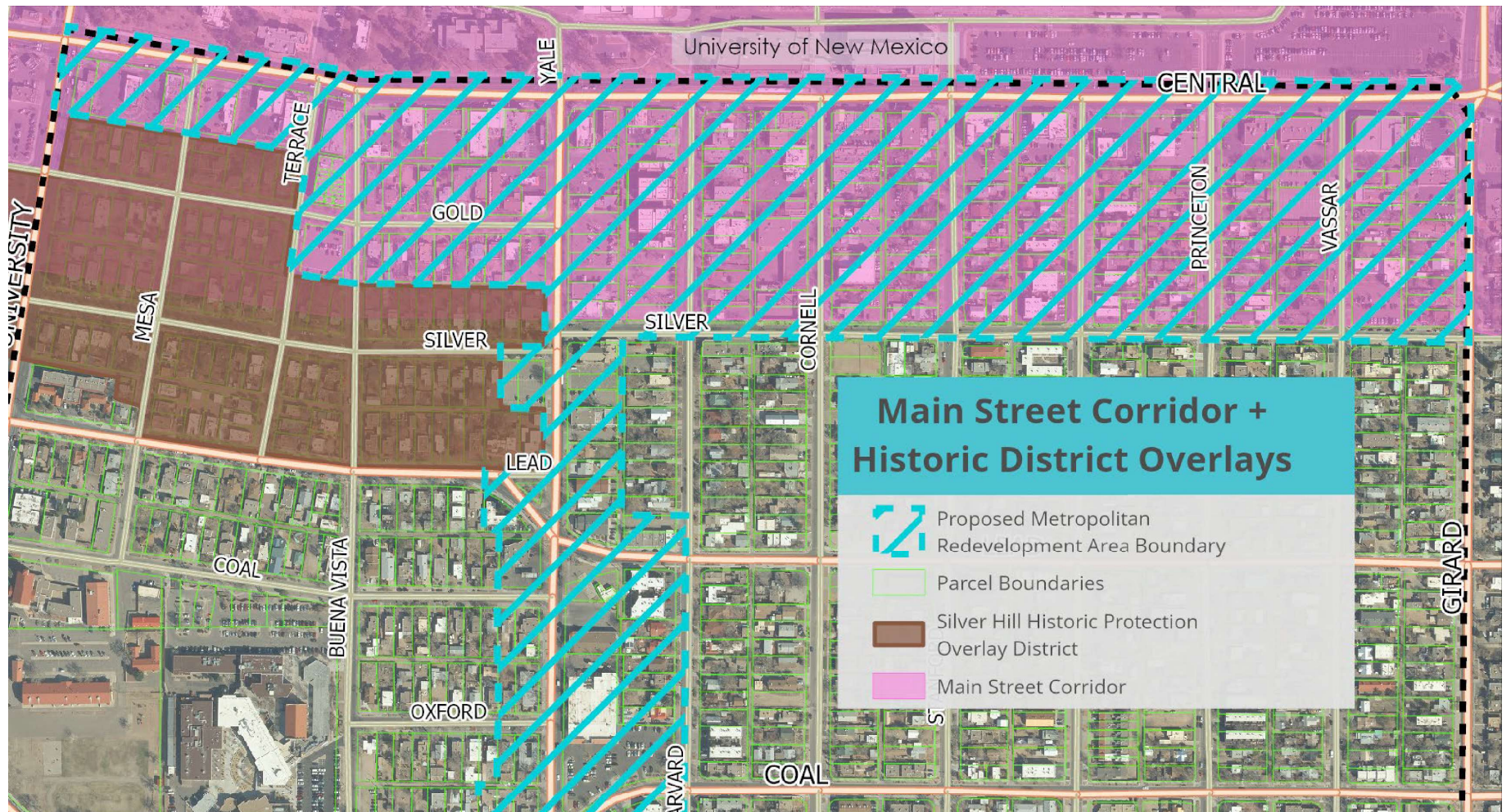
Police Presence

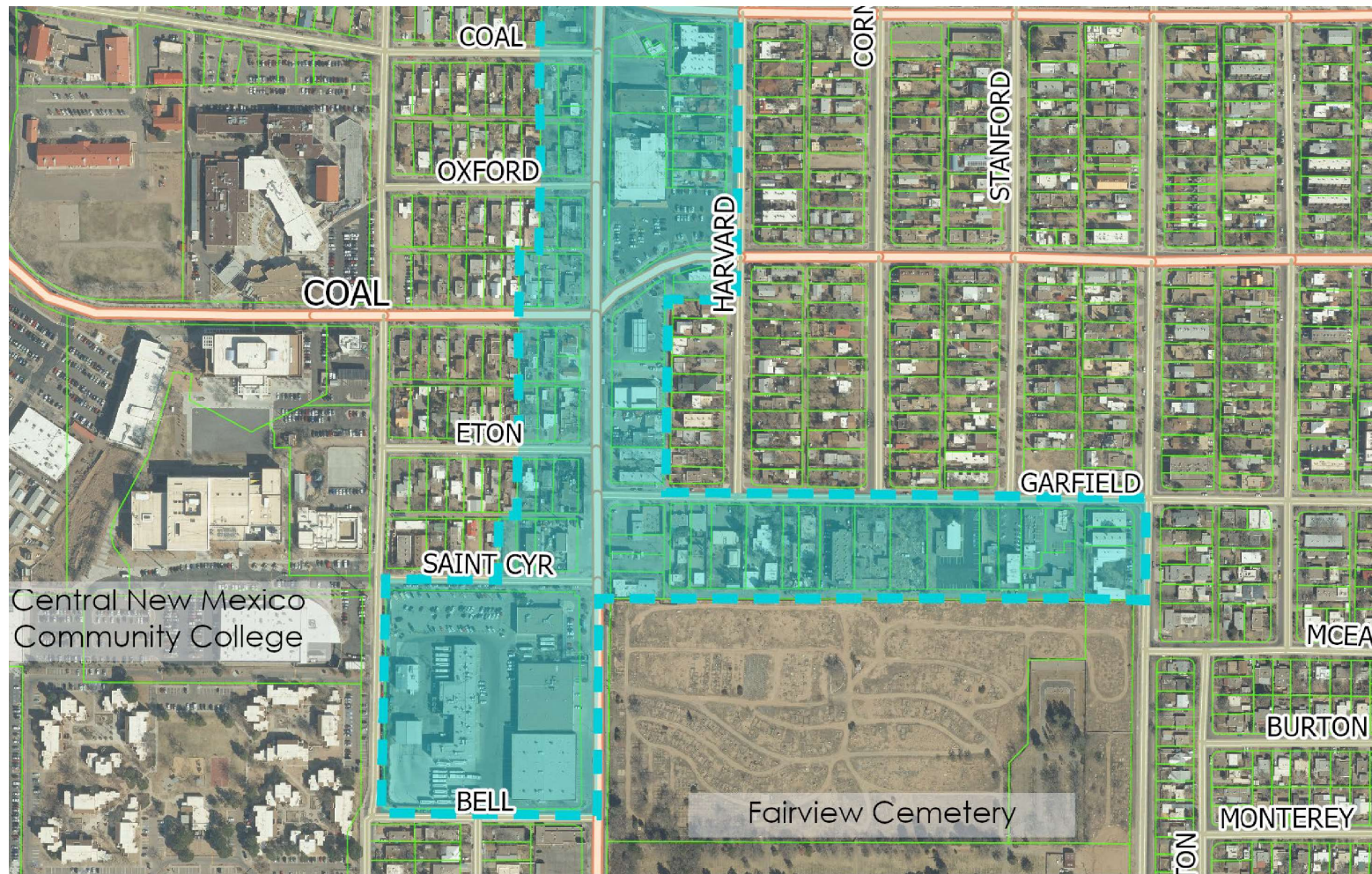
Public Infrastructure Improvements

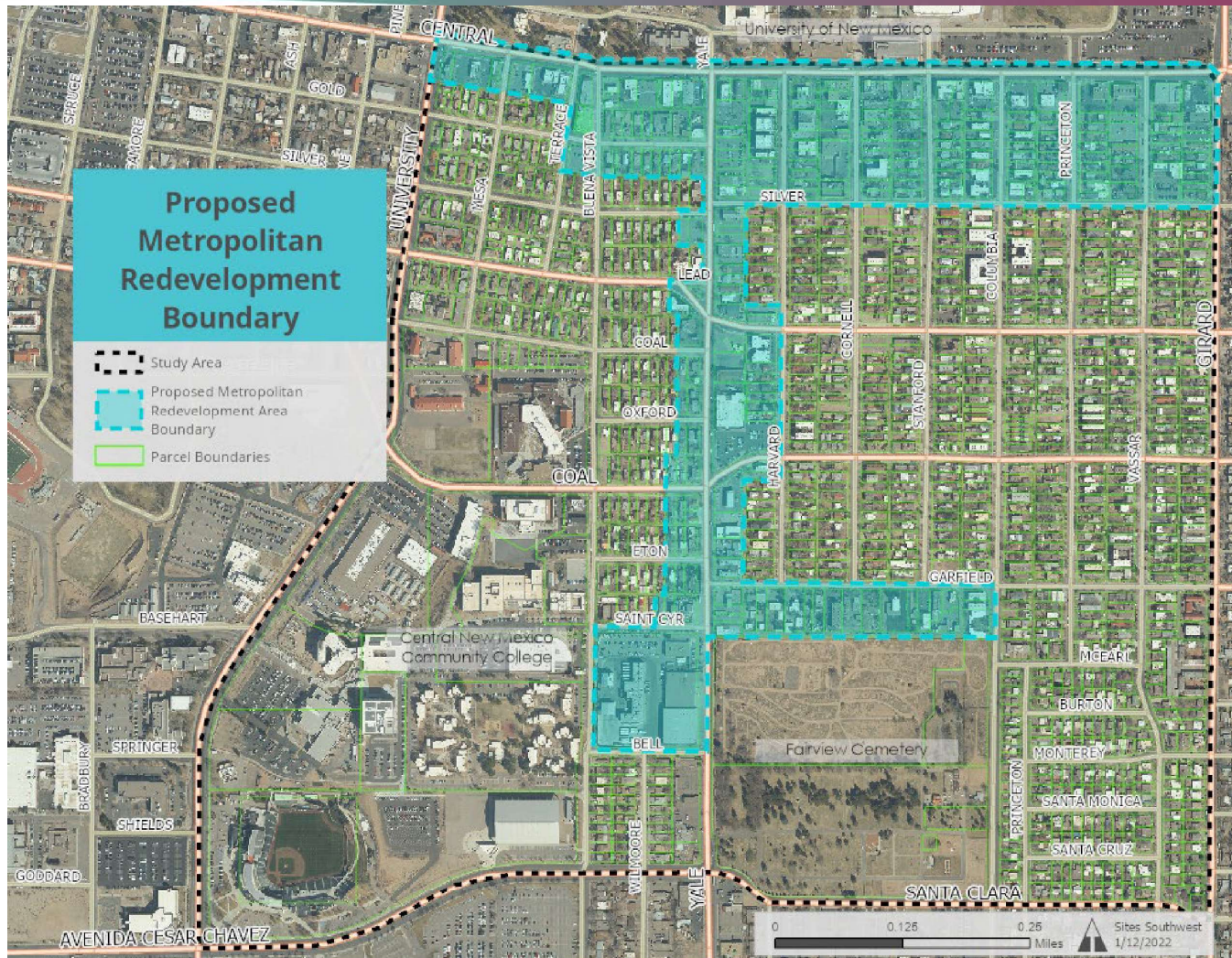
Business Improvement District

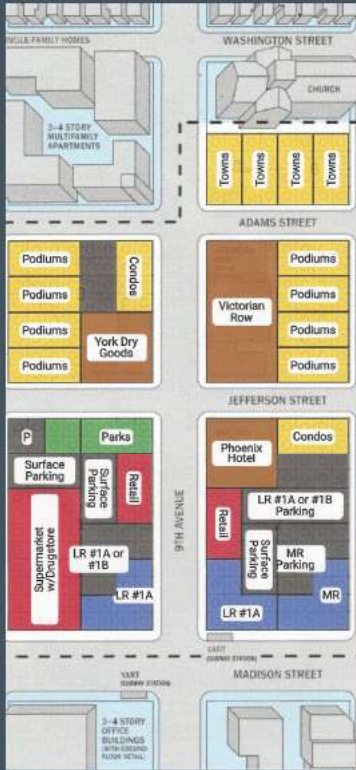
Parking Strategies











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 crilithgow@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:

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