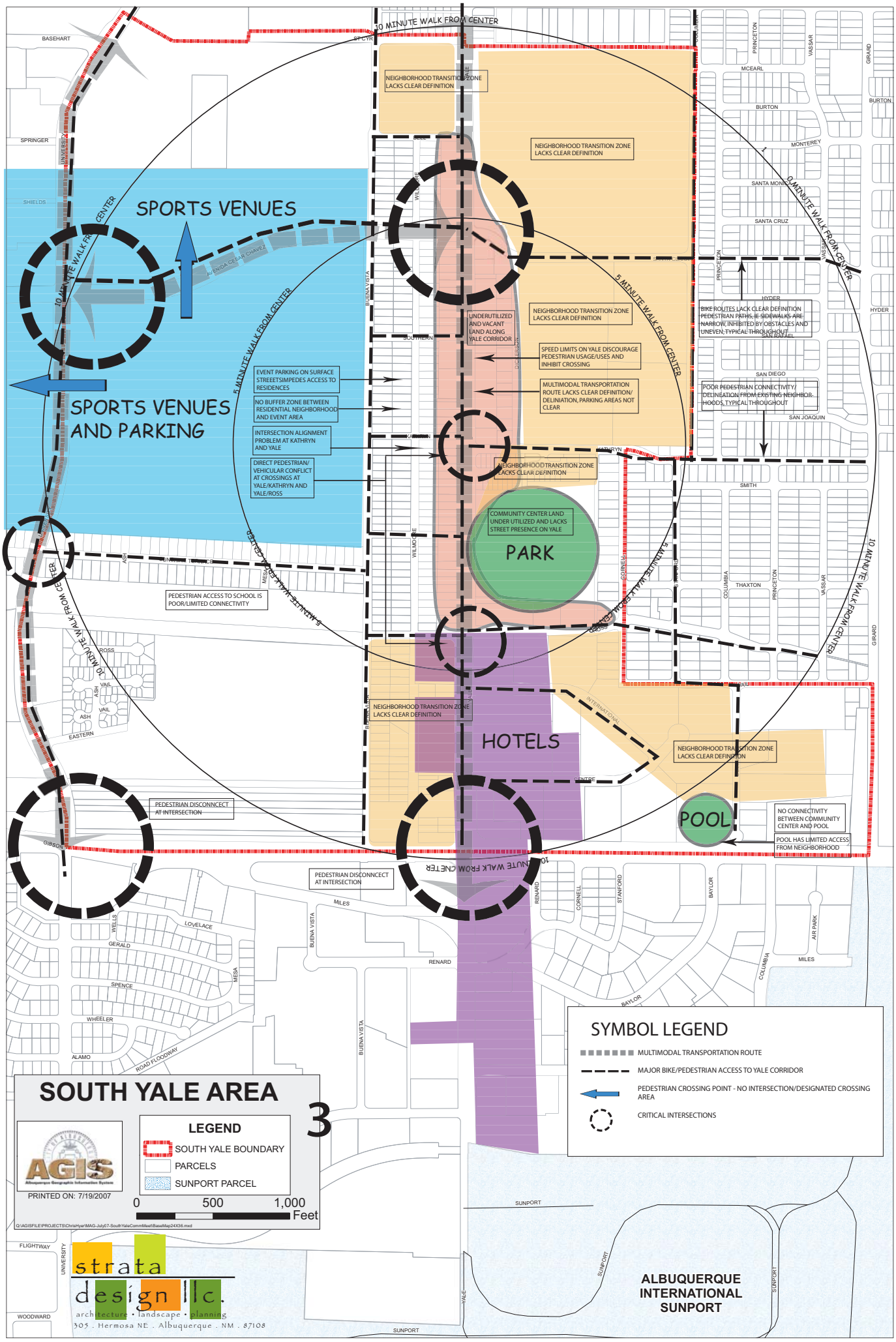
SOUTH YALE AREA
3
LEGEND
SOUTH YALE BOUNDARY
PARCELS
SUNPORT PARCEL
0 500 1,000 Feet
PRINTED ON: 7/19/2007
AGIS
Albuquerque Geographic Information System
Q:\AGISFILE\PROJECTS\ChrisHyar\MAG-July07-SouthYaleCommMeet\BaseMap24X36.mxd
SYMBOL LEGEND
MULTIMODAL TRANSPORTATION ROUTE
MAJOR BIKE/PEDESTRIAN ACCESS TO YALE CORRIDOR
PEDESTRIAN CROSSING POINT - NO INTERSECTION/DESIGNATED CROSSING AREA
CRITICAL INTERSECTIONS
SPORTS VENUES
SPORTS VENUES AND PARKING
PARK
HOTELS
POOL
10 MINUTE WALK FROM CENTER
5 MINUTE WALK FROM CENTER
NEIGHBORHOOD TRANSITION ZONE LACKS CLEAR DEFINITION
UNDERUTILIZED AND VACANT LAND ALONG YALE CORRIDOR
SPEED LIMITS ON YALE DISCOURAGE PEDESTRIAN USAGE/USES AND INHIBIT CROSSING
MULTIMODAL TRANSPORTATION ROUTE LACKS CLEAR DEFINITION/ DELINIATION, PARKING AREAS NOT CLEAR
EVENT PARKING ON SURFACE STREETSIMPEDES ACCESS TO RESIDENCES
NO BUFFER ZONE BETWEEN RESIDENTIAL NEIGHBORHOOD AND EVENT AREA
INTERSECTION ALIGNMENT PROBLEM AT KATHRYN AND YALE
DIRECT PEDESTRIAN/ VEHICULAR CONFLICT AT CROSSINGS AT YALE/KATHRYN AND YALE/ROSS
COMMUNITY CENTER LAND UNDER UTILIZED AND LACKS STREET PRESENCE ON YALE
BIKE ROUTES LACK CLEAR DEFINITION PEDESTRIAN PATHS, IE SIDEWALKS ARE NARROW, INHIBITED BY OBSTACLES AND UNEVEN, TYPICAL THROUGHOUT
POOR PEDESTRIAN CONNECTIVITY/ DELINEATION FROM EXISTING NEIGHBOR-HOODS, TYPICAL THROUGHOUT
PEDESTRIAN ACCESS TO SCHOOL IS POOR/LIMITED CONNECTIVITY
PEDESTRIAN DISCONNCECT AT INTERSECTION
NO CONNECTIVITY BETWEEN COMMUNITY CENTER AND POOL
POOL HAS LIMITED ACCESS FROM NEIGHBORHOOD
ALBUQUERQUE INTERNATIONAL SUNPORT
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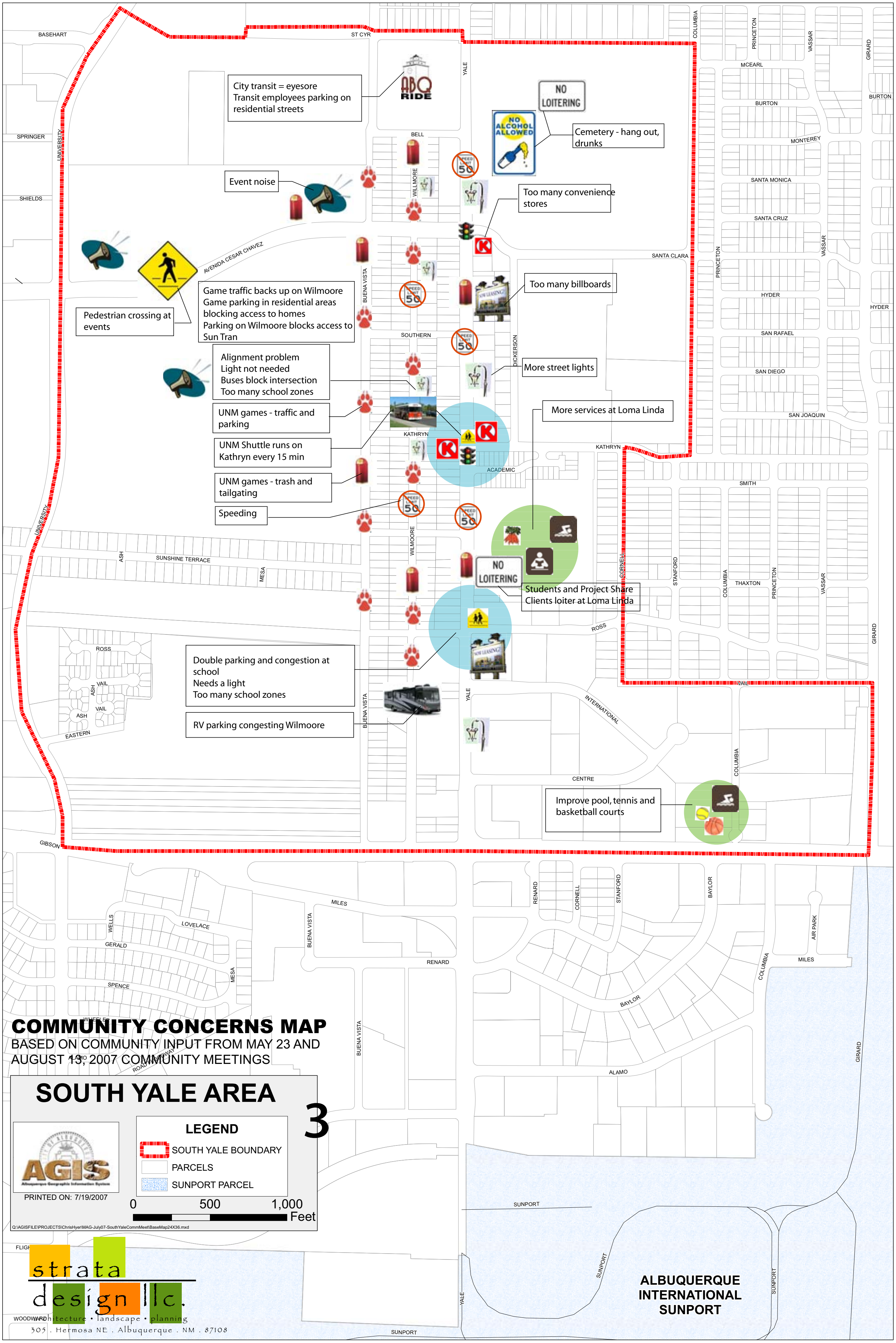
COMMUNITY CONCERNS MAP
BASED ON COMMUNITY INPUT FROM MAY 23 AND AUGUST 13, 2007 COMMUNITY MEETINGS
SOUTH YALE AREA
3
LEGEND
SOUTH YALE BOUNDARY
PARCELS
SUNPORT PARCEL
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0
500
1,000
Feet
City transit = eyesore
Transit employees parking on residential streets
ABQ RIDE
NO LOITERING
NO ALCOHOL ALLOWED
Cemetery - hang out, drunks
Event noise
Too many convenience stores
Too many billboards
Pedestrian crossing at events
Game traffic backs up on Wilmoore
Game parking in residential areas blocking access to homes
Parking on Wilmoore blocks access to Sun Tran
Alignment problem
Light not needed
Buses block intersection
Too many school zones
More street lights
UNM games - traffic and parking
More services at Loma Linda
UNM Shuttle runs on Kathryn every 15 min
UNM games - trash and tailgating
Speeding
NO LOITERING
Students and Project Share
Clients loiter at Loma Linda
Double parking and congestion at school
Needs a light
Too many school zones
RV parking congesting Wilmoore
Improve pool, tennis and basketball courts
ALBUQUERQUE INTERNATIONAL SUNPORT
BASEHART
ST CYR
SPRINGER
SHIELDS
UNIVERSITY
BELL
YALE
WILLMORE
AVENIDA CESAR CHAVEZ
SANTA CLARA
BUENA VISTA
SOUTHERN
DICKERSON
KATHRYN
ACADEMIC
WILMOORE
SUNSHINE TERRACE
ASH
MESA
ROSS
VAIL
EASTERN
INTERNATIONAL
CENTRE
GIBSON
COLUMBIA
PRINCETON
VASSAR
GIRARD
MCEARL
BURTON
MONTEREY
SANTA MONICA
SANTA CRUZ
HYDER
SAN RAFAEL
SAN DIEGO
SAN JOAQUIN
SMITH
STANFORD
CORNELL
THAXTON
MILES
LOVELACE
GERALD
SPENCE
WELLS
RENARD
BAYLOR
AIR PARK
ALAMO
SUNPORT
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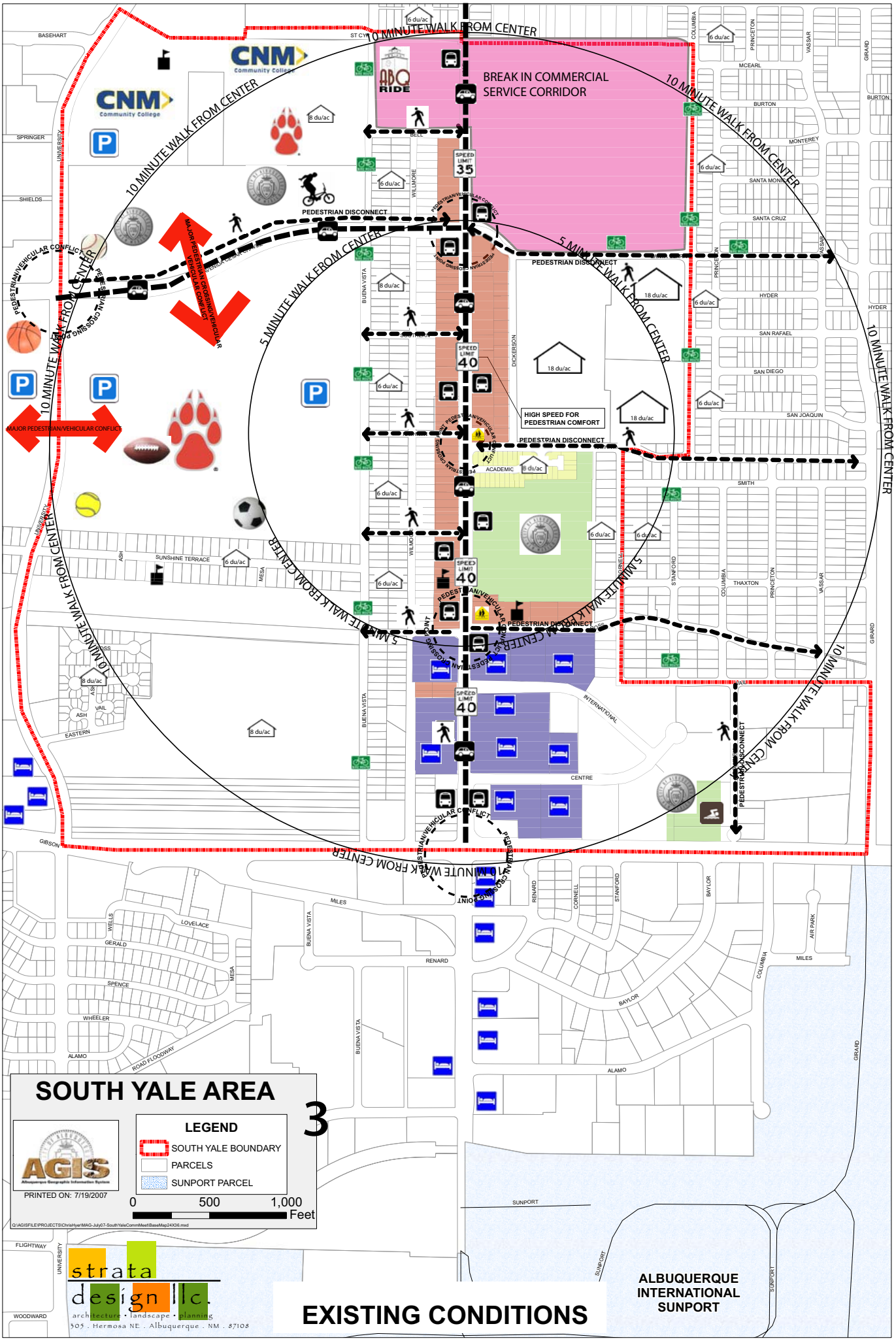

10 MINUTE WALK FROM CENTER
5 MINUTE WALK FROM CENTER
BREAK IN COMMERCIAL SERVICE CORRIDOR
PEDESTRIAN DISCONNECT
MAJOR PEDESTRIAN CROSSING/VEHICULAR CONFLICT
MAJOR PEDESTRIAN/VEHICULAR CONFLICT
HIGH SPEED FOR PEDESTRIAN COMFORT
SPEED LIMIT 35
SPEED LIMIT 40
CNM Community College
ABQ RIDE
ALBUQUERQUE INTERNATIONAL SUNPORT
SOUTH YALE AREA
3
LEGEND
SOUTH YALE BOUNDARY
PARCELS
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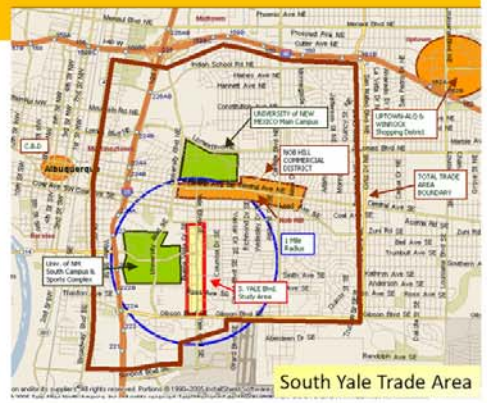
EXISTING CONDITIONS

Market Study Summary for the South Yale Area

South Yale 1 Mile Radius Area


South Yale Trade Area

Factors influencing South Yale's commercial and residential markets:

Population:

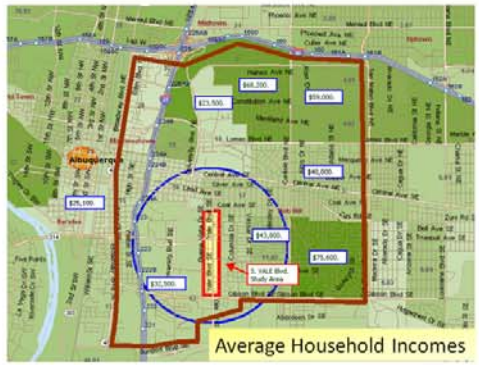
- UNM's 26,000 students and employees
- CNM's xx students and employees
- Strong population density close by: 13,725 persons within 1 mile; 54,600 within larger trade area
- 23,000 housing units within the South Yale Trade Area (50% renter occupied)
- 7,550 housing units within one mile area (60% renter occupied)
- Abq Sunport: 6.5 million passengers per year/1,000 flights per week

Income:

- Median household income: $36,200 (moderate)
- Average household income: $65,200 (moderate)
- 25% (5,750) of households in trade area earn over $75,000 (high)

Retail Modeling:

- One household supports 10sf of retail
- Transit stops can support 2,000-5,000sf of retail (Portland =100,000sf/stop)
- Lifestyle retailers (bookstores, clothiers) look for 7,500 households that make over $75,000
- AbqUptown: breaks model so that national retailers are beginning to look at NM differently
- Trade imbalance in area (more sales than is generated by local residential population) indicates that businesses are being supported by outside visitors to the area.


Average Household Incomes

Demographic Summary

2007 Population Characteristics	1 Mile Radius	Total Trade Area
Population	13,725	54,600
Population (2012)	14,360	57,375
2007-2012 Projected Annual Population Growth Rate	0.94%	1.00 %
Median Household Income	$27,220.	$36,216.
Average Household Income	$40,129.	$65,153.
Median Per Capita Income	$20,343.	$25,558.
% Households with incomes $75,000 or higher	18.6%	22.2%
Median Age	29.1	33.1
American Indian Alone	6.0%	4.1%
Asian or Pacific Islander Alone	8.2%	3.5%
Black Alone	6.1%	3.9%
Hispanic Origin	33.1%	37.4%
White Alone	62.3%	70.3%
Some Other Race Alone	13.4%	14.3%
Median Home Value	$178,163.	$210,086.
Housing Units	7,550.	27,340
Owner Occupied Housing Units	27.3%	40.4%
Renter Occupied Housing Units	62.5%	50.1%
% Enrolled in College (2000)	20.2%	14.6%
% Employed in White Collar Businesses	63%	67.1%

Summary of Supportable Retail

Business Category	1 Mile Trade Area	Total Trade Area	Total Supportable
Jr. Department Store	14,000 sf	0 sf	14,000 sf
Drinking Places	1,400 sf	5,000 sf	5,,000 sf
Furniture & Home Furnishings	1,500 sf	1,400 sf	1,500 sf
Home Improvement (Hardware)	1,200 sf	6,500 sf	6,500 sf
Shoe Stores	0 sf	1,200 sf	1,200 sf
Total Supportable	***18,100 sf***	***14,100 sf***	***28,200 sf***

Summary of Residential Demand

Unit Ownership	No. of Units	Median Value	Size Range	Unit Types
Owner Occupied	200	$210,000	1600 -2200 sf	Detached, Townhome, Stacked Flat
Renter Units	300	$	600-1000 sf	Detached, Townhome & Garden Type

Analysis - South Yale Area can support.....

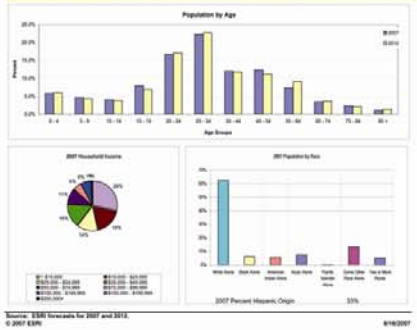
Residential - Future demand:

- 2012: One mile radius will demand 500 new units (200 owner occupied, 300 renter)
- 2012: Trade area will demand 1,850 new units

Commercial/Retail – Future demand:

- Under current conditions, South Yale area can support only 28,100sf retail by 2008
- With a transit-oriented, higher density, mixed use style development, retail potential is significantly larger
- Any retail development will compete with existing retail in the South Yale Trade Area

Demographic and Income Profile: 1-Mile Radius



Recommendations for improving South Yale's commercial market

- New mixed use development along South Yale should incorporate medium density housing (15-25 units/acre)
- New single family residential should strive to be 1-2 story townhouses 15'-20' wide
- New single family residential should be priced under $300,000 and 1,800-2,200sf
- New rental units should be townhomes or garden style apartments, 600-1000sf
- A full service Hotel complex (with mixed use retail services)
- Retail success more likely with a City/UNM partnership to redevelop area along Cesar Chavez