

# CITY of ALBUQUERQUE

## TWENTY-THIRD COUNCIL

COUNCIL BILL NO. R-18-102 ENACTMENT NO. R-2019-042

SPONSORED BY: Klarissa J. Peña

1 RESOLUTION

2 AMENDING THE BOUNDARY OF THE WEST CENTRAL METROPOLITAN  
3 REDEVELOPMENT AREA TO DESIGNATE AN ADDITIONAL AREA FOR  
4 INCLUSION WITHIN THE MRA, MAKING CERTAIN FINDINGS AND  
5 DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT  
6 CODE, AND AUTHORIZING AND DIRECTING THE METROPOLITAN  
7 REDEVELOPMENT AGENCY TO UPDATE THE METROPOLITAN  
8 REDEVELOPMENT PLAN FOR THE WEST CENTRAL METROPOLITAN  
9 REDEVELOPMENT AREA CONSISTENT WITH THIS RESOLUTION.

10 WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment  
11 Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: "A municipality  
12 shall not prepare a metropolitan redevelopment plan for an area unless the  
13 governing body by resolution determined the area to be a slum area or a  
14 blighted area, or a combination thereof, and designated the area as  
15 appropriate for a metropolitan redevelopment project"; and

16 WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan  
17 Redevelopment Code, the Council caused to be twice published in the  
18 Albuquerque Journal, a newspaper of general circulation in the metropolitan  
19 redevelopment area hereinafter identified, with the last publication no less  
20 than 20 days before any hearing on this matter, a notice containing a general  
21 description of the proposed metropolitan redevelopment area and the date,  
22 time and place where the Council will hold public hearings to consider the  
23 adoption of this resolution and announcing that any interested party may  
24 appear and speak to the issue of the adoption of this resolution; and

25 WHEREAS, in 2001 the City of Albuquerque ("City") and the Metropolitan  
26 Redevelopment Agency engaged in a study of blighted areas within the City,

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1 and submitted findings and recommendations concerning the area from the  
2 intersection of Central SW and the Rio Grande River west on Central SW to  
3 slightly west of Unser, north on Unser to I-40, including the Atrisco Business  
4 Park and the node at Airport Road and Central SW, and the area from Central  
5 SW on Old Coors Road south to Bridge Street SW, and including the  
6 commercial properties north and south of Central SW and east and west of  
7 Old Coors Boulevard which comprise the present “West Central Metropolitan  
8 Redevelopment Area” (the “West Central MRA”); and

9 WHEREAS, since 2001 when the original West Central MRA boundary was  
10 established, the area generally located at the southwest corner of Central  
11 Avenue and Unser Boulevard, bounded by Central Avenue to the North, Unser  
12 Boulevard to the East, Bridge Boulevard to the South, and 86<sup>th</sup> Street to the  
13 West (the “Subject Site”) was not fully included within the initial MRA  
14 boundary; and

15 WHEREAS, the Subject Site was at one point staged for development as a  
16 retail shopping center known as “Unser Crossing,” to be anchored by a home  
17 improvement store that never materialized, and despite initial infrastructure  
18 and access investments at the site, it has since remained largely undeveloped  
19 with the exception of a CVS pharmacy at the corner, apparently as  
20 consequence of the 2008 National economic recession, and the initial  
21 infrastructure and access investments have significantly decayed since that  
22 time and are now otherwise limiting new opportunities at the site, and access  
23 is being controlled at the site with temporary jersey barriers, and the  
24 roadway/access improvements have become overgrown with weeds and  
25 fugitive grasses; and

26 WHEREAS, in contrast with the Subject Site, and as a result of the prior  
27 West Central MRA designation, the area directly across Central Avenue from  
28 the Subject Site – located at the northwest corner of Central Avenue and  
29 Unser Boulevard – was purchased by the City and is now being utilized in part  
30 for a city library and transit center, and it is staged for additional prosperity  
31 with a mixed-use redevelopment; and

32 WHEREAS, in approximately 2008 the City and the City’s Metropolitan  
33 Redevelopment Agency evaluated the Subject Site and determined that the

1 West Central MRA boundary should be amended to include the Subject Site  
2 because even at that time it had remained vacant and underutilized since the  
3 original West Central MRA designation, and area residents and the City  
4 believed it could serve as an integral part of the redevelopment efforts at the  
5 intersection of Central and Unser; and

6 WHEREAS, no final action was ever taken on the Metropolitan  
7 Redevelopment Agency's 2008 recommendation that the Subject Site be fully  
8 included within the West Central MRA, and the conditions at the Subject Site  
9 have continued to deteriorate and worsen since that time, and accordingly the  
10 reasons for possible inclusion of the Subject Site within the West Central MRA  
11 have only increased over time and have substantially impaired the sound  
12 growth and economic health of the area, including the City's redevelopment  
13 efforts across Central; and

14 WHEREAS, the Subject Site suffers from low levels of commercial or  
15 mixed-use activity, from under-utilization and vacancy across its vast majority,  
16 from the deterioration of prior physical improvements, and from unsafe  
17 conditions, and it substantially impairs and arrests the sound growth and  
18 economic wellbeing of the City and the West Central Area; and

19 WHEREAS, based on the foregoing the subject site suffers from and is  
20 contributing to blighted conditions, and the rehabilitation, conservation,  
21 redevelopment or development, or combination thereof of the Subject Site is  
22 necessary in the interest of the public health, safety, morals or welfare of the  
23 City and its residents.

24 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
25 ALBUQUERQUE:

26 Section 1. Because of its blighted conditions and the findings outlined in  
27 the Recitals (which are incorporated by reference into the body of this  
28 resolution) the Subject Site is hereby included within the West Central MRA,  
29 and the boundary of the West Central MRA is hereby amended to include the  
30 Subject Site, more specifically as depicted on the attached Exhibit 'A' and  
31 described as:

1           The area bounded by Central Avenue to the North,  
2           Unser Boulevard to the East, Bridge Boulevard to the  
3           South, and 86<sup>th</sup> Street to the West

4           Section 2. The Metropolitan Redevelopment Agency is hereby authorized  
5   and directed to prepare updates or amendments to with West Central  
6   Metropolitan Redevelopment Plan or Plans for the West Central Metropolitan  
7   Redevelopment Area which, without limitation, shall seek to eliminate the  
8   problems created by the blighted conditions at the Subject Site, and shall  
9   conform to any general plan for the City as a whole, and shall be sufficient to  
10   indicate the proposed activities to be carried out or encouraged in the area  
11   and the Plan's relationship to defined local objectives respecting land uses,  
12   improved traffic patterns and controls, public transportation, public utilities,  
13   recreational and community facilities, housing facilities, commercial activities  
14   or enterprises, and other public improvements.

15          Section 3: SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
16   clause, word, or phrase of this resolution is for any reason held to be invalid  
17   or unenforceable by any court of competent jurisdiction, such decision shall  
18   not affect the validity of the remaining provisions of this resolution. The  
19   Council hereby declares that it would have passed this resolution and each  
20   section, paragraph, sentence, clause, word, or phrase thereof irrespective of  
21   any provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF June, 2019  
2 BY A VOTE OF: 9 FOR 0 AGAINST.  
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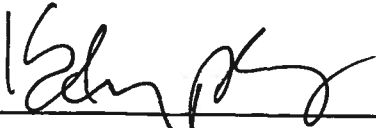
  
Klarissa J. Peña, President  
City Council

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14 APPROVED THIS 2 DAY OF July, 2019  
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17 Bill No. R-18-102  
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Timothy M. Keller, Mayor  
City of Albuquerque  
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25 ATTEST:

  
Katy Duhigg, City Clerk  
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