Dear Burqueños,

The Metropolitan Redevelopment Agency allows us to think big, re-imagine our city, and invest in catalytic projects which positively change our community. These investments lead to thriving, healthy neighborhoods that attract more investment, and create opportunities for local residents and businesses.

Projects like The Lofts at Albuquerque High seeded the creation of the EDo District, attracting many new businesses and a new innovation hub, Innovate ABQ. At Sawmill, the local community was empowered with an asset and by using a land trust model, hundreds of working families have built wealth through homeownership. At El Vado, Albuquerque’s iconic Route 66 heritage was preserved, and businesses have been able to scale-up in the micro retail pods.

The Rail Yards will take the Metropolitan Redevelopment Agency program to a new level. It is a once in a generation opportunity for our city to create a unique destination that will reflect Albuquerque’s culture, history, and innovation. The environmental remediation was a major first step, and opening the Rail Yard Plaza—a new outdoor space to experience the Rail Yards, provided new momentum.

We are making Albuquerque a globally competitive city by revitalizing downtown and the Central Avenue corridor. We are leading collaborative public-private partnerships and building a healthy and vibrant community. Most importantly, we are creating opportunities for local residents and businesses to thrive.

Mayor Tim Keller

Mayor Tim Keller
City of Albuquerque
Mayor Tim Keller
Sarita Nair, CAO
Lawrence Rael, COO
Sanjay Bhakta, CFO

Albuquerque Development Commission
Terry Brunner, Chair
Mona Ghattas, Vice-Chair
John Mechenbier
Fred Mondragon
Jim Strozier

Metropolitan Redevelopment Agency
Karen Iverson, Manager
Diale Fomukong
Janel Shisler
Jonathan Teeters
vision

Albuquerque - New Mexico’s urban center is the Southwest’s premier mid-size city attracting economic investment and building a healthy and vibrant community that reflects our diversity, innovation, rich culture, and unique history. It is a city that ensures economic prosperity for all residents and where visitors dream to return.

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.
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
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

map of projects | downtown

20 year retrospective
20 year retrospective

map of projects | city-wide
The intersection of First Street and Central Avenue marks the historical crossroads of Route-66, El Camino Rael and the rail road. Once a surface parking lot and the Greyhound bus terminal, the City assembled land, removed dozens of underground storage tanks, invested in necessary utilities, and developed two parking garages to support the transformation of Albuquerque’s urban core. The 5-city blocks along Second Street between Central and Lead have been transformed into a 24-hour mixed-use neighborhood.

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**
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

Redevelopment of Albuquerque’s original lumber mill into the Sawmill Community Land Trust is a testament to the power of community leadership. Grounded in an effort to transform the once contaminated property into an asset for the local residents, the Sawmill District now includes affordable homeownership, rental and senior housing, micro-retail space for small businesses, the National Institute of Flamenco, and will soon be home to Tierra Adentro Charter School. The resident led land trust ensures long-term affordability for residents while providing a path for low-income families to build wealth. Residents now enjoy the community garden, stroll the linear park, celebrate in the common community room, and dine at the local eateries. Hotel Chaco, Sawmill Market and Spur Line Supply Co. have added to the investment and vibrancy in the area.

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

**Investment**
Total Project Cost: $50M

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

**Community Benefits**
- affordable housing
- 40 businesses in space to date

20 year retrospective
The last class graduated at the original Albuquerque High School in 1974. After decades of decline, the City acquired the property and entered into a partnership with Paradigm & Company to redevelop this historic site into a vibrant mixed-use district. Today, this iconic property stands as a pillar of renewal and innovation. The Lofts at Albuquerque High has had a catalytic impact on creating the East Downtown (EDo) district and spurring redevelopment. Neighborhood residents now walk to local restaurants, fitness studios, and salons. Students and tech entrepreneurs come to work, learn, and create at Innovate ABQ and Fuse Makerspace. The City's return on the original taxpayer investment has multiplied with additional tax revenue, making the redevelopment of old Albuquerque High a success for businesses, the community, and the City.
In its hayday, El Vado was the ideal spot along the Rio Grande for road weary travelers to stop on Route 66. First opening its door in 1937, the motel was in operation until 2005. Subsequently, the City acquired the gem, saved the site from demolition, and partnered with Palidrome Community who restored and reinvented the historic property. Local businesses such as Buen Provecho, Southwest Cactus, and Metal the Brand have been able to scale-up in the affordable micro-retail spaces that flank the courtyard. El Vado has become a neighborhood hub and destination for residents and tourists. Kids can splash in the fountains, while adults enjoy live music, and visitors soak up all Albuquerque has to offer.

“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

Investment
Total Project Cost: $7M

Partners
Family Housing Development Corp | MFA

Community Benefits
• 18 businesses in space to date
## 2020 Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Residential Units</th>
<th>Hotel Units</th>
<th>Office</th>
<th>Retail Sq. Ft.</th>
<th>Other</th>
<th>Developer</th>
<th>Total Project Investment</th>
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<tbody>
<tr>
<td>Broadstone Nob Hill</td>
<td>Under Construction</td>
<td>102</td>
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<td>Titan Development</td>
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<tr>
<td>De Anza</td>
<td>Phase 1- Complete</td>
<td>25</td>
<td>15</td>
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<td>Restoration of Zuni murals + restoration of historic sign</td>
<td>Anthea Nob Hill, LLC</td>
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<tr>
<td>The Franz</td>
<td>Complete</td>
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<td>Jay Rembe</td>
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<tr>
<td>Highlands Broadstone Apartments</td>
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<td>Titan Development</td>
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<tr>
<td>Highlands Marriott Spring Hill Suites</td>
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<td>20 rooms for the Ronald McDonald House Charities of New Mexico w/ skybridge to Presbyterian Hospital</td>
<td>Titan Development; Maestas Development Group</td>
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<tr>
<td>Sawmill Studios</td>
<td>Complete</td>
<td>14</td>
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<td></td>
<td>Demolition of North Wash Room and Sheet Metal Shop, soil remediation. New plaza with grass and hardscaped area for events. The parking area is paved and illuminated, accommodating up to 200 vehicles.</td>
<td>Palindrome</td>
<td>$3.1M</td>
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<td>Rail Yards Courtyard</td>
<td>Complete</td>
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<td>City of Albuquerque</td>
<td>$800K</td>
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<tr>
<td>Rail Yards Remediation and Building Stabilization</td>
<td>Under Construction</td>
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<td></td>
<td></td>
<td>Stabilization of tender repair, flue shop, and boiler shop roof. Request for proposals at firehouse.</td>
<td>City of Albuquerque</td>
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<tr>
<td>Rail Yards Utility Extention and Streetscape</td>
<td>Under Design</td>
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<td></td>
<td></td>
<td>Extension of sewer, water, electrical, gas, and broadband</td>
<td>City of Albuquerque</td>
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<tr>
<td>Innovate Rail Trail</td>
<td>Under Design</td>
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<td></td>
<td>Urban multi-modal path with public art installations from Rail Yards to Lomas</td>
<td>City of Albuquerque</td>
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<td>Unser</td>
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<td>Nuevo Atrisco- Residential</td>
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<td>Zydeco</td>
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<td>Zocalo</td>
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<td>$116M</td>
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</table>

**Total:** 398, 153, 22,100

FY2020 Impact
rail yards

Albuquerque’s original economic engine, the Rail Yards once employed nearly one-quarter of the city’s workforce. The Rail Yards put Albuquerque on the map and catalyzed its transformation from a farming village to a booming valley of innovation. These industrial cathedrals represented state-of-the-art design with 60-foot glass curtain walls, open steel frame construction, and a system of cranes and transfer tables to move locomotive through the buildings. The Rail Yards are a bridge from the past to the future, and will emerge as a unique destination to gather, celebrate, create, and innovate. The redevelopment of the Rail Yards will ignite our imaginations and propel us forward.

This past year, the City completed soil remediation on the north end of the site, created a one-acre plaza to expand the Rail Yards market and to provide space for community celebrations. After securing $14M from both local, State, and Federal sources, the City is prepping the site for future development by extending utilities and stabilizing the historic structures.

Development
- 1 acre plaza
- environmental remediation
- 190-space paved parking lot

Investment
MR 2020 Rail Yards Courtyard: $800k

Partners
CNM
Railyards Market
Wheels Museum

Community Benefits
- Rail Yards Market: 227 businesses
- 154,000 annual visitors
- 1100 cubic yards of contaminated soil removed

FY2020 accomplishments

“At the SF&AT Rail Yards, the City is breathing life back into what was once el corazón de Albuquerque and along the spine of El Camino Rael. We are eager to participate and support the City and our neighborhood in creating an equitable, innovative and inviting destination at the Rail Yards.”

President, Albuquerque Hispano Chamber of Commerce
Ernie C’déBaca
**highlands master plan**

**Development**
- 138 room select-service hotel
- 20 rooms for the Ronald McDonald House Charities of New Mexico
- 92 multifamily units

**Investment**
- MR investment: 7-year tax abatement
- Total Project Cost: $47M

**Developers**
- Titan Development | Maestas Development Group

**Partners**
- Ronald McDonald House | Presbyterian Hospital

**Community Benefits**
- revitalization of Central corridor
- activation of ART transit stop
- skybridge to Presbyterian

**FY2020 accomplishments**

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**zocalo**

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

**Investment**
- MR investment: $613,000
- Total Project Cost: $7M

**Developer**
- Zydeco 66

**Partners**
- Barelas Community Coalition

**Community Benefits**
- revitalization of historic Fourth Avenue
- gateway to Barelas neighborhood
- La Equinita community food hub
**FY2020 accomplishments**

**de anza**

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

**Investment**
MR investment: $770,000
Total Project Cost: $17M

**Community Benefits**
- affordable housing
- investment at critical Westside intersection

**Partners**
YES Housing
MFA

**nuevo atrisco**

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

**Investment**
MR investment: $1.4M
Total Project Cost: $9.3M

**Community Benefits**
- historic sign rehab
- preservation of Zuni murals
- activation of ART transit stop
- historic preservation of iconic Route 66 Motel

**Partners**
Nob Hill Main Street | Route 66 De Anza Association
Zuni Pueblo | Bernalillo County

**Developer**
Anthea LLC
## MRA Fund 275

<table>
<thead>
<tr>
<th>Revenue</th>
<th>FY 2020</th>
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<tbody>
<tr>
<td>General Fund TIF Transfer</td>
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<td>Rail Yards General Fund Transfer</td>
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<td>Equity Conversion</td>
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<td>Railyard Film Revenue</td>
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<td>MRA Film Revenue</td>
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<td>Transfer of ABQ High Loan Payments</td>
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<td>ABQ High Loan Repayments</td>
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<th>Expenses</th>
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<td>Contractual Services</td>
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<td>Repairs and Maintenance</td>
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<td>Advertising and Marketing</td>
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<td>Utilities</td>
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<td>Security</td>
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## CIP Fund 305

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<th>Expense</th>
<th>Activity</th>
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<td>Public Improvement District</td>
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<tr>
<td>East Gateway MRA 09</td>
<td>7506300</td>
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<td>Near Heights MRA 05</td>
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<td>Railyard 13</td>
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<td>Railyards 15</td>
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<td>Railyards 17</td>
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<td>El Vado</td>
<td>Casa Grande 11</td>
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<tr>
<td>El Vado</td>
<td>Casa Grande 13</td>
<td>7528110</td>
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<td>Land &amp; Acquisition for Memorial</td>
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<td>Innovation Downtown Improvement</td>
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<td><strong>Total Expenditures</strong></td>
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<td><strong>$1,103,187.45</strong></td>
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### FY2020 Financial Report
In partnership with other City departments, MRA is working to implement a comprehensive redevelopment strategy along the proposed rail trail. By improving pedestrian connectivity and access along the rail line, we can unlock nearly $280 million in redevelopment opportunity. As investments occur, the City is committed to ensuring that existing residents are not displaced but also benefit with access to employment and housing.

**Nimble Responses to Pivot in Changing Context**
- $500,000 in Small Business Grants
- $140,000 in Cost-Covering Damage Repairs
- $500,000 for Outdoor Dining/Retail Grants

**Activating Vacant Space**
- City Bright: Temporary Light Installations
- ABQ Engage: Temporary Leases for Artists and Pop-ups

**Investing in Critical Infrastructure**
- Marble Arno Stormwater Station: $12M project will alleviate drainage issues that impact homeowners and infill

**Creating Safe Pedestrian Connectivity**
- Rail Trail from Rail Yards to Lomas will include at-grade crossing at Marquette Ave and improve crossings at Central and Tijeras Ave.

**Promoting Infill and Density**
- MRA will focus on promoting infill opportunities to add additional residents and employees downtown. Current public-private partnership opportunities include $2.2M for projects in EDo and the vacant lot at First and Silver Ave.

**Placemaking**
- Investing $15M at Rail Yards to become a mixed use destination
- Civic Plaza: Programming Albuquerque’s Living Room

**Increasing Public Safety**
- Downtown Public Safety District with Office at Alvarado Transit Station

**Exploring a Downtown District**
- Downtown districts can manage security, maintenance, events, and more to catalyze investment.

**Investing in Smart Community Technology**
- Extending fiber cable along rail corridor
- Investing in smart parking technology to functionally increase supply
The next phase of de anza will include the activation of the turquoise cafe and development of the 0.5 acre central pad. To activate the site immediately, the development team is proposing an outdoor family and pet-friendly neighborhood game venue serving beer, wine, and food. The outdoor venue will feature shipping containers with neon accents, shaded outdoor seating, a gaming area for corn hole or bocce, and a dog run. The venue is expected to be open in Q2 2021.

The commercial corner of unser and central will be an anchor for the westside and add new amenities to the community. Traditionally under served by the restaurant and retail sector, this site will host restaurants, retail, food trailers, and a public plaza. Building off the synergy of the soon-to-open residential project, the terminus of the ART, and the neighboring library and health clinic, adding the commercial uses will bring vitality to this entrance of Albuquerque.

The Rail Yards project continues to build momentum and the community can expect to see significant restoration activity over the next year including:

- Renovation of the flue and tender repair;
- Repair of the boiler shop roof;
- Streetscape/pedestrian connectivity;
- Extension of utilities and broadband; &
- Selection of tenants for the northern entrance.

FY2021 priorities
Unencumbered Balance 6/30/2020 $10,882,892.00

Expenses Activity FY2020
- Public Improvement District 7217520 $2,901.05
- East Gateway MRA 09 7506300 $25,712.67
- Near Heights MRA 05 7395170 $513.71
- Railyard 13 7528040 $4,548.13
- Railyards 15 7550010 $728,019.21
- Railyards 17 7565020 $66,558.97
- Clayton Heights MRA 11 7517370 $18,863.55
- El Vado | Casa Grande 11 7517410 $87,623.87
- El Vado | Casa Grande 13 7528110 $5,127.28
- Land & Acquisition for Memorial 7552070 ($28.55)
- Innovation Downtown Improvement 7565010 $79,951.11
- Nuevo Atrisco 19 7565080 $102,260.00
- Total Expenditures $1,122,051.00