

DOWNTOWN 2010



catalytic projects

Catalytic Projects are critical Downtown projects which, when initiated, will drive (catalyze) other spin-off development activity. The projects are prioritized to indicate which projects will have the most impact initially, and then phased over the next 5-10 years. All of the projects are important and should proceed as funding is available.

Priority 1

a. West End Neighborhood Infill Housing

A podium apartment building located between Silver - Gold, and 7th - 8th would bring significant housing close to office and retail while making a transition to the neighborhoods with three story buildings, and parking below.

b. Grocery Store

A 50,000 sf grocery store lined with smaller neighborhood shops together with a parking structure and housing should anchor the west end of Central across from Robinson Park, between Park and Ninth. An alternative location would be on Central between 6th and 7th.

c. Downtown Arena/Stadium

Located adjacent to the Convention Center and across Central from the new theaters and Transportation Center a multi-purpose arena, hotel and shops would help anchor the Arts and Entertainment district and support Convention Center activity at the east end of Central.

d. Park-Once Parking Garage

This typical Park-Once structure shows the liner shops and offices around the garage, and housing above. It would be located south of Lomas between First and Second.

e. Roma Neighborhood Infill Housing

Courtyard housing is a type that can exist compatibly with single family housing by presenting a house-width face to the street, separated by a courtyard. The illustration is shown on Roma near 7th.

f. UNM Student Housing

Graduate Student housing or senior housing would be a positive addition to the Downtown. Service oriented shops and offices would serve the neighborhood. Shown at Central and Broadway.

Priority 2

a. Albuquerque Performing Arts Center (horizontal performing arts)

Rather than a vast mega-building for the Performing Arts, all of Downtown should be treated as a venue for the Arts. This is the concept of "retailing" the Arts, increasing participation and interacting with other uses by adapting existing spaces.

b. Silver Parking Structure

Existing parking structures should be adapted to allow retail on the ground floor. The structure on Silver between Third and Fourth could have apartments facing Silver, creating a lively and attractive compliment to the adjacent church.

c. Fourth Street Mall

From Central to Tijeras, the pedestrian mall must be opened up to allow for restaurants and retail to flourish. Removing planters, widening walkways, building a small performance stage and providing more movable tables and chairs will help create this environment.

d. Warehouse Infill

Build 1-2 story structures that complete the feeling of the warehouse district that can be used for office, gallery, and nightclub activities. Locate parking at center of blocks.

e. Detoxification Center

A central facility for drug and alcoholic dependent transients, as well as the mentally ill is badly needed. Combine the center with job training programs and other social services.

f. Sixth & Marquette Park/Plaground

Develop a shared park/playground for St. Mary's and Lew Wallace schools. This site could also be framed with senior housing, daycare and park services overlooking the park/playground.

Priority 3

a. Saks & Gizmo

Attract a small upscale department store, such as Saks Fifth Avenue, to the Gizmo Building on Central to announce the return of fashion retailing to Downtown.

b. Magnet High School Campus

The old Post Office Building on Gold between Fourth and Fifth could serve as an exemplary civic anchor for the Downtown, emphasizing the commitment of the City to education in the center of the region.

c. Rail Yards Re-use

This cathedral of transportation is vast enough for many activities, including the Wheels Museum, office & retailing. Other possible uses on the site are a regional park, a Tivoli Gardens type amusement park, workshops and artist's foundries.

d. District Transportation Link

Further development of the transportation center to include light rail or fixed rail trolleys, as well as a rental car area, taxi stands, bike and roller blade rental, and carriage rides.

e. Management, Design & Programming of Public Spaces

Establish a "Fun Czar" to furnish the public realm with the excitement and unpredictable happenstances of a vital city.

f. Third & Gold Park

Create a new park on the site of the current drive-through bank. This park could be lined with one-story shops and cafes and could have controlled access at night. This park would highlight the extraordinary Occidental Building across Gold as well as providing much needed green space in the southern part of Downtown.



GROCERY STORE



PARK-ONCE PARKING
GARAGE



ROMA NEIGHBORHOOD INFILL HOUSING



UNM STUDENT HOUSING



Downtown Arena / Stadium



West End Neighborhood Infill Housing