



***Metropolitan
Redevelopment
Agency***

Staff Report

Case Number: 2019-002

Request(s): Minor Modification to the East Gateway Metropolitan Redevelopment Area to include approximately 5.1 acres.
Location: Northwest corner of the intersection of Juan Tabo Boulevard and Interstate 40
Size: Approximately 5.1 acres
Zoning: MX-L

SUMMARY

The existing boundary of the East Gateway Metropolitan Redevelopment Area (“EGMRA” or “Area”) bisects an existing commercial property on the northwest corner of the intersection of Juan Tabo Boulevard and Interstate 40. The commercial property that the boundary line divides has an address of 601 Juan Tabo Boulevard (“Property”) and can be seen on the attached map. The purpose of this requested modification is to amend the EGMRA boundary line and move it north to the street of Copper Avenue, including the full commercial property site in the Area and aligning the boundary with the street.

BACKGROUND

The East Gateway Metropolitan Redevelopment Area was established due to the findings of existing conditions of slum and blight in the area. A need to encourage redevelopment activities was determined by the Albuquerque City Council. The East Gateway Metropolitan Redevelopment Area boundary was established in 2007 (F/S R-07-275). The Albuquerque City Council approved the East Gateway Metropolitan Redevelopment Area Plan in 2016 through Enactment: R-2016-025.

I. ANALYSIS

The East Gateway Metropolitan Redevelopment Area Plan (“Plan”) was developed to address issues of slum and blight along the eastern commuter corridors of the City, specifically those areas near Central Avenue and Interstate 40. A major goal of the Plan is to make the area more welcoming to residents and visitors arriving at the City’s edge by facilitating redevelopment of vacant and underutilized properties and providing for a greater variety of businesses and services that are needed in the area.

The existing boundary of the Area intersects a commercial property along the west portion of Juan Tabo Boulevard, just north of I-40. The Minor Modification that is being requested involves moving the boundary north and aligning it with Copper Avenue. The proposed modification can be seen on the attached Exhibit A. The boundary modification will move the boundary line so the entire commercial

property located at 601 Juan Tabo Boulevard NE is included in the MR Area, making redevelopment of the site by a private entity more attractive and more feasible.

The portion of the Property that will come to be included in the Area as a result of this modification does meet many of the criteria there were identified in the Area designation analysis including, but not limited to:

- A substantial number of deteriorating structures;
- Deterioration of site or other improvements;
- Significant number of declining or closed commercial or mercantile businesses; and
- Low levels of commercial or industrial activity or redevelopment.

The full Property site is partially vacant, with deteriorating structures and very low economic activity. Including the entire Property in the MR area will make it more attractive to redevelopment activities. Additionally the modification to the boundary line will move the boundary to a city street, giving it more definition and making it easier to identify.

Additionally, the inclusion of the Property in the Area will help to encourage catalytic redevelopment activities to occur on the site. Redevelopment of the site will work to further the recommendations expressed in the Plan including:

- The redevelopment of underutilized and vacant parcels and activity centers;
- Beautification – Rehabilitate existing building facades

The existing property owner has submitted a letter of support for the boundary modification and notifications were sent by certified mail to the representatives of the East Gateway Coalition of Neighborhoods.

II. FINDINGS

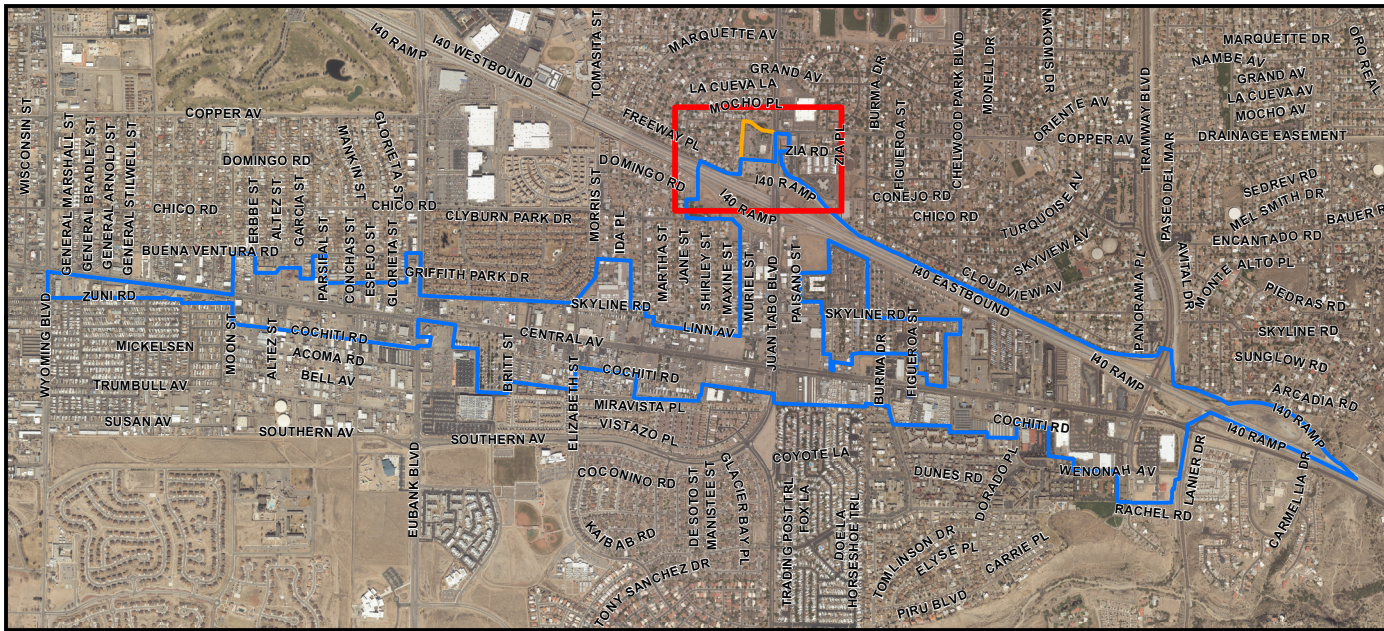
1. The subject area is blighted due to low levels of commercial activity and deterioration of site improvements.
2. The addition of the subject properties as a Metropolitan Redevelopment Area is consistent with the State Metropolitan Redevelopment Code, Article 60 A, and meets the requirements for designation.
3. The minor modification to the boundary of the East Gateway Metropolitan Redevelopment Area will bring the balance of a commercial property into the MR Area and adjust the boundary line from dividing a commercial property and align it with Copper Avenue.
4. The commercial property that will be included in the modified boundary meets the criteria within the East Gateway MR Plan of being underutilized and in need of redevelopment. The property is partially vacant and in need of repair and upgrading.

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5. The redevelopment of the Property that will be included in the Area as a result of the boundary modification will contribute to the recommendations of the East Gateway Metropolitan Redevelopment Area Plan including:
- The redevelopment of underutilized and vacant parcels and activity centers;
 - Beautification – Rehabilitate existing building facades

RECOMMENDATION

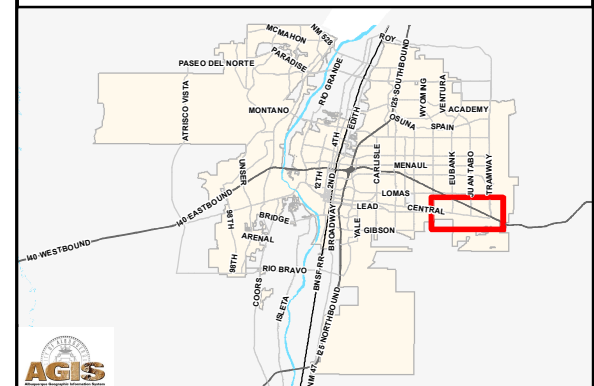
MRA staff recommends that the Albuquerque Development Commission make a recommendation to the City Council for approval of the Minor Modification to the East Gateway Metropolitan Redevelopment Area to include approximately 5.1 acres as reflected in Exhibit A.

Prepared by: Matthew Butkus
Metropolitan Redevelopment Agency



Legend

- East Gateway MRA
- East Gateway MRA Proposed Addition



East Gateway MRA



Olive Garden ▪ LongHorn Steakhouse ▪ Cheddar's Scratch Kitchen ▪ Yard House ▪ The Capital Grille ▪ Seasons 52 ▪ Bahama Breeze ▪ Eddie V's

February 5, 2019

President Peña
Albuquerque City Council
P.O. Box 1293
Albuquerque NM 87103

RE: East Gateway Metropolitan Redevelopment Area Boundary Expansion

Dear President Peña:

Darden Restaurants is the parent company of GMRI, Inc. GMRI, Inc. acquired 601 Juan Tabo Boulevard and plans to redevelop the property. Only the southern portion of the property is located within the East Gateway Metropolitan Redevelopment Area as shown on the exhibit below. Darden Restaurants supports the expansion of the MRA boundary to include the entire 601 Juan Tabo Boulevard property.



Please do not hesitate to contact me with any questions.

Sincerely,

Marc Braun
Vice President of Development
Darden Restaurants
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