



Chapter 3: Implementation: Recommended Projects

Special Projects – Node 2: Ponderosa Park



Existing assets and places of interest for the Ponderosa Park node.

Key Route 66 assets and places of interest:

1. Iconic and neon sign
2. Local lodging, restaurants, and shops; many in historic buildings
3. Transit access
4. Historic buildings and iconic architecture
5. Restaurants, goods and services
6. Route 66 era mobile home park
7. National Museum of Nuclear Science
8. Manzano Mesa Multi-generational Center

Location: Central Avenue, near Eubank Blvd

Era: Unknown


Route 66 asset rank: High

Sector Development Plan area: No

MR Plan area: No

Context: Currently owned and operated by the State Land Office, Ponderosa Park has been a mobile home park for over 50 years. With locations on the north and south side of Central, Ponderosa Park is unique in that each trailer site is articulated with low walls, street lights, and a carport fronting tree lined streets. A large community building, with a pool, as well as a centralized park with iron benches and gazebo provide gathering spaces on the property. These assets, in combination with the site's proximity to Route 66 sites, Kirtland AFB, museums, large retail centers and the freeway, make Ponderosa Park an ideal redevelopment opportunity.



 Indicates potential location for Route 66 public space, see Amenity Kit.

- Envisioned project area for the Ponderosa Park node.

1. Mixed-Use Redevelopment

Description: This area has the potential to be a catalyst site for redevelopment and reinvestment in surrounding properties within and near this node. Depending on ownership of the site, the highest and best use(s) for the site may go beyond restoration of the site as a destination campground. Potential uses include office, retail, higher-density residential, destination campground and event facility. Any redevelopment of the site may be enhanced by the preservation of design elements and/or actual structures that reflect the historic campground use, including signage, landscape walls, lighting, and pedestrian amenities.



Vintage Shasta Trailer, (6)



Carshow, (6)