

ANNUAL REPORT 2020



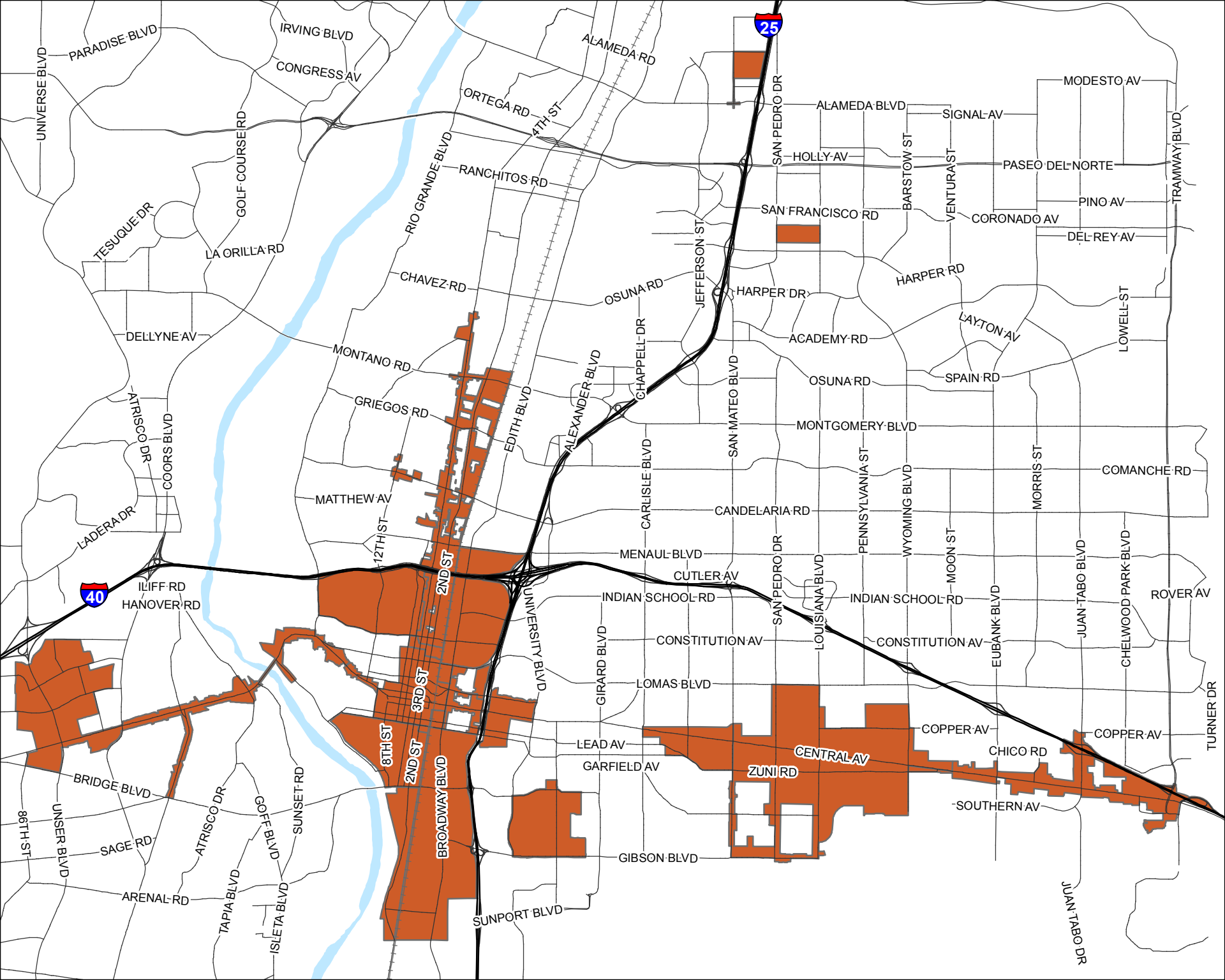
ONE
ALBUQUE
ROQUE

metropolitan
redevelopment



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.



UNIVERSE BLVD
PARADISE BLVD

IRVING BLVD
CONGRESS AV

ALAMEDA RD



ALAMEDA BLVD

SIGNAL AV

MODESTO AV

TRAMWAY BLVD

TESUQUE DR

LA ORILLA RD

RIO GRANDE BLVD

ORTEGA RD

4TH ST

RANCHITOS RD

HOLLY AV

BARSTOW ST

PASEO DEL NORTE

SAN FRANCISCO RD

CORONADO AV

PINO AV

DEL REY AV

DELLYNE AV

MONTANO RD

OSUNA RD

JEFFERSON ST

HARPER DR

HARPER RD

LAYTON AV

LOWELL ST

ATRISCO DR

GRIEGOS RD

EDITH BLVD

ALEXANDER BLVD

CHAPPELL DR

ACADEMY RD

OSUNA RD

SPAIN RD

LADERA DR

ILIFF RD
HANOVER RD

MATTHEW AV

12TH ST

2ND ST

UNIVERSITY BLVD

CARLISLE BLVD

CANDELARIA RD

MONTGOMERY BLVD

COMANCHE RD



MENAU BLVD

CUTLER AV

SAN PEDRO DR

LOUISIANA BLVD

PENNSYLVANIA ST

WYOMING BLVD

MOON ST

MORRIS ST

JUAN TABO BLVD

CHELWOOD PARK BLVD

ROVER AV

BRIDGE BLVD

UNSER BLVD

SAGE RD

ATRISCO DR

TAPIA BLVD

GOFF BLVD

SUNSET RD

8TH ST

3RD ST

BROADWAY BLVD

LEAD AV

GARFIELD AV

GIRARD BLVD

CONSTITUTION AV

LOMAS BLVD

CENTRAL AV

ZUNI RD

COPPER AV

CHICO RD

COPPER AV

SOUTHERN AV

GIBSON BLVD

SUNPORT BLVD

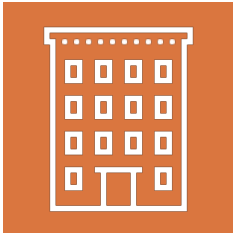
JUAN TABO DR

TURNER DR

During the past 20 years, the Metropolitan Redevelopment Agency has collaborated with local community partners and had a significant economic impact in Albuquerque's urban core.



1,920
residential
units



550
hotel
rooms



703,000
retail | office
space sq. ft.



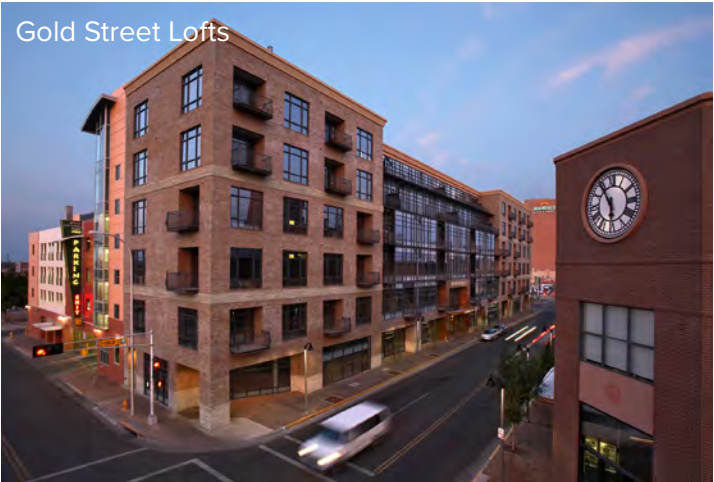
\$521 M
total project
investment



4,240
jobs
created



10:1
leverage
of private
investment



Gold Street Lofts



Rail Yards

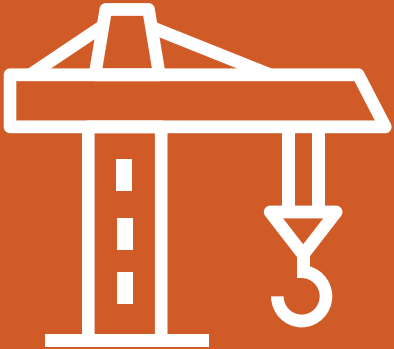


The Franz

20 year retrospective

impact

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

\$840,000 waived in FY 2020

Largest to Ben E Keith Expansion

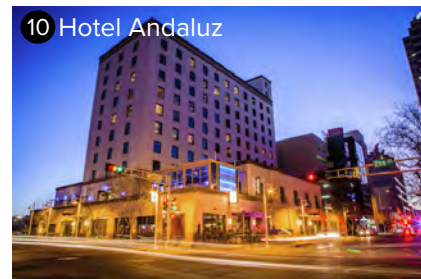
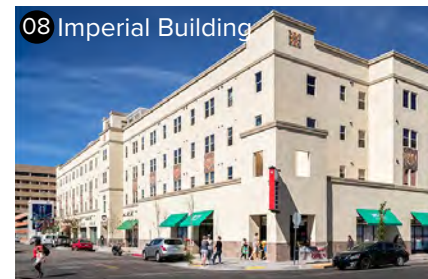
Projects



City can acquire property and dispose through an RFP

Property can be contributed in exchange for community benefit

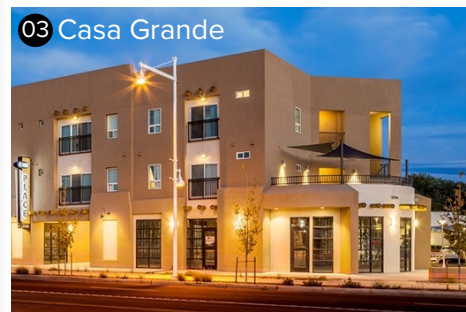
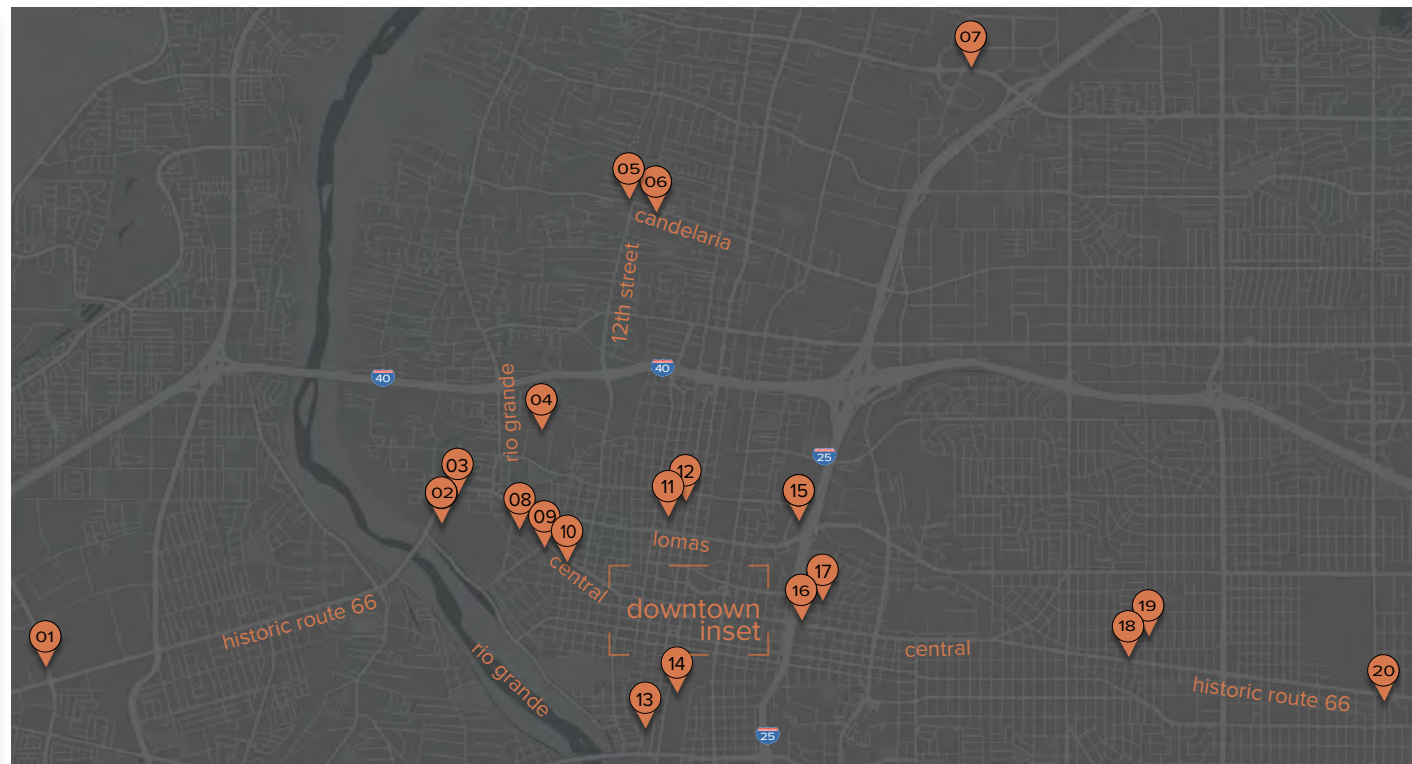
- 01 Villa de San Felipe
- 02 Social Security Bldg
- 03 Zocalo
- 04 Royal Fork Lofts
- 05 Elements Townhomes
- 06 Casitas de Colores
- 07 Silver Gardens Apts
- 08 Imperial Building
- 09 Gold Street Lofts
- 10 Hotel Andaluz
- 11 Theatre Block
- 12 One Central
- 13 U.S. Forest Service Bldg
- 14 Lofts @ ABQ High



20 year retrospective

map of projects | downtown

- 01 Nuevo Atrisco
- 02 El Vado
- 03 Casa Grande
- 04 Sawmill Community Land Trust
- 05 Los Candelaria Village
- 06 1010 Candelaria Streetscape
- 07 Broadstone North Point
- 08 Country Club Plaza
- 09 The Franz
- 10 Bell Trading Posts Lofts
- 11 Anson Flats
- 12 Anthea Downtown
- 13 Hispanic Chamber of Commerce
- 14 Rail Yards Plaza
- 15 Embassy Suites Hotel
- 16 Highlands Marriot Springhill Suites
- 17 Highlands Broadstone Apartments
- 18 De Anza Motor Lodge
- 19 Broadstone Nob Hill
- 20 International District Street Improvements



03 Casa Grande



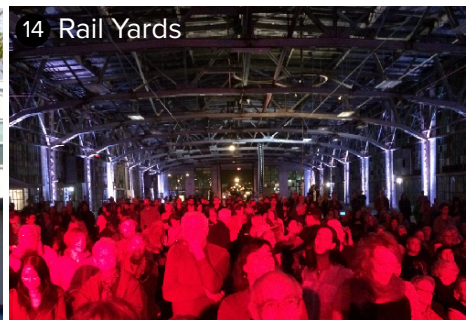
08 Country Club Plaza



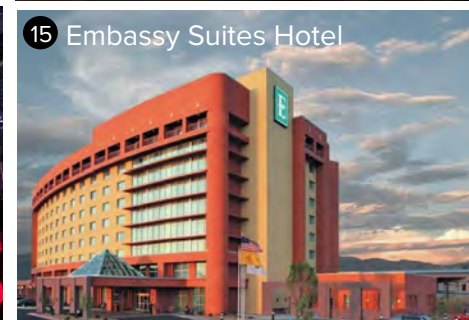
09 The Franz



11 Anson Flats



14 Rail Yards



15 Embassy Suites Hotel

20 year retrospective

map of projects | city-wide

downtown redevelopment



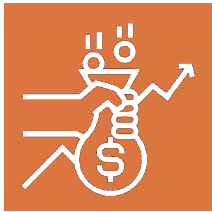
“ The development of the theater blocks and a downtown grocery store laid the foundation necessary for a residential community in the city’s urban core. Residents are key to creating urban vitality that spurs economic growth. ”

President, Downtown ABQ Mainstreet
David Silverman



Development

- 316 multi-family units
- 85,000 sq. ft. office and retail
- 14-screen theater



Investment

Total Project Cost: \$74M



Partners

Historic District Improvement Company | Romero Rose
McCune Foundation | Geltmore LLC
YES Housing | Supportive Housing Coalition of NM



Community Benefits

- affordable housing
- downtown grocery store
- 740 parking spaces
- 40 local businesses in space to date

20 year retrospective

revitalizing downtown

sawmill land trust



“ We wanted to insure long-term affordability in a neighborhood that was likely to gentrify because of its location. The City played a critical role by acquiring the site, and giving the community an opportunity to plan its future. ”

**Bernalillo County Commissioner
Debbie O' Malley**



Development

- 93 affordable homeownership units
- 286 multi-family units
- 24,000 sq. ft. retail/office space



Partners

Sawmill Community Land Trust | Palindrome Communities
National Institute of Flamenco | Tierra Adentro Charter School



Investment

Total Project Cost: \$50M



Community Benefits

- affordable housing
- 40 businesses in space to date

Lofts at albuquerque high



“ The Albuquerque High project was one of the main reasons we moved our business to EDo. By making these investments, the City is leading ABQ into the next generation. ”

Owner, Grove Cafe & Market
Lauren Greene



Development
• 249 residential units
• 19,000 sq. ft. office/retail
• 260 space parking garage



Investment
Total Project Cost: \$48M



Partners
Paradigm & Company
Economic Development Administration



Community Benefits
• affordable housing
• 39 EDo Corridor businesses
• EDo Corridor property tax base increased 860%

20 year retrospective

catalytic change

el vado



“ El Vado was a logical step for my businesses to move from pop-up markets to a brick-n-mortar store. The best part has been the community. The synergy at El Vado creates a unique location to develop a following. ”

Owner, Metal the Brand
Michael O. Wieclaw



Development

- 32 affordable multi-family units
- 22 rehabbed historic motel rooms
- 15 micro retail and restaurant pods



Developer

Palindrome Communities

Partners

Family Housing Development Corp | MFA



Investment

Total Project Cost: \$7M



Community Benefits

- 18 businesses in space to date

20 year retrospective

unique history

deanza



- 25 multi-family units
- 15 hospitality units
- 3,800 sq. ft. office | retail & amenity building

nuevo atrisco



- 86 units of mixed-income housing
- 6 live-work lofts

highlands



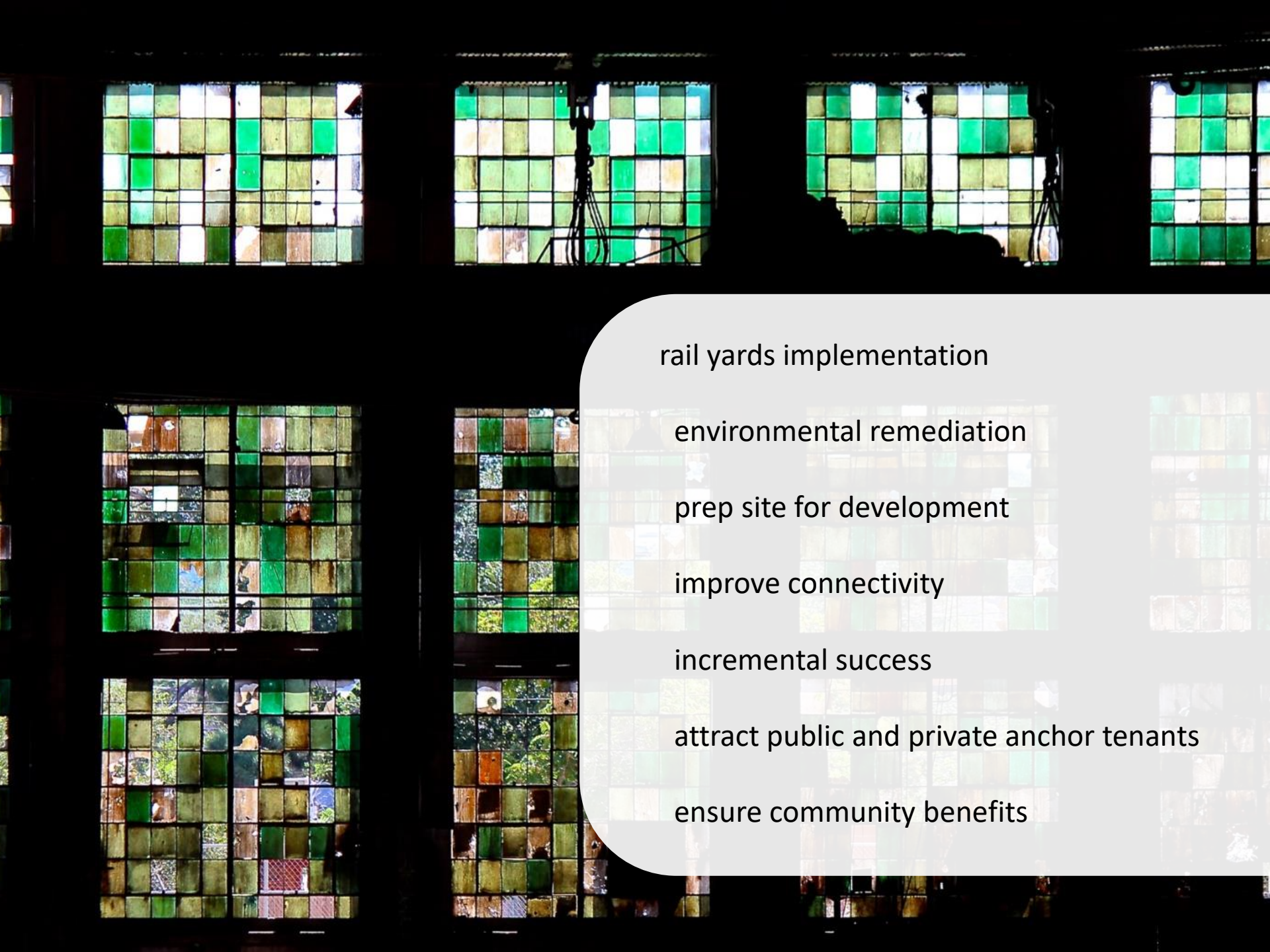
- 138 room select-service hotel
- 20 rooms for the Ronald McDonald House
- 92 multifamily units

zocalo



- 21-unit multi-family
- 9,300 sq. ft. retail

FY2020 accomplishments



rail yards implementation

environmental remediation

prep site for development

improve connectivity

incremental success

attract public and private anchor tenants

ensure community benefits








RAIL TRAIL REDEVELOPMENT STRATEGY



KEY

- | | |
|--|--|
|  Rail Yards Mixed Use Redevelopment |  Recent Mixed Use Investment |
|  Private Development in Pre-Development Phase |  Transit Station Bus Rapid Transit Line |
|  City-Owned Opportunity Sites | |

Rail Trail Improvements

-  Multi-Modal Esplanade
-  Improved Crossings
-  Smart Communities Infrastructure