

# ULI NM Downtown ABQ Fall 2020 Bike Tour:

## Map, Turn by Turn Directions & Information About the Stops

Tour map:



Length of tour: 8 miles, 1 hour (*approximations*)

## Turn by turn directions:

**START, STOP 1: Sawmill Market; 1909 Bellamah Ave NW, 87104**

Head east on Bellamah  
Turn right on 18<sup>th</sup>  
Turn left into the Explora parking lot  
Ride through the white bollards on the east side/back of parking lot  
Continue east on Rosemont  
Turn left on 15<sup>th</sup>  
Continue northeast on 15<sup>th</sup> as it turns into Sawmill Road  
Continue east on Sawmill Road as it turns into Bellamah  
Turn left on 7<sup>th</sup>  
**STOP 2: Sawmill Murals; 1900 7th St NW, 87102**

Turn around and head south on 7<sup>th</sup>  
Turn left on Aspen  
Turn right on 1<sup>st</sup>  
**STOP 3: Marble Brewing; Future “Ale Rail Trail”; 111 Marble Ave NW, 87102**

Continue south on 1<sup>st</sup>  
Turn right on Roma  
Turn left on 4<sup>th</sup>  
**STOP 4: Civic Plaza Playground; 328 Marquette Ave NW, 87102**

Continue south on 4<sup>th</sup>  
Turn right on Copper  
Turn left on 7<sup>th</sup>  
Turn right on Central Ave.  
**STOP 5: Future Arrive Hotel; 717 Central Ave NW, 87102**

Turn around and head east on Central Ave.  
**STOP 6: Central Ave Murals; Central between 8<sup>th</sup> and 1<sup>st</sup>**

Turn right on 5<sup>th</sup>  
**STOP 7: Future Bernalillo County Offices; 415 Silver SW, 87102**

Head east on Gold  
Turn left on 4<sup>th</sup>  
Turn right on Central Ave.  
**STOP 8: Innovate ABQ Update at One Central; 1 Central Ave NW, 87102**

Head south on 1<sup>st</sup>  
**STOP 9: Future Development site, 1<sup>st</sup> & Silver; 100 Silver Ave SW, 87102**

Continue south on 1<sup>st</sup>  
**STOP 10: Railyards; 777 1st St SW, 87102**

Head west on Hazeldine  
Turn left on 2<sup>nd</sup>  
Turn right on Santa Fe  
Continue across the ditch via the Barelás Bike/Ped Bridge  
Turn right on the Bosque Trail  
Turn right on Alcalde  
Turn left on Kit Carson  
Turn right on Laguna  
Continue on Laguna as it turns into Roma  
Turn left on 14<sup>th</sup>  
Turn left on Marble  
Turn right on 19<sup>th</sup>  
Turn right on Old Town Road  
Make a quick left back onto 19<sup>th</sup>  
Turn left on Mountain  
Turn right on 20<sup>th</sup>  
**Arrive at Sawmill Market; 1909 Bellamah Ave NW, 87104; End of guided tour**

## Information, tour stops:

### NOTES:

- This tour primarily utilizes city streets so there will be vehicles. If a vehicle is trying to pass, please move to the right side of the road to allow them to pass.
- Cross street carefully and look both ways! You are responsible for your own safety.

### DEI Statement

As a response to the protests which began in the spring of this year, ULI New Mexico has created a Diversity, Equity and Inclusion (DEI) Committee. The goals are:

- To attract, retain, and promote opportunities in the land use and real estate industry for people whose backgrounds and experiences are typically underrepresented in the industry.
- To expand diversity of backgrounds, experiences, and contributions within the District Council and the industry as a whole, to ensure we are actively seeking the participation of diverse strategies and perspectives.
- To engage new and existing members as active participants, content developers and thought leaders.
- Facilitate outreach to non-members to increase the diversity of backgrounds and perspectives.
- Promote interactions among members of the organization that embrace inclusion.
- Embrace and leverage different perspectives to enhance ULI activities.

This is a long and complex process but we're looking forward to increasing our opportunities and building relationships with a broader spectrum of our diverse state.

We invite you to take pictures and share them!  
Use the hashtag **#BikeULI** when you post them.

### **STOP 1: Sawmill Market; 1909 Bellamah Ave NW, 87104**

- First food-hall style eatery in Albuquerque.
- The 33,000-square-foot market is home to 24 vendors.
- Opened in March 2020
- Same developer as Hotel Chaco and Hotel Albuquerque, James M. Long, the founder and CEO of Heritage Hotels & Resorts, Inc.

### **STOP 2: Sawmill Murals; 1900 7th St NW, 87102**

- Artist: Noé Barnett
  - Other local murals include Hometown Heroes at I-25 & Paseo; United at Coal & 2<sup>nd</sup>; Azul (Cocina Azul) at 12<sup>th</sup> and Mountain.
- This is one of 2 murals; the other one is located at 739 Haines Ave NW, right around the corner.

### **STOP 3: Marble Brewing; Future “Ale Rail Trail”; 111 Marble Ave NW, 87102**

- The City of Albuquerque is working on a feasibility study for a 2.25 multi-use trail to connect Downtown with the Sawmill District.
- The alignment starts where the BNSF train tracks cross Lomas and ends at Mountain Rd.
- It is proposed to follow the existing rail alignment that runs north parallel to First Street and continues along the rail spur that extends west to the Sawmill District. The study is looking at different alignment options, trail cross-sections and how it could benefit adjacent business and property owners.
- The Ale Trail connects to another study corridor for the so called ‘Rail Trail’ multi-use trail. This study analyzed the feasibility of a trail along the BNSF railway line between Central Avenue and Lomas Boulevard.
- The Sawmill Spur railroad track and right of way is owned by the NMDOT from the main line (Rail Runner tracks) to 12<sup>th</sup> street.
- BNSF has use rights to the line and it is currently used for some cargo shipments to a retailer on 12<sup>th</sup> street.
- A historic steam locomotive also uses this track. They currently only move it their yard and the group has been seeking funds for upgrade.

### **STOP 4: Civic Plaza Playground; 328 Marquette Ave NW, 87102**

- Built in 1974 to host outdoor events in downtown Albuquerque.
- Sitting on top of a two-story underground parking structure, Albuquerque’s Civic Plaza was an expanse of hot paved space with a concrete fountain that did not serve the adjacent Convention Center or the public.
- The 30,000-sf plaza renovation included a new interactive water feature, stage and video wall, improved accessibility, a new playground, landscape, and shade structure.
- The new fountain design utilizes the circular shape of the original fountain basin with new, amphitheater seating along the perimeter for events.
- Programmable jets with LED lighting are arranged in bands mirroring the new shade structure which terminate at the acrylic cube and provide opportunity for water display.
- Water pours over the cubes, spray jets shoot from the cubes, and fog periodically erupts from the tops to drift across the plaza.
- The acrylic cubes light-up at night with color changing displays, creating playful silhouettes of kids and adults to be enjoyed year-round.
- A custom shade structure made of woven tensile fabric provides respite from sun, and a custom prickly pear playground brings a New Mexico appropriate play element to the plaza.
- The playground design evolved from an abstraction of a locally ubiquitous cactus: prickly pear (*Opuntia* spp.).
- The playground is designed as a series of climbing nets stretched across arched frames representing spiny cactus pads, called “cladodes”.

- The prickly pear fruits are incorporated as bright red accents, with “fallen” fruit functioning as stepping stools.
- To ensure accessibility, a sloped route connects the higher portion of the prickly pear to the ground level – the route is designed as a large lizard, a ubiquitous feature in the high desert.
- Additional shade sails were incorporated into the playground based on extensive shade-sun studies.

**STOP 5: Arrive Hotel (In Development); 717 Central Ave NW, 87102**

- Restoring the historical exterior architecture of the six-story, 75,000 sq. ft. building originally built in 1965 as the Downtowner Motor Inn.
- Revitalizing the guestrooms, reprogramming the lobby into a coffee shop and bar, refreshing the pool and courtyard, and adding a games area and food truck park.
- Crowd funded project. At least 2 ULI board members are minor partners. Funding is open until the end of the year for this \$24M redevelopment.
- <https://www.nextseed.com/offerings/arrive-abq>

**STOP 6: Central Ave Murals; Central between 8<sup>th</sup> and 1<sup>st</sup>**

- Throughout this vibrant city you will see our diverse culture expressed through beautiful murals. A specific concentration of this artwork can be found downtown along Central Avenue, painted on boarded up storefronts.
- The boards went up after some windows were damaged during a protest on May 31, 2020 that turned violent. Other businesses put up boards as a precautionary measure against potential damage.
- These projects are an example of something beautiful that came out of unfortunate incidents. Broken property turned into artistic expression and ownership of space that celebrates local cultures. The community comes alive through this artistic work, through the process of painting outside with others, but also with the final displayed pieces. It is almost like walking through a gallery - an expression of the community through art.
- This initiative is called Paint for Peace, led by Victoria Van Dame and Jessica Anderson from OT Circus, an arts collaborative located at 709 Central Ave NW, 87102

**STOP 7: Bernalillo County Offices (Under Construction); 415 Silver SW, 87102**

- Bernalillo County @ Alvarado Square
- HB Construction and Dekker/Perich/Sabatini architects make up the design-build team.
- The total cost of the renovation is \$53.7 million.
- The building slated for renovation was constructed in 1980 and is 282,000 square feet in size.

**STOP 8: Innovate ABQ Update; 1 Central Ave NW, 87102**

- Public-private partnership created to develop a 7-acre innovation district in downtown Albuquerque to foster economic development and job creation in New Mexico.
- UNM has recently taken over full control of the site.
- The city, the county and business entities like Nusenda Credit Union – which have contributed funds to Innovate ABQ and provide leadership through the nonprofit’s 13-member board of directors – support UNM retaking control.
- New hotel:
  - The 170-room hotel is designed as a dual brand hotel, a new concept for Albuquerque that combines Hilton Garden Inn and Homewood Suites into one structure.
  - This new, 6-story hotel is located at the east entry to Downtown Albuquerque at Central Avenue and Broadway Boulevard along Albuquerque’s ART route and across from ABQ Innovate.
  - The first floor of the hotel includes the lobby and structured parking; the second through sixth floors include rooms and an outdoor deck.

**STOP 9: Future Development site, 1<sup>st</sup> & Silver; 100 Silver Ave SW, 87102**

- This is the last parcel in the original Alvarado Master Plan developed by HDIC and Romero Rose.
- It was formally the Greyhound parking lot
- Currently out for RFP. Previous RFP negotiations were cancelled due to lack of communication with development team.
- To drive the deal the City is also interested in leasing up to 10,000 sq. ft. of office space.
- City has applied for a grant to install smart parking technology in downtown core and the gold street garage (next door). This will allow folks to use apps to find parking, pay for parking from phone while dining/shopping if it is expiring. It will allow the city to use dynamic pricing and functionally increase supply with better management.
  - Thoughts: Could the City help drive additional DT development by creating a campus spread out over downtown and partnering with developers to build other uses on top? What can the City do to incentive you to move your office downtown?
- Also nearby:
  - Colorful fence properties have been transferred from Romero Rose to Homewise who has 3 years to develop as townhomes.
  - Downtown police substation in Alvarado Transit Center is helping with crime
  - Freight House is another P3 (public private partnership) opportunity

**STOP 10: Railyards; 777 1st St SW, 87102**

- The Rail Yards property lies within the Barelmas neighborhood, one of Albuquerque's oldest, and is adjacent to the South Broadway neighborhood.
- Originally settled as a farming community, it was reshaped by the establishment of the railroad in the 1880s.
- By the 1900s, Barelmas was flourishing, with many of its residents were employed by the Atchison, Topeka and Santa Fe Railway (AT&SF).
- The city has completed remediation on the north end of the site. They are now working on the south end. So far remediation, including a new courtyard has cost the city \$1 million.
- There's still no timetable for developing the largest building, the machine shop. The city says the first three buildings on the agenda are the firehouse, pattern house and the waste and paint rooms and they are looking for interest from developers.

**End of tour: Sawmill Market; 1909 Bellamah Ave NW, 87104**

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**[newmexico.uli.org](http://newmexico.uli.org)**

**@ulinewmexico**



**New Mexico**