

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-170 ENACTMENT NO. _____

SPONSORED BY: Nichole Rogers

1 RESOLUTION

2 DESIGNATING APPROXIMATELY 23 ACRES IN THE SAN MATEO BOULEVARD AREA
3 BETWEEN CENTRAL AVENUE AND LOMAS BOULEVARD AS BLIGHTED;
4 APPROVING AN AMENDMENT TO THE BOUNDARY OF THE
5 CENTRAL/HIGHLAND/UPPER NOB HILL METROPOLITAN REDEVELOPMENT AREA
6 TO INCLUDE APPROXIMATELY 23 ACRES; APPROVING A CORRESPONDING NON
7 SUBSTANTIAL AMENDMENT TO THE CENTRAL/HIGHLAND/UPPER NOB HILL
8 METROPOLITAN REDEVELOPMENT AREA PLAN.

9 WHEREAS, the City of Albuquerque (the "City") is a legally and regularly
10 created, established, organized, and existing municipal corporation of the
11 State of New Mexico (the "State"); and

12 WHEREAS, the City desires to promote redevelopment in areas designated
13 as blighted so as to promote neighborhood stabilization by providing
14 affordable housing, convenient services, creating new jobs, upgrading
15 buildings, infrastructure, and housing for such areas and to promote public
16 health, welfare, safety, convenience, and prosperity; and

17 WHEREAS, the Metropolitan Redevelopment Code, NMSA 1978, Sections 3-
18 60A-1 through 3-60A-48, as amended (the "Act"), states, "A municipality shall
19 not prepare a metropolitan redevelopment plan for an area unless the
20 governing body by resolution determined the area to be a slum or a blighted
21 area, or a combination thereof, and designated the area as appropriate for a
22 metropolitan redevelopment project;" and

23 WHEREAS, pursuant to NMSA 1978, Section 30-60A-8 of the Metropolitan
24 Redevelopment Code, the Council caused to be twice published in the
25 Albuquerque Journal, a newspaper of general circulation in the metropolitan
26 redevelopment area hereinafter identified, with the last publication no less

1 than 20 days before the Council's hearing on this matter, a notice containing a
2 general description of the proposed metropolitan redevelopment area and
3 date, time and place where the Council will hold public hearings to consider
4 the adoption of this resolution and announcing that any interested party may
5 appear and speak to the issue of the adoption of this Resolution; and

6 WHEREAS, in 2002, the Council designated the Central/Highland Area as
7 blighted (R-82-2002) and, in 2005, approved an expansion to include the Upper
8 Nob Hill Area (R-05-377); and

9 WHEREAS, since the expansion in 2005, an additional adjacent area,
10 consisting of approximately 23 acres, the "Subject Area," has demonstrated
11 characteristics of blight; and

12 WHEREAS, the Subject Area exhibits characteristics of blight including
13 vacancy, dilapidation, and deterioration of buildings, signage and site
14 infrastructure, inadequate and obsolete platting, weeds, litter, and debris and
15 declining commercial activity, which impairs the growth and economic vitality
16 of this area and the City as a whole; and

17 WHEREAS, in an application received by MRA on March 21, 2025, the
18 applicant, Council Services, requested and justified a boundary amendment to
19 include the aforementioned Subject Area; and

20 WHEREAS, based on an analysis of the Subject Area, Council Services
21 produced a Designation Report, and MRA's survey and analysis, MRA staff
22 found that characteristics of blight are pervasive and that redevelopment of
23 the Subject Area is necessary to reduce or eliminate the blight conditions; and

24 WHEREAS, redevelopment of the Subject Area might not occur but for the
25 application of MRA incentives and such redevelopment is in the interest of the
26 public health, safety, morals, or welfare of the City and its residents; and

27 WHEREAS, on May 15, 2025, the MRA Staff recommended to the
28 Albuquerque Development Commission (the "ADC") approval of the
29 designation, boundary expansion, and plan amendment; and

30 WHEREAS, on May 15, 2025, the Albuquerque Development Commission
31 (the "ADC") recommended to City Council that the Subject Area be included
32 within the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area
33 boundary, based on several findings; and

1 WHEREAS, the City has conducted at least one public hearing on the
2 proposed designation and amendment to the Central/Highland/Upper Nob Hill
3 Metropolitan Redevelopment Plan prior to final consideration of the plan
4 amendment, after proper notice as required by NMSA 1978, Sections 3-60A-8
5 and 3-60A-9 of the Act.

6 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
7 ALBUQUERQUE:

8 Section 1. RATIFICATION. All actions consistent with the provisions of this
9 Resolution previously taken by the Council and the officials of the City
10 directed toward approval of the Plan and the Project should be approved and
11 the same are hereby ratified, approved, and confirmed.

12 Section 2. FINDINGS. In accordance with NMSA 1978, Sections 3-60A-7 and
13 8, the following findings are made:

14 1. This request is to designate the Subject Area, to include the 58 real
15 property lots (approximately 23 acres, generally located on the east and west
16 sides of San Mateo Boulevard between Copper Avenue and Lomas Boulevard,
17 as blighted, and for inclusion of the lots in the Central/Highland/Upper Nob Hill
18 Metropolitan Redevelopment (MR) Area and Plan, in accordance with
19 Metropolitan Redevelopment Code, NMSA 1978, Chapter 3, Article 60A.

20 2. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment
21 Area was designated by Council in 2002 (R-82-2002) and the MRA Plan was
22 adopted in 2003 (R-03-230). In 2005, the Council approved an expansion to
23 include the Upper Nob Hill Area (R-05-377).

24 3. The subject properties meet the definition of a "blighted area" per
25 NMSA 1978, Section 3-60A-4, as demonstrated by analysis and images
26 presented in the Designation Report.

27 4. Blighted conditions are evident in the area, including aging building
28 stock, vacant and underutilized lots, fragmented and inefficient lot layouts,
29 inadequate pedestrian infrastructure, sidewalk disintegration caused by auto-
30 oriented access points, and broken pavement.

31 5. Neighboring properties have required redevelopment assistance
32 from the City of Albuquerque, as evidenced by the adoption of R-24-75

(Enactment # R-2024-066), which provided redevelopment tools for rehabilitating the obsolete office tower at 300 San Mateo Blvd. NE.

6. The subject properties are appropriate for inclusion in the Central/Highland/Nob Hill Metropolitan Redevelopment Area and Plan because they are similar in size and development condition to other properties in the Area.

7. Due to the blighted conditions present, the rehabilitation, conservation, clearance of slum conditions, redevelopment, or a combination thereof, is in the interest of public health, safety, morals, and welfare of city residents.

8. Inclusion of the subject properties in the Central/Highland/Upper Nob Hill Area furthers City of Albuquerque Comprehensive Plan goals related to land use.

9. Inclusion of the subject properties in the Central/Highland/Upper Nob Hill Area furthers the policies of the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Plan by creating opportunities for eliminating blighted conditions.

10. The request does not constitute a substantial change to the approved Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Plan. The scope and policies of the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Plan remain intact with the inclusion of the Subject Area.

11. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation, on April 30, 2025 and May 7, 2025. The notice included a general description of the subject area location and details of the Albuquerque Development Commission's public hearing on May 15, 2025, where interested parties had the opportunity to comment, in accordance with NMSA 1978, Section 3-60A-8.

12. On April 7, 2025, which was at least 10 days prior to the public hearing as required by NMSA 1978, Section 3-60A-8, notice was mailed (first class) to property owners of lots subject to this proposed designation.

13. On April 7, 2025, which was at least 10 days prior to the public hearing notice was emailed to Neighborhood Associations registered with the

City's Office of Neighborhood Coordination. These included the District 6 Coalition, District 7 Coalition, Fair West, Highland Business, Mile Hi, and Pueblo Alto Neighborhood Associations.

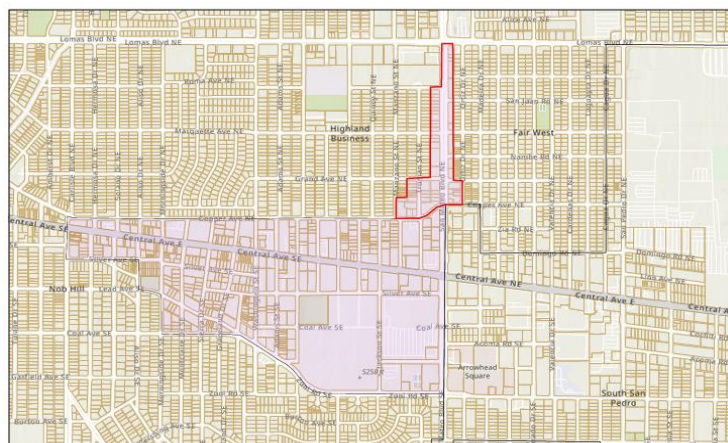
14. Comments received as a result of the legal notice were considered by the ADC.

Section 3. Because of their blighted conditions and the findings incorporated in this resolution, the Subject Area is hereby included within the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area, and the boundary of said area is hereby amended to include the Subject Areas illustrated on the map in Section 7.

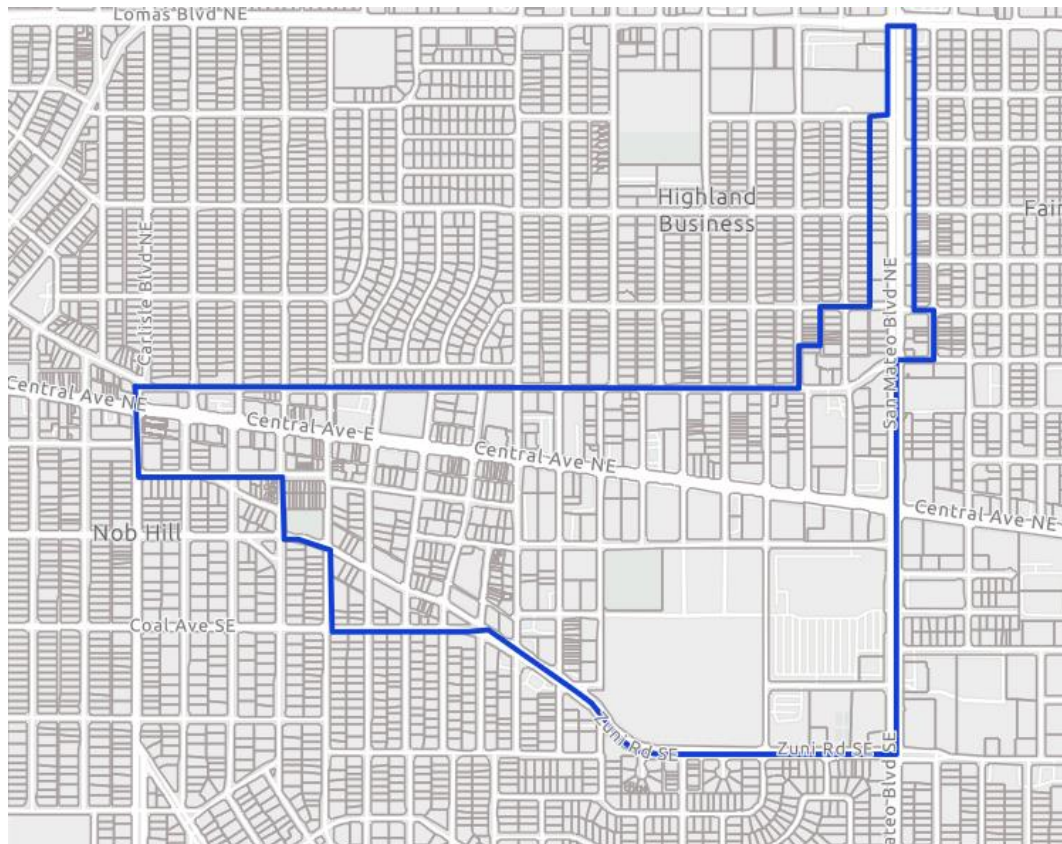
Section 4. AGIS UPDATE. Within 30 days of Enactment of this Resolution, the Albuquerque Geographic Information System (AGIS) and the City's Metropolitan Redevelopment Areas map shall be updated to reflect the revised boundaries of the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area.

Section 5. PRIVATE PROPERTY NOTIFICATION. Within 30 days of Enactment of this Resolution, the Metropolitan Redevelopment Agency shall notify all property owners of record for all lots within the Subject Area, via first-class mail, of the new designation. The notification shall include information on how to access a copy of the applicable redevelopment plan, contact information for the Metropolitan Redevelopment Agency, and information regarding incentives and programs offered by the Agency and/or available within the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area.

Section 6. EXHIBIT A. Central/Highland/Upper Nob Hill MRA expansion.



Section 7. PLAN AND BOUNDARY UPDATE. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Plan is hereby amended to include the Subject Area in the boundary in accordance with this Resolution. The Metropolitan Redevelopment Agency is directed to replace the map on page iii of the Plan with the following, or similar map, and renumber the plan pages accordingly.



Section 8. REPEALER. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent with this resolution are repealed by this resolution but only to the extent of that inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, previously repealed.

Section 9. SEVERABILITY. If any section, paragraph, clause, word, or provision of this Resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution. The Council hereby declares that it would have passed this Resolution and each section,

1 paragraph, sentence, clause, word or phrase thereof irrespective of any
2 provision being declared unconstitutional or otherwise invalid.

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Tim Keller, Mayor



May 15, 2025

To: Albuquerque Development Commission (ADC)

From: Stephanie Shumsky, Project Manager

Subject: Central/Highland/Upper Nob Hill MR Area Boundary Amendment – A Request for Designation of 58 lots as blighted, located along the east and west sides of San Mateo Boulevard NE between Copper Avenue and Lomas Boulevard NE, for inclusion in the Central/Highland/Upper Nob Hill MR Area.

MRA Case #: 2025-09

Executive Summary

The City of Albuquerque's Council Services Department (Applicant) submitted a request for a boundary amendment to designate 58 lots (approximately 23 acres) as blighted and include the lots in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area. The subject area is generally located along the east and west sides of San Mateo Blvd., between Copper Ave. and Lomas Blvd., as illustrated on the Zone Atlas Map below.

The Central/Highland Metropolitan Redevelopment (MR) Area was approved in 2002 (R-82-2002) and the Plan was approved in 2003 (R-03-230). The Area was amended in 2005 (R-05-377) to include the Upper Nob Hill Area and to allow for an eventual TIF program. The lots proposed for designation and inclusion into the existing MR Area are adjacent to the current MR Area boundary. The Metropolitan Redevelopment Agency's (MRA) analysis of the existing conditions show that the building(s) and conditions of the subject area meet the definition of "blighted", in accordance with the State of New Mexico Metropolitan Redevelopment Code, 3-60A, NMSA 1978 (MR Code).

The designation of the lots as blighted is for the sole purpose of incorporation into the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area. It does not change or alter in any way the zoning of the parcels or obligate the current owners to develop or redevelop their properties. Inclusion of lots in an MR Area simply opens up the possibility of the MRA to be able to leverage its resources for the future development or re-development of these lots in conformance with all laws and procedures in place at the time of development.

A formal Designation Report is attached (Attachment G).

Background

The MRA received a Boundary Amendment request, dated March 21, 2025, from the applicant. In the submittal, the applicant requests that 58 lots, which are generally located along the east

IDO Zone Atlas
May 2018

AGIS
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: K-17-Z

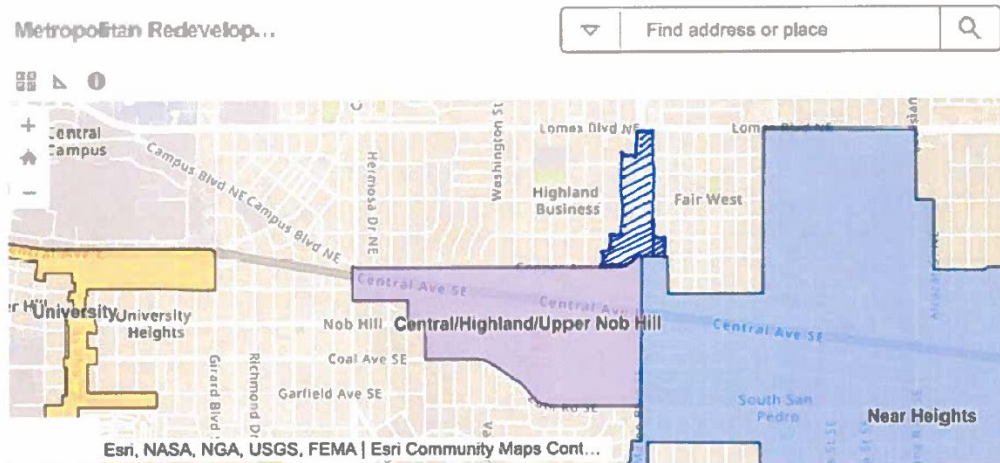
Legend:

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Scale: 0, 250, 500, 1,000 Feet

Figure 1 – Zone Atlas Page(s) Identifying Subject Area for Boundary Change



 = Area for inclusion in Central/Highland/Upper Nob Hill MR Area

Figure 2 - Current MR Area Boundary with Proposed Area (generally) Highlighted

Subject Area

The subject area is generally located along San Mateo Boulevard, between Copper Avenue and Lomas Boulevard. San Mateo Boulevard functions as an 'urban principal arterial,' featuring three northbound and three southbound lanes, separated by a center median, with a posted speed limit of 40 mph. It is an auto-oriented, mixed-use corridor characterized by commercial development set back from the street, with large parking lots directly adjacent to the street. Most structures in the area are single-story, with a small number reaching two stories.

Existing land uses include:

- Office
- Commercial, Retail and Services
- Public/Institutional
- Utilities
- Wholesaling and Distribution Centers
- Multi-Family Residential

Development History

The San Mateo corridor developed during the post-World War II boom, primarily between the 1950s and early 1990s, as Albuquerque expanded outward. Initially, the area was envisioned as a prime office and commercial district, evidenced by the bank and office towers at the NE corner of Central Ave. and San Mateo Blvd. However, the simultaneous development of Uptown, at I-40

and Louisiana Boulevard, less than 3 miles to the northeast, shifted the city's office market to that area, thereby causing the economic potential of the San Mateo corridor to slow.

By the early 2000s, the rise of "big-box retail" had further redirected commercial and office uses away from the area, primarily because existing platting and uses could not accommodate the space requirements of large retailers. More recently, however, shifting market conditions, which includes the closure of some "big-box" retailers and the rise of specialty retail uses, presents an opportunity to reposition this corridor for reinvestment and redevelopment.

Description of Surrounding Area

The neighborhoods surrounding the San Mateo corridor were built in the 1940s-1960s. They are primarily single-family residential uses with some multi-family uses such as duplexes and townhomes scattered throughout. The development pattern is indicative of the mid-20th century grid, deep setbacks and narrow sidewalks (since the automobile was the preferred mode of transportation). The area has good connectivity for vehicles, bicyclists and pedestrians and, despite the narrow sidewalks, it is considered "walkable". It is in close proximity to many area attractions, educational institutions, healthcare, and shopping districts—with easy access to the Interstate and the Sunport.

Current Conditions

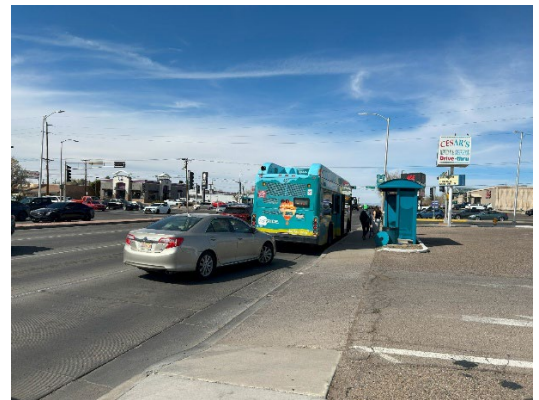
The subject area exhibits multiple characteristics of blight including distress in both public infrastructure and private real estate, as evidenced in the pictures below, which illustrate:

- Significant vacancy of commercial buildings
- Dilapidated and irrelevant signage
- Unmaintained lots and underutilized properties
- Aging building stock, much of which is auto-oriented with fragmented, inefficient lot layouts
- An excessive number of curb cuts and driveway access points disrupting pedestrian continuity and safety
- Obsolete platting, which presents challenges for contemporary development, often requiring strategic public intervention and land (re)assembly.

Redevelopment of the San Mateo corridor with uses that serve and support the surrounding neighborhoods could "breathe new life" into this area. In addition, it could foster growth and support some of the businesses that have managed to remain in the area such as the specialty toy store, seasonal farm/produce stand, and insurance offices. See pictures below and in the attached application:

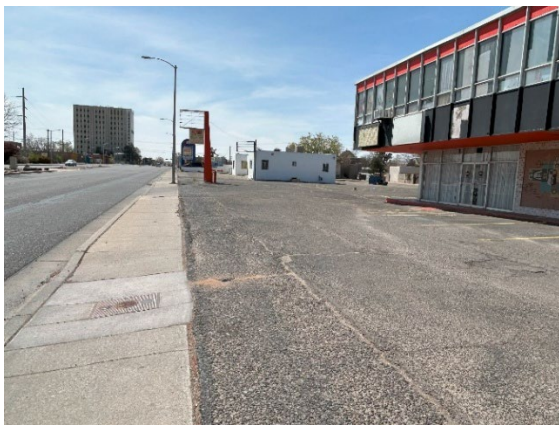
Midday/weekday pictures - San Mateo Blvd. from Copper Ave. North to Lomas Blvd. (East Side)

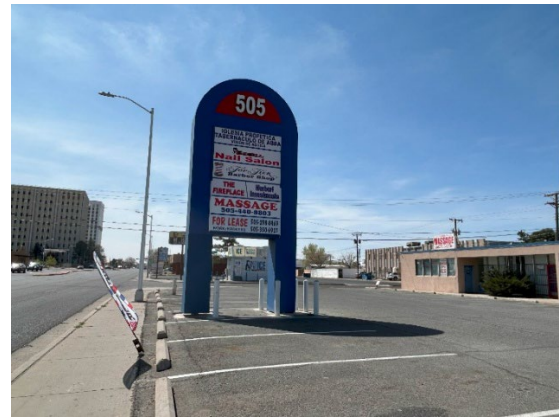




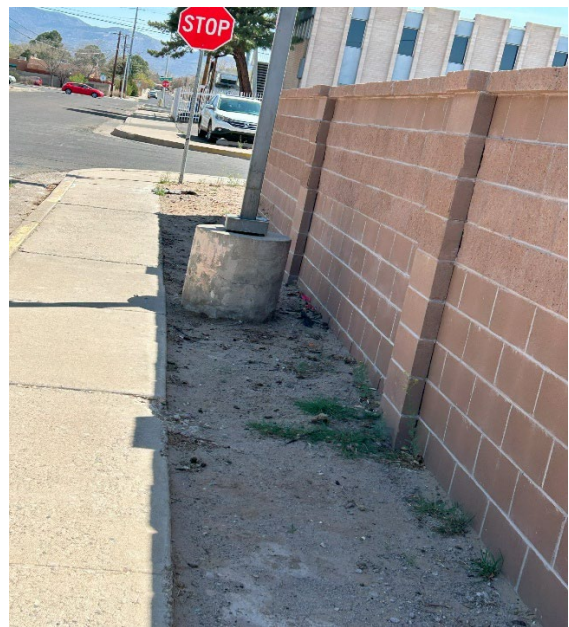
Midday/weekday pictures - San Mateo Blvd. from Copper Ave. North to Roma Ave. (West Side)











MR Area Designation Criteria

In order to take advantage of the State Metropolitan Redevelopment Code, §§ 3-60A-1, et seq., NMSA 1978, the City of Albuquerque passed the Metropolitan Redevelopment Agency Ordinance, §§ 14-8-4-1, et seq., ROA 1994 ("MRA Ordinance"). The MR Code requires that a geographical area be declared a "blighted" or "slum area" and there be a finding that the rehabilitation, conservation, redevelopment or development, or a combination thereof, in the designated area is necessary in the interest of the public health, safety, morals or welfare of the residents before a municipality can exercise the powers conferred by the MR Code (MR Code, § 3-60A-7, NMSA 1978). The Albuquerque City Council has reserved to itself the power to declare an area blighted, through the MRA Ordinance. (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (ADC) as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent, and eligibility of appropriate areas of the City to be declared blighted (§ 14-8-6-2 (C), ROA 1994). The designation report is submitted pursuant to this function of the ADC.

The MR Code defines a "blighted area" as an *"area within the area of operation other than a slum area that substantially impairs or arrests the sound growth and economic health and well-being within the jurisdiction of a local government or a locale within the jurisdiction of a local government because of the presence of a substantial number of deteriorated or deteriorating structures; a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision; lack of adequate housing facilities in the area; or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors; or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use"*.

It defines a slum area as one *"within the area of operation in which there are numerous residential or nonresidential buildings, improvements and structures that are dilapidated, deteriorated, aged or obsolete or that have inadequate provision for ventilation, light, air or sanitation or the area lacks open spaces or has a high density of population or overcrowding or there exist in the area conditions that endanger life or property by fire or other causes, and the area is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and is detrimental to the public health, safety, morals or welfare."*

Comprehensive Plan Alignment

The subject area falls within several key City of Albuquerque Comprehensive Plan designations that support targeted redevelopment and the proposed boundary amendment advances multiple policies.

- **Area of Change** – Intended to accommodate mixed-use development at higher densities and intensities, supported by multi-modal transportation. This designation promotes urban-scale development that will enhance the area with new jobs and expanded housing options.
- **Major Transit Corridor (within 660 feet)** – Prioritizes high-frequency local transit while emphasizing walkability for pedestrian safety and an attractive streetscape. These corridors should feature pedestrian-oriented development near transit stops, transitioning to more auto-oriented styles further away.
- **Premium Transit Station (within 1,320 feet or ¼ mile)** – An ART station is located at the intersection of Central Avenue and San Mateo Boulevard.
- **Main Street Corridor (within 1,320 feet or ¼ mile)** – Nob Hill Mainstreet is in close proximity to overlaps with the Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area between Carlisle Blvd. and Washington Street running east-west and Copper Ave. to Silver Ave. north-south.

The subject area aligns with multiple land use policies in the Comprehensive Plan, reinforcing the need for its designation as a Metropolitan Redevelopment Area and supporting the vision established in the existing MR Plan:

- **Policy 5.1.2 – Development Areas:** Directs more intense growth to Centers and Corridors while ensuring appropriate density and scale in areas intended to remain more stable.
- **Policy 5.1.10 – Major Transit Corridors:** Encourages pedestrian-oriented development along corridors with high-frequency transit service.
- **Policy 5.2.1 – Land Uses:** Promotes healthy, sustainable, and distinct communities with a mix of uses that are easily accessible from surrounding neighborhoods.
- **Policy 5.6.2 – Areas of Change:** Directs growth and higher-intensity development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

MR Plan Alignment

If approved, the subject area will be included in the Central/Highland/Upper Nob Hill MR Plan, which provides redevelopment goals for the area that include:

- Redevelop or find adaptive re-uses for vacant and underutilized properties; and
- Improve the aesthetics, vitality, and public image of the plan area; and
- Encourage the development of a fine-grained mix of pedestrian-oriented land uses, including both residential and commercial; and
- Increase residential density along Central Avenue in the commercial corridor and transition areas in order to promote business revitalization and pedestrian character.

Analysis

A combination of economic and physical conditions within the San Mateo corridor has resulted in an economic and social burden not only on the property owners, but also the public, posing a

general threat to public health, safety, and welfare. Given these factors, rehabilitation, conservation, redevelopment, or a combination thereof is necessary to restore economic vitality to the area.

MRA Staff conducted point-in-time site visits as well as reviewed the proposal submitted by the applicant and observed the following conditions of blight in the area, which substantially impair the sound growth, economic health, and well-being of the City:

1. A significant number of vacant and underutilized lots.
2. A significant number of unoccupied/vacant buildings.
3. Low levels of commercial or housing activity.
4. Increasing obsolescence in both platting/lot configurations and business access/parking.
5. A substantial number of deteriorating buildings.
6. Deteriorating public and private infrastructure (sidewalks, curbs, driveways).

By designating this area as blighted and including it in the Metropolitan Redevelopment Area boundary and Plan, the City can work with property owners, developers and residents to apply the necessary tools to address these conditions and facilitate sustainable, long-term revitalization. Without the application of applicable MRA financial tools, redevelopment of this area might otherwise not occur.

Public Notice

On April 7, 2025, MRA staff mailed public notice to Property Owners of Record within the proposed boundary area, and emailed neighborhood associations identified by the Albuquerque Office of Neighborhood Coordination, as being located within and adjacent to the proposed boundary (Attachment D). This included the following Neighborhood Association:

- District 6 Neighborhood Coalition
- District 7 Neighborhood Coalition
- Fair West Neighborhood Association
- Highland Business and Neighborhood Association Incorporated
- Mile Hi Neighborhood Association
- Pueblo Alto Neighborhood Association

Public comments and letters, if any received, are attached to this report (Attachment F).

In addition, Legal Notice of the ADC Public Hearing was published in the Albuquerque Journal on April 30, 2025 and May 7, 2025 (Attachment C). Therefore, public notice requirements of Redevelopment Law, Section 3-60A-8, NMSA 1978, were met.

MRA Recommendation

MRA Staff recommends designation of the subject area as blighted and inclusion of the area in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area and Plan, in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978 and based on the findings adopted by the ADC.

ADC Recommendation

ADC recommends designation of 58 lots (approximately 23 acres), located adjacent to the existing Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area, as blighted, and inclusion of the lots in the MR Plan, based on the following findings:

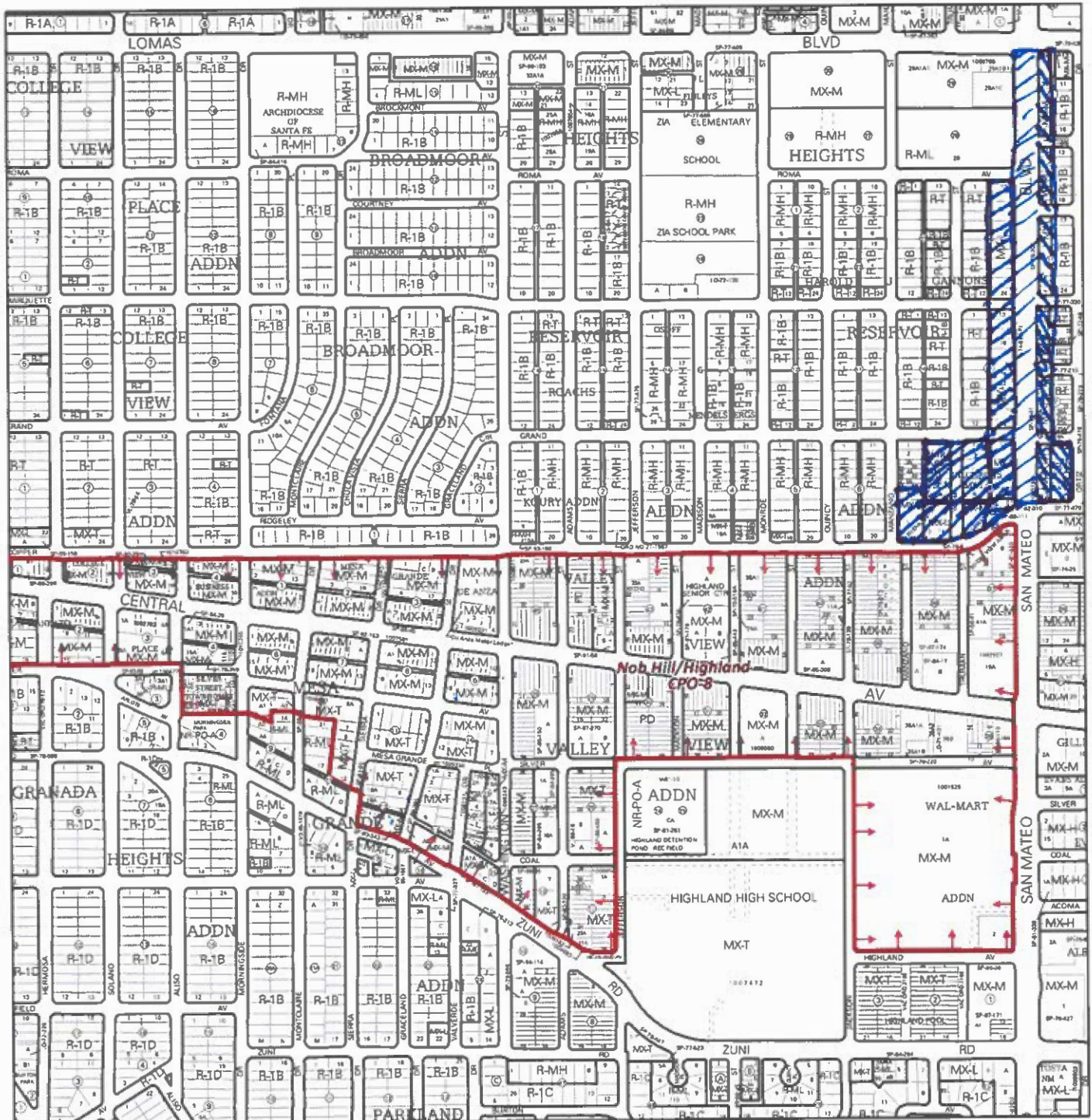
Findings

1. This request is to designate 58 lots (approximately 23 acres), generally located on the east and west sides of San Mateo Boulevard between Copper Avenue and Lomas Boulevard, as blighted, and for inclusion of the lots in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area and Plan, in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978.
2. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area was established by City Council in 2002 (R-82-2002) and the MR Plan was adopted in 2003 (R-03-230).
3. The subject properties meet the definition of a “blighted area” per § 3-60A-4, NMSA 1978, as demonstrated by analysis and images presented in the Designation Report.
4. Blighted conditions are evident in the area, including aging building stock, vacant and underutilized lots, fragmented and inefficient lot layouts, inadequate pedestrian infrastructure, sidewalk disintegration caused by auto-oriented access points, and broken pavement.
5. Neighboring properties have required redevelopment assistance from the City of Albuquerque, as evidenced by the adoption of R-24-75 (Enactment #R-2024-066), which provided redevelopment tools for rehabilitating the obsolete office tower at 300 San Mateo Blvd. NE.
6. The subject properties are appropriate for inclusion in the Central/Highland/Nob Hill Metropolitan Redevelopment Area and Plan because they are similar in size and development condition to other properties in the Area.
7. Due to the blighted conditions present, the rehabilitation, conservation, clearance of slum conditions, redevelopment, or a combination thereof, is in the interest of public health, safety, morals, and welfare of city residents.
8. Inclusion of the subject properties in the Central/Highland/Upper Nob Hill Area furthers City of Albuquerque Comprehensive Plan goals related to Land Use.
9. Inclusion of the subject properties in the Central/Highland/Upper Nob Hill Area furthers the policies of the Plan by creating opportunities for eliminating blighted conditions.
10. The request does not constitute a substantial change to the approved Central/Highland/Nob Hill Metropolitan Redevelopment Area Plan. The scope and policies of the Plan remain intact with the inclusion of the subject properties.
11. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation, on April 30, 2025 and May 7, 2025. The notice included a general description of the subject area location and details of the Albuquerque Development Commission’s public hearing on May 15, 2025, where interested parties had the opportunity to comment, in accordance with § 3-60A-8, NMSA 1978.

12. On April 7, 2025, which was at least 10 days prior to the public hearing as required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.
13. On April 7, 2025, which was at least 10 days prior to the public hearing, as a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination. These included the District 6 Coalition, District 7 Coalition, Fair West, Highland Business, Mile Hi, and Pueblo Alto Neighborhood Associations.
14. Comments received (if any) as a result of the legal notice were considered by the ADC.

Attachments

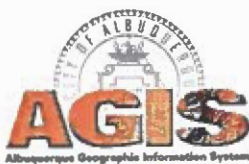
- A. Zone Atlas Page
- B. Central/Highland/Upper Nob Hill MR Plan (2005) Website Link
- C. Affidavit of Legal Ad in Albuquerque Journal
- D. Mailed and Emailed Public Notices
- E. Applicant's Submittal "Application"
- F. Written Public Comment (if any)
- G. Designation Report



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas







May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-17-Z

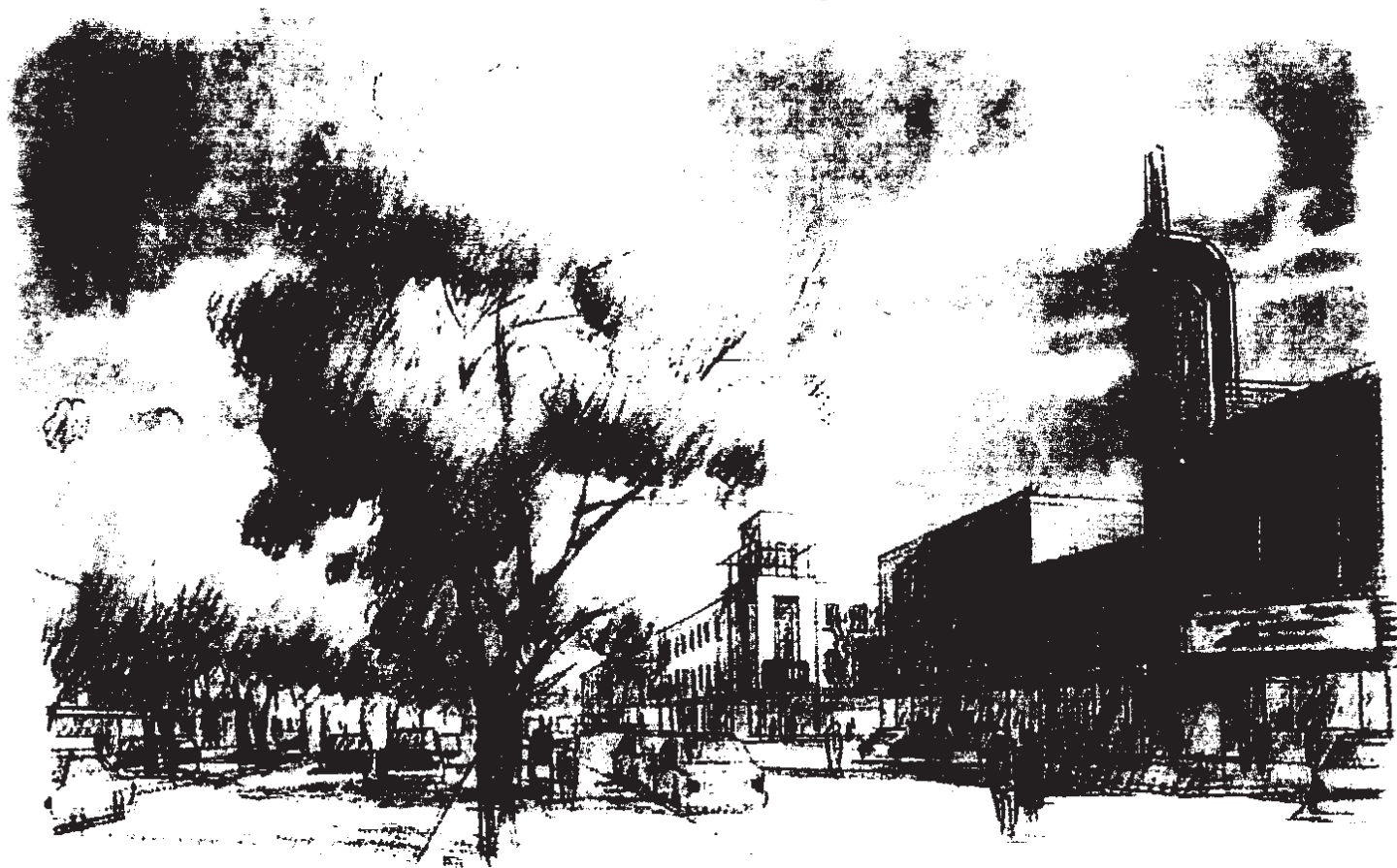
-  Easement
  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

 = Proposed Area for MR Inclusion

2005

ATTACHMENT B

Central/Highland/Upper Nob Hill



Metropolitan Redevelopment Plan



Affidavit of Publication

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

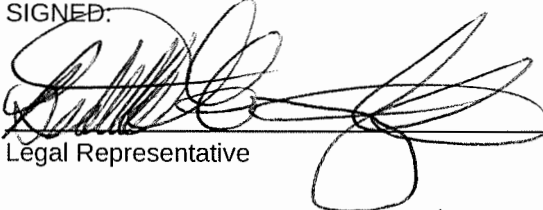
Ad Cost: \$138.04
Ad Number: 208940
Account Number: 1102655
Classification: GOVERNMENT LEGALS

I, Bernadette Gonzales, the undersigned, Legal Representative of the Albuquerque Journal, on oath, state that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, chapter 167, Session Laws of 1937, and payment of fees has been made of assessed and a copy of which is hereto attached, was published in said publication in the daily edition, 2 times on the following dates:

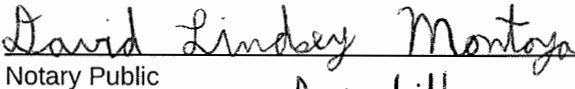
April 30, 2025
May 7, 2025

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Legal Representative

Subscribed to and sworn to me this 7th day of May 2025.


Notary Public

County Bernalillo
ID#: 1140229
My commission expires: 04-26-2027

CITY OF ALB METROPOLITAN
P O BOX 1985
Albuquerque, NM 87103



Notice of Public Hearing

In accordance with Section § 3-60A-8, NMSA 1978, notice is hereby given that the **Metropolitan Redevelopment Agency ("MRA")**, on behalf of the City of Albuquerque, will hold a public hearing to recommend Designation of Blighted Parcels by the Albuquerque Development Commission to the City Council.

I. PROJECT DESCRIPTION & LOCATION:

The proposal is to designate fifty-eight (58) lots, generally located east and west of San Mateo Blvd. between Copper Ave. and Lomas Blvd., containing approximately 23 acres, as blighted and meeting the criteria of State Statute § 3-60A-4(F) for incorporation into the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area and Plan.

II. LOCATION AND TIME OF PUBLIC HEARING:

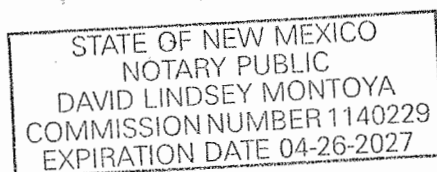
Albuquerque Development Commission
Thursday May 15, 2025
2:00 PM
Via Zoom Video Conference
Agenda will be available 72 hours before the scheduled meeting at: <https://www.cabq.gov/mra/albuquerque-development-commission>

FOR MORE INFORMATION
VISIT: <https://www.cabq.gov/mra/albuquerque-development-commission>

SEND COMMENTS/
QUESTIONS TO:
mrainfo@cabq.gov

METROPOLITAN REDEVELOPMENT AGENCY
CITY OF ALBUQUERQUE,
NEW MEXICO

Journal: April 30, May 7, 2025





April 7, 2025

NOTICE OF PUBLIC HEARING

This letter is to advise you that the Albuquerque Development Commission will hold a Public Hearing on Thursday, **May 15, 2025 at 2:00pm** to consider the following request. Any interested party may appear and provide public comment regarding the request. The hearing is virtual only, available to attend via zoom.

Zoom Login: <https://cabq.zoom.us/j/81051849343>

Meeting ID: 810 5184 9343

Passcode: ADC2025

REQUEST

The Albuquerque Development Commission will hold a public hearing on a request to expand the existing Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area (MR Area) as requested by the City of Albuquerque Council Services (Applicant). The application proposes to incorporate 58 lots, which the applicant asserts meet the criteria of blighted per State of New Mexico Statute 3-60A, NMSA 1978 (MR Code).

The lots are generally located on the east and west sides of San Mateo Blvd. between Copper Ave. and Lomas Blvd. The lots comprise approximately 23 acres in total. The lots are adjacent to the current Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area boundary. The area exhibits conditions of blight and meets the criteria of "blighted" per the MR Code. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property.

The City of Albuquerque Metropolitan Redevelopment Agency staff report, full Applicant's application, supplemental materials, and Zoom login is posted at the following website 72 hours before the hearing date:

<https://www.cabq.gov/mra/albuquerque-development-commission>

Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

You may sign up for public comment, submit written public comment, or direct questions for additional information regarding this request to the Metropolitan Redevelopment Agency at mrainfo@cabq.gov.



Pre-Public Hearing Stakeholder Informational Meeting

Property and business owners are invited to attend an informational meeting about this application and what it means to have a property located within a Metropolitan Redevelopment Area. The meeting will be held virtually on **April 22, 2025 at 5:30 PM.**

Topic: Stakeholder Mtg. - MRA Expansion San Mateo

Time: April 22, 2025 at 5:30 PM Mountain Time (US and Canada)

Join Zoom Meeting: <https://cabq.zoom.us/j/83023842597>

Meeting ID: 830 2384 2597

One tap mobile

+16694449171,,83023842597# US

+16699006833,,83023842597# US (San Jose)

Dial by your location

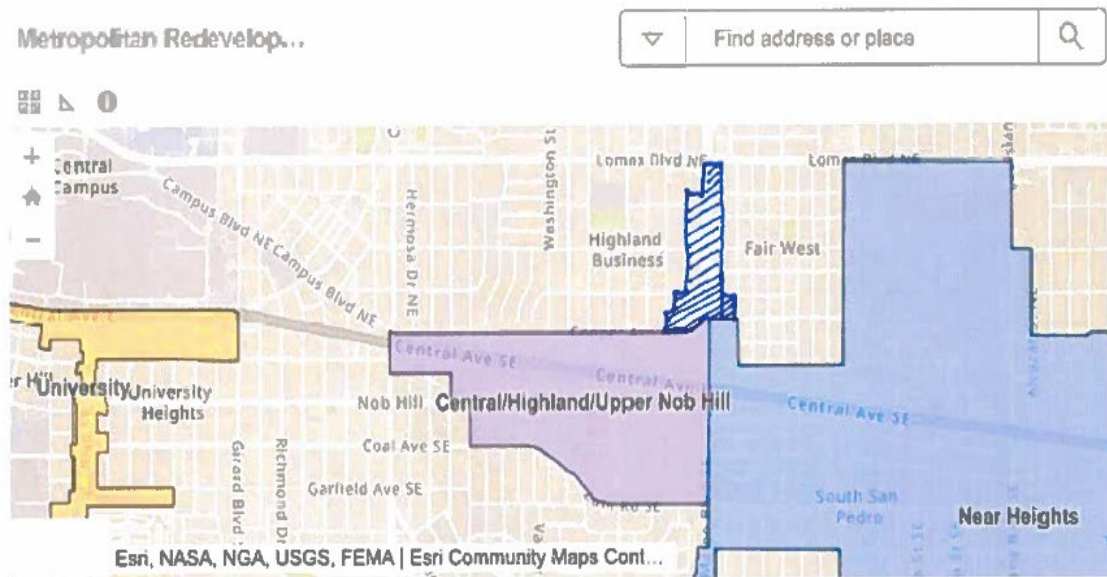
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Find your local number: <https://cabq.zoom.us/j/kbnmnHUoK8>



LOCATION MAPS

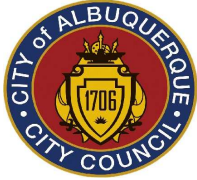
EXISTING CENTRAL/HIGHLAND/UPPER NOB HILL MR AREA BOUNDARY AND LOCATION OF PROPOSED EXPANSION



 = Area for inclusion in Central/Highland/Upper Nob Hill MR Area



 = Proposed Area for MR Inclusion



CITY OF ALBUQUERQUE CITY COUNCIL

MEMORANDUM

TO: Albuquerque Development Commission & Cabq Metropolitan
Redevelopment Agency

FROM: Omega Delgado, Principal Planner, Albuquerque City Council Services

SUBJECT: Proposed Designation of 58 Real Property Parcels and Expansion of the
Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area and
Plans

DATE: May 9, 2025 **MRA CASE #** 2025-9

THE REQUEST

The City of Albuquerque Council Planning Services submits this request to designate 58 real property parcels as blighted per Chapter [3](#), Article [60A](#) NMSA 1978, the Metropolitan Redevelopment Code. Of which, all 58 parcels are proposed for inclusion in the Central Highland Upper Nob Hill Metropolitan Redevelopment Area and Plan as depicted in Figure A. The boundaries of the parcels shall be interpreted as follows:

Bounded to the east by San Mateo Boulevard, to the south by Copper Avenue, to the north by Grand Avenue and Roma Avenue, and generally bound to the west by Manzano St., Truman St., and the western most property line of the parcels front San Mateo Boulevard only.

Bounded to the north by Lomas Boulevard, to the south by Copper Avenue, and to the west by San Mateo Boulevard. The eastern boundary includes only parcels fronting San Mateo Boulevard, terminating at the eastern most property line.

Proposed ADC Recommendation

The ADC recommends to the City Council that the 58 real property parcels are appropriate for designation under the Metropolitan Redevelopment Code per Chapter [3](#), Article [60A](#) NMSA 1978 and the subject real property parcels be included within the Central Highland Upper Nob Hill Metropolitan Redevelopment Area and Plan in accordance with Figure A.

Public Notice

Public notice was met to the standard of the Redevelopment Law, Section 3-60A-8, NMSA 1978 evidenced by a notice in a newspaper of general circulation 20 days before

the public hearing. Publication of the notice in the Albuquerque Journal was coordinated by the Metropolitan Redevelopment Agency for a publication date of April 30th and May 7, 2025.

Additional notice was provided via first class mail to property owners of records on April 7, 2025, along with an email to neighborhood associations identified by the Office of Neighborhood Coordination as germane.

- District 6 Neighborhood Coalition
- District 7 Neighborhood Coalition
- Fair West Neighborhood Association
- Highland Business and Neighborhood Association Incorporated
- Mile Hi Neighborhood Association
- Pueblo Alto Neighborhood Association

Council Planning Services and the Metropolitan Redevelopment Agency held a public meeting via Zoom, inviting area property and business owners to participate. The meeting included a PowerPoint presentation followed by a discussion and Q&A session. Approximately 10 attendees were present, including neighborhood association representatives, residents, and property and business owners. Public questions focused on property values, potential adverse impacts, future projects, and general information about metropolitan redevelopment. No additional comments or concerns were received by Council Planning staff following the meeting.

Proposed Findings

In accordance with the Redevelopment Law (§ 3-60A-5 to § 3-60A-13 and § 3-60A-14 to § 3-60A-18, NMSA 1978), the following findings are recommended:

1. The subject real property meets the definition of a “blighted area” under § 3-60A-4, NMSA 1978, as demonstrated by analysis and images presented in the Designation Report.
2. Blighted conditions are evident in the area, including aging building stock, vacant and underutilized lots, fragmented and inefficient lot layouts, inadequate pedestrian infrastructure, sidewalk fragmentation caused by auto-oriented access points, and broken pavement.
3. Neighboring properties have required redevelopment assistance from the City of Albuquerque, as evidenced by the adoption of R-24-75 (Enactment #R-2024-066), which provided redevelopment tools for rehabilitating the obsolete office tower at 300 San Mateo Blvd. NE.
4. All 58 real property parcels are appropriate for inclusion in the Central/Highland/Nob Hill Metropolitan Redevelopment Area and Plan in accordance with Figure A.
5. Due to the blighted conditions present, the rehabilitation, conservation, clearance of slum conditions, redevelopment, or a combination thereof, is in the interest of public health, safety, morals, and welfare of city residents.

6. The proposed designation advances the policies of the Central/Highland/Nob Hill Plan by creating new opportunities for eliminating blighted conditions.
7. Metropolitan Redevelopment designation of the 58 real property parcels furthers City of Albuquerque Comprehensive Plan goals related to Land Use.
8. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation, on April 30th and May 7th 2025. The notice included a general description of the designated area and details of the Albuquerque Development Commission's public hearing on DATE, where interested parties had the opportunity to comment, in accordance with § 3-60A-8, NMSA 1978.
9. The request does not constitute a substantial modification to an approved metropolitan redevelopment plan. The scope and policies of the plans remain intact, and the inclusion of the subject real property supports the goals of the Central/Highland/Nob Hill Area Plan.

DESIGNATION REPORT

Metropolitan Redevelopment Area Designation Criteria

The Metropolitan Redevelopment Code (“MR Code”) requires that a geographical area be declared a “blighted” or “slum area” and there be a finding that the rehabilitation, conservation, redevelopment or development, or a combination thereof, in the designated area is necessary in the interest of the public health, safety, morals or welfare of the residents before a municipality can exercise the powers conferred by the MR Code (MR Code, § 3-60A-7, NMSA 1978). The Albuquerque City Council has reserved to itself the power to declare an area blighted, through the MRA Ordinance. (§ 14-8-4-3 (A), ROA 1994) following recommendation of the Albuquerque Development Commission.

The MR Code defines **blighted area** as an “area within the area of operation other than a slum area that substantially impairs or arrests the sound growth and economic health and well-being within the jurisdiction of a local government or a locale within the jurisdiction of a local government because of the presence of a substantial number of deteriorated or deteriorating structures; a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision; lack of adequate housing facilities in the area; or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors; or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use”.

The MR Code defines **slum area** as one “within the area of operation in which there are numerous residential or nonresidential buildings, improvements and structures that are dilapidated, deteriorated, aged or obsolete or that have inadequate provision for ventilation, light, air or sanitation or the area lacks open spaces or has a high density of population or overcrowding or there exist in the area conditions that endanger life or property by fire or other causes, and the area is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and is detrimental to the public health, safety, morals or welfare.”

Subject Area

The area subject to this request is located along San Mateo Boulevard, between Lomas Boulevard and Central Avenue (see Figure A). It is an auto-oriented, mixed-use corridor characterized by commercial development set back from the street, with large parking lots fronting San Mateo Blvd. Most structures in the area are one-story, with a small portion reaching two stories.

San Mateo Boulevard functions as an ‘urban principal arterial,’ featuring three northbound and three southbound lanes, separated by a center median, with a posted speed limit of 40 mph.

Land Use

Existing land uses include:

- Office
- Commercial Retail and Services
- Public/Institutional
- Utilities
- Wholesaling and Distribution Centers

Development History

This corridor developed during the post-World War II boom, primarily between the 1950s and early 1990s, as Albuquerque expanded outward. Initially, the area was envisioned as a prime office and commercial district, evidenced by the bank and office towers at Central and San Mateo. However, the simultaneous development of Uptown shifted the city’s office market focus, causing this economic potential of the corridor to slow. Smaller commercial buildings were developed to house small, local businesses.

By the early 2000s, the rise of big-box retail further redirected commercial energy away from the area with the introduction of Walmart and Walgreens. More recently, however, shifting market conditions—including the closure of those large-format retailers—present an opportunity to reposition this corridor for reinvestment and redevelopment, an economic boost to local entrepreneurs.

Current Conditions

The area exhibits multiple indicators of distress in both public infrastructure and private real estate to include (see Figures B through I):

- Numerous vacant lots and underutilized properties; and
- Large commercial and office buildings are vacant; and
- Aging building stock, much of which is auto oriented with fragmented, inefficient lot layouts;
- A high number of curb cuts and driveway accesses disrupting pedestrian continuity and safety.

Additionally, parcel configurations complicate redevelopment efforts. On the east side of San Mateo, lots are narrow, with an average depth of approximately 70 feet. On the west side, parcels are nearly double in width, averaging 130 feet. These irregular lot sizes can present challenges for contemporary development, requiring strategic public intervention.

But-for Test

The “but-for” test is a key evaluation tool in determining whether an area would continue to experience disinvestment and decline without public intervention. The existing

conditions—vacancy, underutilization, and aging infrastructure—demonstrate that this corridor is struggling to attract private investment on its own.

Recent redevelopment efforts confirm the necessity of public-sector involvement. In 2024, the Metropolitan Redevelopment Agency facilitated the eventual transformation of the vacant office tower at San Mateo and Copper into 100 units of housing by leveraging multiple MRA tools, including financial assistance contingent on demonstrated need. This project also secured a tax abatement, further proving that redevelopment in this area requires a combination of public incentives to stimulate private-sector participation.

Without these interventions, reinvestment is unlikely, reinforcing the argument that the area meets the criteria for MRA designation under the "but-for" test.

Comprehensive Plan Policy Alignment

The subject area falls within several key City of Albuquerque Comprehensive Plan designations that support targeted redevelopment and advance multiple policies.

Designations

1. **Area of Change** – Intended to accommodate mixed-use development at higher densities and intensities, supported by multi-modal transportation. This designation promotes urban-scale development that will enhance the area with new jobs and expanded housing options.
2. **Major Transit Corridor (660 feet)** – Prioritizes high-frequency local transit while emphasizing walkability for pedestrian safety and an attractive streetscape. These corridors should feature pedestrian-oriented development near transit stops, transitioning to more auto-oriented styles further away.
3. **Premium Transit Station Area (within 1,320 feet or ¼ mile)**
4. **Main Street Corridor (within 1,320 feet or ¼ mile)**

Policy Alignment

The subject area aligns with multiple land use policies in the Comprehensive Plan, reinforcing the need for its designation as a Metropolitan Redevelopment Area and supporting the vision already established in the redevelopment plans :

- **Policy 5.1.2 – Development Areas:** Directs more intense growth to Centers and Corridors while ensuring appropriate density and scale in areas intended to remain more stable.
- **Policy 5.1.10 – Major Transit Corridors:** Encourages pedestrian-oriented development along corridors with high-frequency transit service.
- **Policy 5.2.1 – Land Uses:** Promotes healthy, sustainable, and distinct communities with a mix of uses that are easily accessible from surrounding neighborhoods.

- **Policy 5.6.2 – Areas of Change:** Directs growth and higher-intensity development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Justification for MRA Designation

A combination of economic and physical conditions within the corridor has resulted in an economic and social burden, posing a threat to public health, safety, and welfare. Given these factors, rehabilitation, conservation, redevelopment, or a combination thereof is necessary to restore economic vitality to the area.

The following conditions substantially impair the sound growth, economic health, and well-being of the City:

1. A significant number of vacant and underutilized lots;
2. Low levels of commercial or housing redevelopment activity;
3. Increasing obsolescence in both industry presence and lot configurations; and
4. A substantial number of deteriorating buildings.

By designating this corridor as part of the Metropolitan Redevelopment Area, the City can unlock the necessary tools to address these conditions and facilitate sustainable, long-term revitalization.

Alignment with Current MRA Plans

The Central/Highland/Upper Nob Hill MRA and the Near Heights MRA are relevant guiding plans for the subject real property. The policies within these plans sufficiently frame the work of the Metropolitan Redevelopment Agency to address the blighted conditions in the area.

- The Near Heights Metropolitan Redevelopment Plan applicable goals include:
 1. To revitalize blighted commercial corridors; and
 2. Enhance small business development and job creation; and
 3. Increase affordable housing.
- The Central/Highland/Upper Nob Hill MRA Plan applicable goals include:
 1. Redevelop or find adaptive re-uses for vacant and underutilized properties; and
 2. Improve the aesthetics, vitality, and public image of the plan area; and
 3. Encourage the development of a fine-grained mix of pedestrian-oriented land uses, including both residential and commercial; and
 4. Increase residential density along Central Avenue in the commercial corridor and transition areas in order to promote business revitalization and pedestrian character.

FIGURES

Figure A: Real Property Proposed for Designation

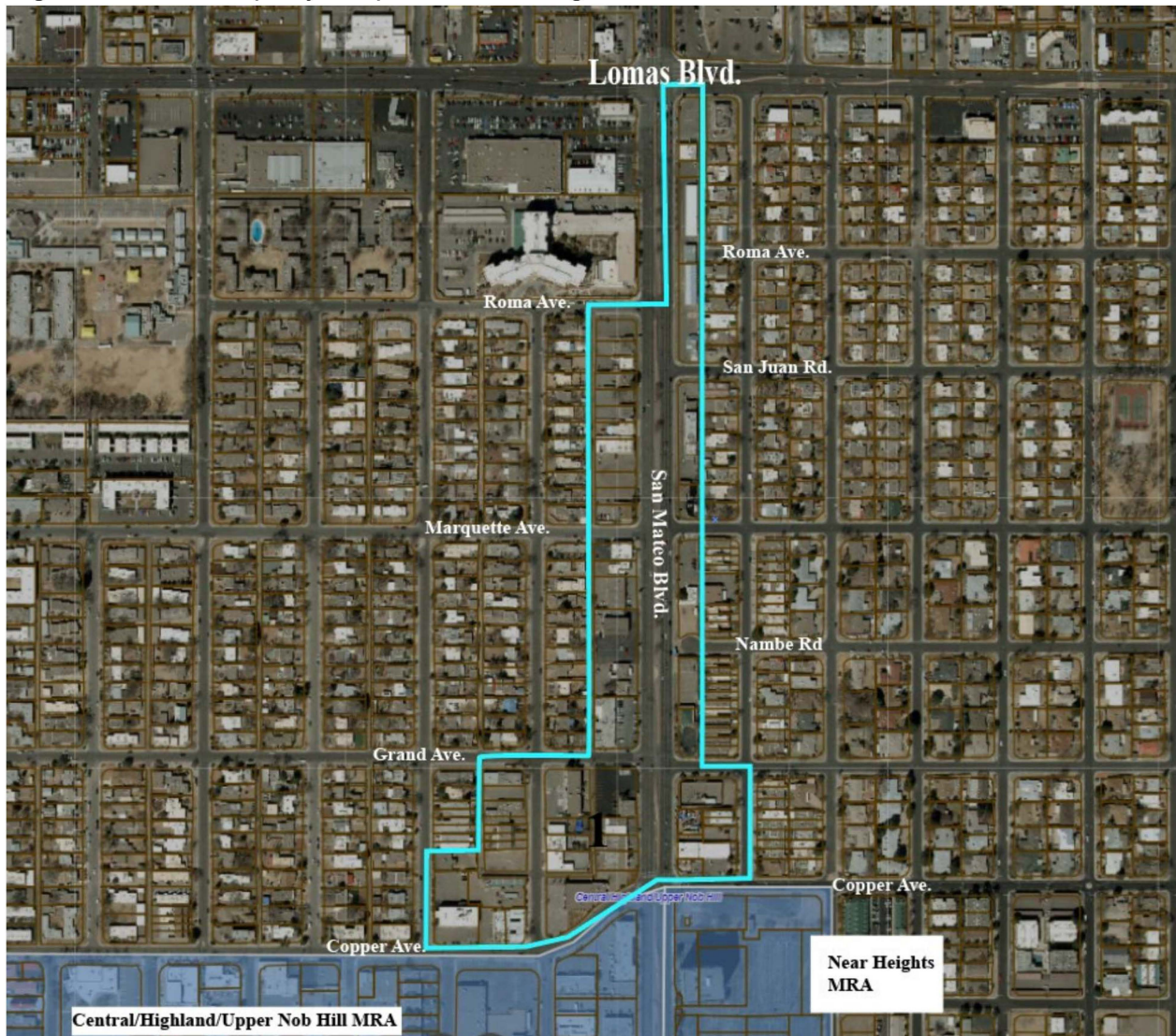


Figure B: Deterioration of Private Real Estate



Figure C: Obsolete Private Real Estate



Figure D: Boarded Real Estate



Figure E: Faulty Lot Layouts



Figure F: Obsolete Lot Layouts



Figure G: Sidewalk Deterioration



Figure H: Aging Real Estate



Figure I: Roadway Deterioration



ATTACHMENT F - WRITTEN PUBLIC COMMENT

MR Boundary Amendmdnt on San Mateo

From Shumsky, Stephanie <sshumsky@cabq.gov>
Date Wed 5/7/2025 9:05 AM
To tundraman187@aol.com <tundraman187@aol.com>

 1 attachment (15 MB)

Presentation_Stkhldr Mtg_4.22 - MRA Edits.pptx;

Hello Mr. Baca.

I received your email regarding the proposed amendment to the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area boundary. The properties located at 431-439 San Mateo NE are in the proposed boundary area. If approved by City Council, properties located in MR areas are eligible to utilize various redevelopment tools/programs. A stakeholder meeting was held for property owners like yourself. I've attached the presentation, which provides additional information.

From: tundraman187 Baca <tundraman187@aol.com>
Sent: Thursday, April 10, 2025 2:57 PM
To: MRAinfo <MRAinfo@cabq.gov>
Subject: Question on a letter of public hearing I received

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

>
> Hello,
>
> This letter is not clear on where exactly this request is being heard for? The maps include are not clear.
>
> Where in relation to my property is this request being heard for? I own the property at 431-439 San Mateo NE, Abq, nm 87108(San Mateo and Grand NE).
>
> Where is this request in relation to my property? And what exactly is being requested?
>
> Thank you,
>
> Justin Baca
> 431 San Mateo LLC
> 5053796559
> Sent from my iPhone



Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area: Designation Report to Incorporate San Mateo Corridor from Copper Ave. to Lomas Blvd. - 2025



Mayor

Timothy Keller

City Council

Nichole Rogers, District 6

Metropolitan Redevelopment Agency

Terry Brunner, Director

INTRODUCTION

This proposal is to expand the existing Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area, by designating 58 lots (approximately 23 acres) (the “Subject Area”) as blighted and including the lots in the MR Area and Plan. The Subject Area is generally located along the east and west sides of San Mateo Boulevard between Copper Avenue and Lomas Boulevard. In order for any area to be included in a new or existing Metropolitan Redevelopment Area, it first must first be designated as “slum” or “blighted”, in accordance with the State of New Mexico Metropolitan Redevelopment Code, 3-60A NMSA 1978 (MR Code).

The City’s Metropolitan Redevelopment Agency (MRA) is governed by the State’s Metropolitan Redevelopment Code, Sections 3-60A-1 thru 3-60A-48 (MR Code) and is tasked with preparing and oftentimes reviewing boundary and plan amendment requests.

Adoption by the Albuquerque City Council of the new boundary and incorporation of the Area into the existing Plan, will allow the MRA to participate in redevelopment initiatives designed to revitalize the Area, such as:

- Providing financial incentives for private development;
- Removing barriers to private investment;
- Providing public investment in infrastructure projects;
- Making improvements to public rights-of-way;
- Creating public-private partnerships for anchor projects; and
- Designating the Area for Tax Increment Finance (TIF) revenue and projects.

The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property. Designation of an area does not change or alter the zoning of the area or obligate the current owners to develop or redevelop their properties.

HISTORY, BACKGROUND AND REQUIREMENTS

Legislative History

The original Central/Highland Metropolitan Redevelopment (MR) Area was approved in 2002 (R-82-2002). Plan adoption soon followed in 2003 (R-03-230). The Area boundary was amended in 2005 to include the Upper Nob Hill Area and to allow for an eventual TIF program (R-05-377).

The lots proposed for designation at this time are adjacent to the current MR Area boundary. The Metropolitan Redevelopment Agency’s (MRA) analysis of existing conditions show that the building(s) and infrastructure exhibit signs of “blight”, as defined by the State of New Mexico Metropolitan Redevelopment Code, 3-60A NMSA 1978 (MR Code).

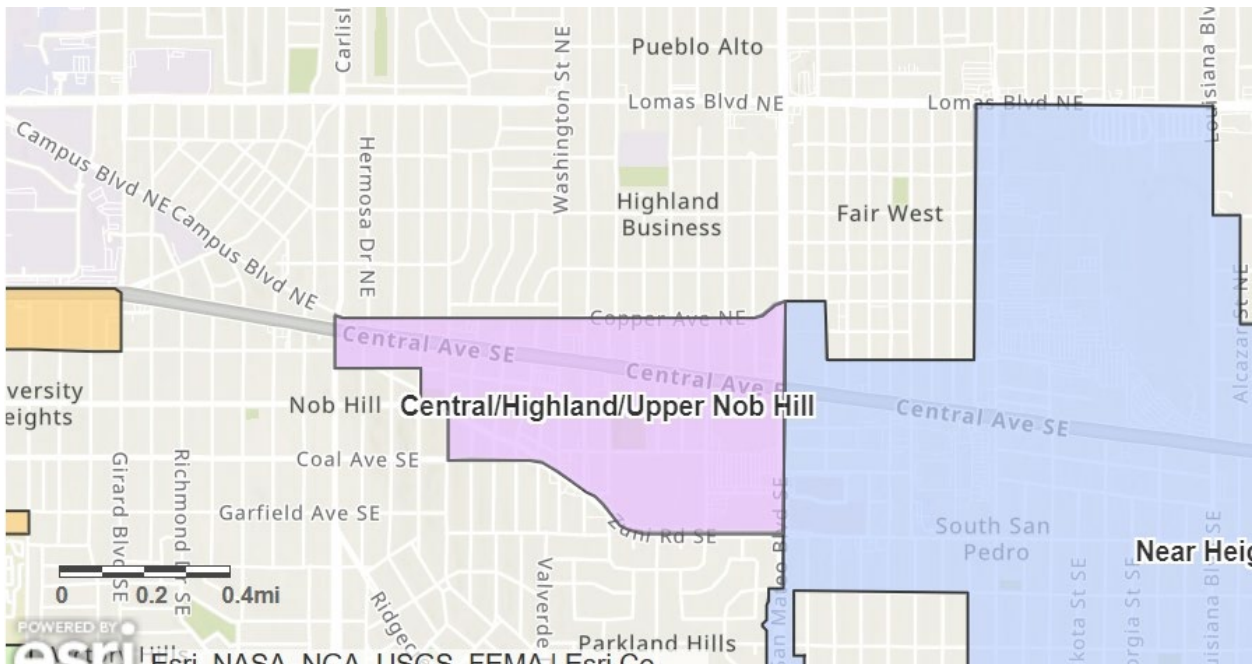


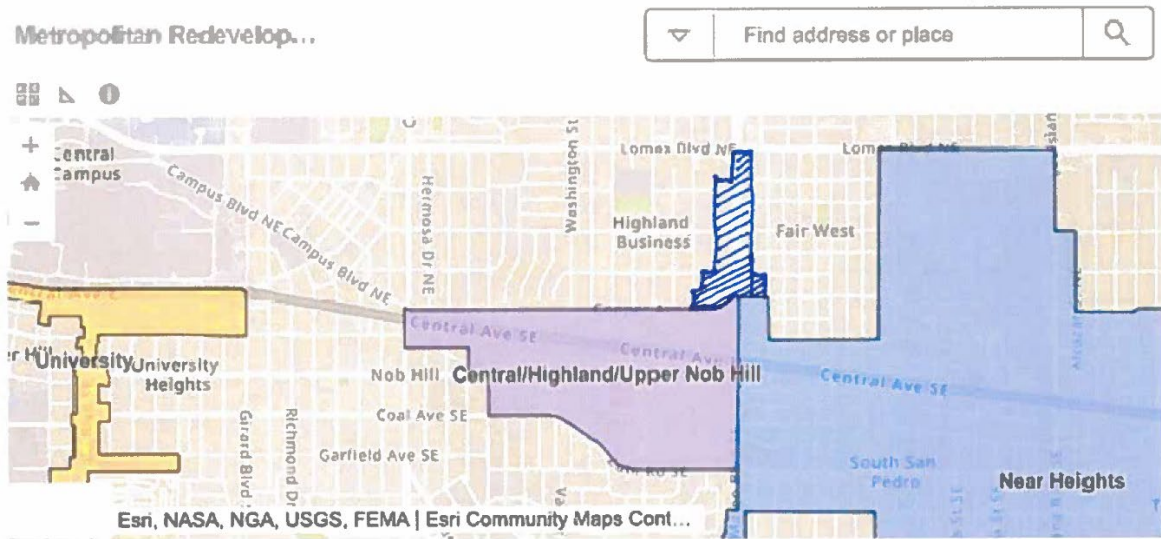
Figure #1 – Central/Highland/Upper Nob Hill Existing Metropolitan Redevelopment Area

Background

The area proposed for inclusion in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area includes lots located (see Figures #2 and #3):

- On the East side of San Mateo Blvd. between Copper Ave. and Lomas Blvd.
- On the West side of San Mateo Blvd. between Copper Ave. and Roma Ave.
- North of Copper Ave. and South of Grand Ave., between San Mateo Blvd. and Truman St.

All of the parcels in the subject area exhibit conditions of “blight” or otherwise contribute to a “blighted” appearance of the area (See Figure #4).



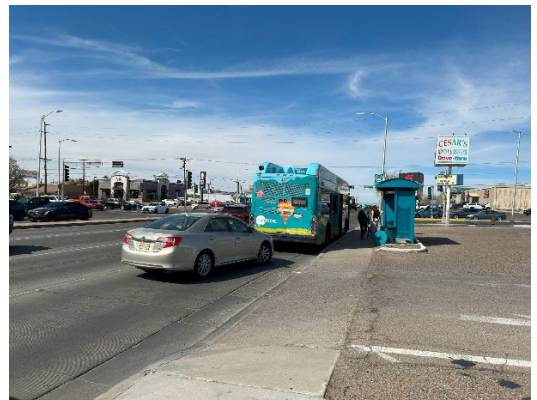
Blue hatched area = Area for inclusion in Central/Highland/Upper Nob Hill MR Area

Figure #2 - Area Proposed for Inclusion in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area

Figure #4 (Below) – Pictures Illustrating Blighted Conditions

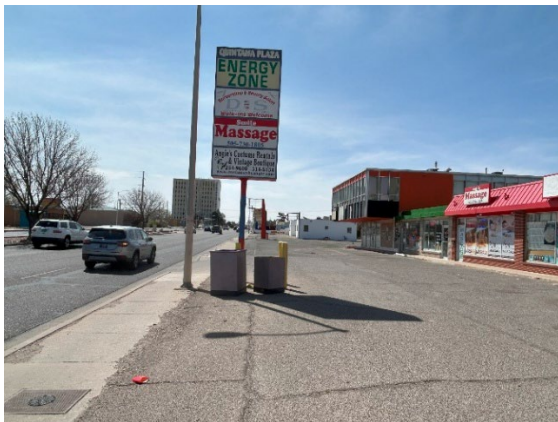
Midday/weekday pictures - San Mateo Blvd. from Copper Ave. North to Lomas Blvd. (East Side)

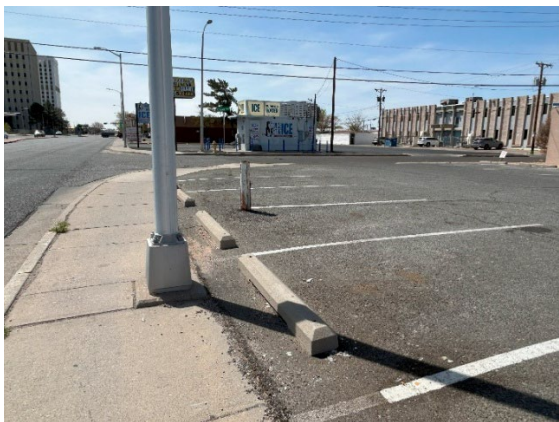
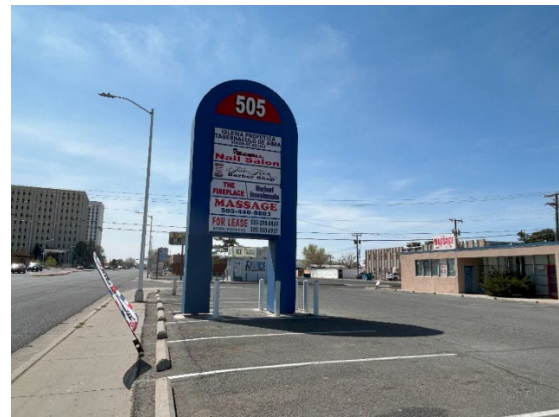




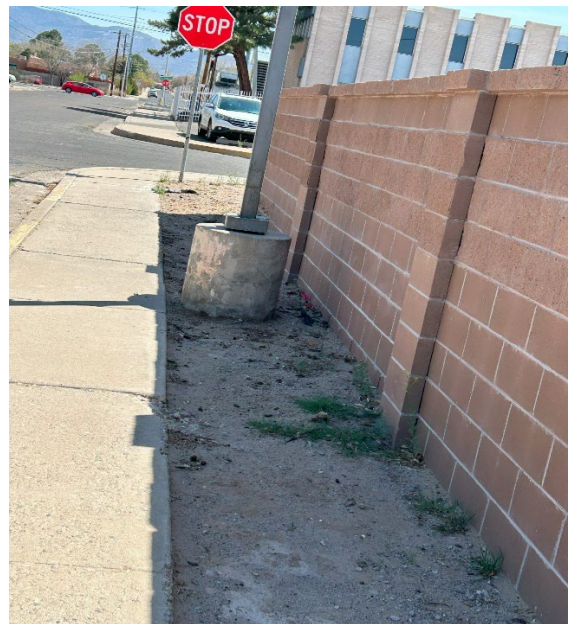
Midday/weekday pictures - San Mateo Blvd. from Copper Ave. North to Roma Ave. (West Side)











The existing MR Plan identified weaknesses and opportunities within the Plan area that may also apply to the Subject Area. Issues such as low levels of commercial investment and occupancy, low levels of pedestrian activity, high levels of building, signage and infrastructure disrepair, and dilapidation all exist in the Subject Area and contribute to the public perception of inactivity and neglect. Redevelopment in the Subject Area could create synergy with recent redevelopment efforts to the south (at Central/San Mateo) and to the west, along the Central Ave. corridor.

Since the Subject Area is in close proximity to, and compliments the character of, historic Route 66, the Nob Hill and the Highlands neighborhoods, it is logical to include the Subject Area in the Central/Highland/Upper Nob Hill MR Area. Current (blighted) conditions in the Subject Area are similar to the character of the Upper Nob Hill Area when it was designated as an MR Area in 2005. The Plan goals related to streetscape and pedestrian improvements, building redevelopment and restoration, if applied to the Subject Area, may have a similar transformative effect.

Authority

The State of New Mexico's Metropolitan Redevelopment Code, §§ 3-60A-1, et seq., NMSA 1978 (MR Code) allows a Metropolitan Redevelopment Area and Plan to be established and/or amended if it is in the interest of the public health, safety, morals or welfare of the residents. The Albuquerque City Council has reserved to itself the power to declare an area blighted and approve any MR Area and Plan through the MRA Ordinance (§ 14-8-4-3 (A), ROA 1994). However, in creating the Albuquerque Development Commission (ADC), as an advisory body and designating it the board of commissioners for the MRA, it is appropriate for the City Council to look to the ADC for recommendations regarding the existence, extent, and eligibility of appropriate areas of the City to be declared blighted and any approvals or amendments to MR Area Plans (§ 14-8-6-2 (C), ROA 1994). This designation report is written for that purpose and will be submitted pursuant to this function of the ADC.

Definition of Blight

Prior to being designated a new Metropolitan Redevelopment Area, or prior to amending an existing area boundary, an analysis of existing conditions must be conducted and the area must be determined to exhibit conditions of blight or slum conditions, as defined in the State of New Mexico Redevelopment Code 3-60A-4(F)...

“blighted area” means an area within the area of operation other than a slum area that substantially impairs or arrests the sound growth and economic health and well-being within the jurisdiction of a local government or a locale within the jurisdiction of a local government because of the presence of a substantial number of deteriorated or deteriorating structures; a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of

ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision; lack of adequate housing facilities in the area; or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors; or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use.

Public Engagement

City staff organized a stakeholder meeting for all property owners and neighborhood associations within the subject area. The meeting took place on Tuesday, April 22, 2025 at 5:30pm via Zoom. During the meeting, property owners could engage with Council Services and MRA staff regarding the proposed area designation, redevelopment tools and programs, and provide feedback. Overall, the property owners have expressed support for the MR Area boundary amendment.

Prior to the Albuquerque Development Commission (ADC) public hearing to review this designation report, MRA staff published a legal notice in the Albuquerque Journal on April 30, 2025 and May 7, 2025, in compliance with MR Code, § 3-60A-8, NMSA 1978. Additionally, notification of the public hearing was sent to property owners and Neighborhood Associations whose boundaries are within, or adjacent to, the proposed area including: District 6 Neighborhood Coalition, District 7 Neighborhood Coalition, Fair West Neighborhood Association, Highland Business and Neighborhood Association Incorporated, Mile Hi Neighborhood Association and Pueblo Alto Neighborhood Association.

CONCLUSION

Site visits conducted by City staff yielded photographic evidence of blighted conditions in the Subject Area. The following conditions were witnessed:

- Unsanitary or unsafe conditions;
- Deterioration of buildings;
- Deterioration of signage and improvements;
- Low levels of commercial activity or redevelopment;
- Conditions that create a menace to the public health, safety, morals or welfare in its present condition and use.

Furthermore, City staff has adequately completed public meetings and the public notice required by § 3-60A-8, NMSA 1978 of the MR Code. Therefore, is the recommendation of MRA staff that the Subject Area be incorporated into the existing Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area and made subject to the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan.

APPENDICIES

Appendix A: Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan, including the Area designation and amendment enactment resolutions

Appendix B: Summaries from Stakeholder/Property Owner Meeting

Appendix C: Public Notice to Property Owners and Neighborhood Associations

Appendix D: Legal Notice Published in Albuquerque Journal