

# Albuquerque Downtown Revitalization

As the spread of COVID-19 necessitated the closure of offices and mass gathering spaces like the Convention Center, Downtown Albuquerque was disproportionately impacted. Home to millions of square feet in office and entertainment space, Downtown was left with few daily workers and visitors, causing food and entertainment businesses to suffer. The economic recovery of the city depends on cultivating a vibrant and safe central city for workers, residents, and tourists. By combining proven redevelopment strategies with agile COVID recovery activities, we will create a resilient downtown ecosystem that collectively ignites downtown Albuquerque as the city's cultural and experiential hub.

## 01 IMPROVE SAFETY

The first step towards revitalizing Downtown must be a visible shift in how safe residents and visitors feel downtown. This shift must be grounded in tactical changes to downtown safety management and a visible security presence. Interventions must influence how people feel starting the moment they park their car or hit the sidewalks and bike lanes.

### 2021 Tactics

- Provide an active street-level police presence on Central at the Rosenwald Police Station.
- Increase lighting coverage and partner with PNM to immediately repair outages.
- Vigorously enforce municipal codes to ensure property maintenance and enhance visual interest at the street level.

### Funding

- \$180,000 for Rosenwald Police



Station upgrades.

- ARPA \$1 million Downtown Lighting

## 02 ENGAGING ACTIVITIES AND ATTRACTIONS

A vibrant and safe downtown must include a wide array of ongoing entertainment options and events that will keep downtown's 9-5 crowd around after work and attract folks from the broader region. Additionally, encouraging the reopening of downtown storefronts will add street-level vitality and serve residential growth. By supporting private sector investment into storefronts and cultural offerings, downtown can become an experiential hub of activity for the region.

### 2021 Tactics

- Incentivize opening storefront businesses downtown and improvements to main street properties.
- Financially support safe events and cultural activities downtown including music, festivals, sporting competitions, visual arts, and opening of performance venues.
- Create catalytic destinations and unique experiences like Spirit Station at the Rail Yards that are iconic and create an authentic sense of place.





“Steady progress along the Rail Trail will result in vibrant, healthy downtown. We want to create convenient multi-modal connections across Downtown that provide residents and workers a safe and healthy amenity.”

—Karen Iverson,  
Metropolitan Redevelopment Agency Manager



#### Funding

- ARPA: \$300,000 Downtown Cultural Activation Grants
- ARPA: \$500,000 Downtown Storefront Grants
- EDA: \$1.5M grant submitted for Spirit Station
- 2021 GO Bonds: \$2M for Rail Yards

#### 03 BUILD MORE HOUSING

Albuquerque’s housing market is experiencing an historic supply shortage leading to escalating rents and home prices.

At the same time, astronomical construction costs are making new building cost-prohibitive.

Adding housing units Downtown, where density is appropriate, will increase street-level activity, support downtown restaurants and businesses, and improve the perception of safety.

#### 2021 Tactics

- Redevelop the vacant parcel at First and Silver, creating additional residential units.
- Acquire and reposition key

blighted properties for adaptive reuse and housing.

- Create incentives to convert empty or obsolete offices, providing an affordable and more sustainable alternative to new construction.
- Provide low-cost capital to projects that will prove-up the downtown market.

#### Funding

- ARPA \$2.2M Housing Grant

#### 04 ANCHOR, CONNECT & CATALYZE WITH THE RAIL TRAIL

The many layers of Albuquerque’s multicultural story can be found at the crossroads of route 66, El Camino Rael, and the rail tracks. Honoring this history, the iconic Rail Trail will catalyze up to \$590M in redevelopment potential, connect underserved neighborhoods to downtown, increase bicycle/pedestrian connectivity, and celebrate the city’s unique culture. Access to outdoor amenities and trails was critical during the COVID shutdown and will continue to be critical for a healthy and resilient downtown.

#### 2021 Tactics

- Collect public input on design and equity strategies.
- Develop a Rail Trail public art plan and sponsor temporary art activities and installations.
- Partner with adjacent private property on redevelopment projects.
- Finalize the design of the first mile between Lomas and the Rail Yards.



#### Funding

- \$2M Lodgers Tax
- \$3M Transportation Tax
- \$100,000 National Endowment of the Arts “Our Town” Grant
- \$12M T&I Federal Earmark