



# Appendix A

## Recent Investments

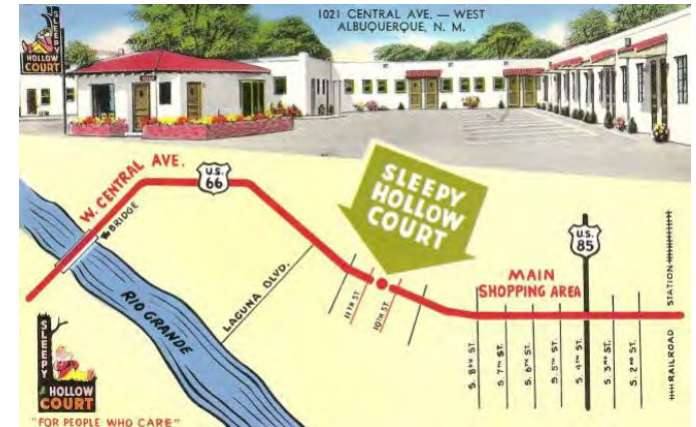
### Recent Route 66 Investments

The City's long-term commitment to Route 66 as a significant economic generator for the future of Albuquerque is evidenced by recent work in the Plan area. The following projects, completed within the previous 5 years, demonstrate investment by multiple City departments in Route 66:

#### 1) Family and Community Services

The following are key projects along Route 66 implemented by the Department of Family and Community Services:

- Sleepy Hollow** (historic redevelopment) - 1023 Central NW completed in 2013. The New Mexico AIDS Services requested federal funding for the partial demolition, reconstruction, and rehabilitation of property located at 1023 Central NW. The funding requested allowed the property owned by NM AIDS to be partially demolished and reconstructed. The project redeveloped the eastern wing and manager's unit, and preserved the earliest structure, a wing of units bordering the western and northern boundaries of the property. This partial demolition, reconstruction, and rehabilitation of attractive housing within the Central Avenue corridor in the City of Albuquerque, transformed the seventeen (17) units (16 + 1 Manager unit) into ten (10) affordable housing units and one (1) meeting space unit designated for supportive services, targeted to HIV+ Low to Moderate-Income persons. Funding: \$1.5 Million (HUD funds)
- Luna Lodge** (historic redevelopment) – 9119 Central NE, completed 2012. Luna Lodge was originally opened on Route 66 in 1950. Its iconic pueblo style architecture was a welcome sight to many travelers. Now it serves as a home to some of Albuquerque's most vulnerable citizens. The original motel has been converted into 14 energy-efficient units with an addition 16 units built as an extension in a similar style to the original motel. Funding: DFCS committed \$1,241,523 in Workforce Housing Trust Funds.
- Edward Romero Terrace** (new development) – 8200 Central SE, completed in 2010. Edward Romero Terrace is a 40-unit low-income, affordable housing development for seniors 62+. The facility is an equal housing facility and provides accommodations and amenities for disabled and/or impaired individuals which it operates through a HUD Section 8 program. Funding: \$800,000 of HOME funds.



*Sleepy Hollow Court Postcard*



*Luna Lodge, before (1)*



*Luna Lodge, after (1)*



*Edward Romero Terrace (1)*



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Sundowner, (1)



Casa Grande, (1)



Bell Trading Post, (1)



Bell Trading Post, (1)

- **Sundowner** (historic) – 6101 Central NE, Completed Fall 2013. The Sundowner Motel was built in the 1950s originally had 110 rooms, a restaurant and nightclub. It was built in the 1950s, but gained notoriety in the 1970s as the site where Bill Gates and Paul Allen developed their first version of BASIC computer language for the Altair computer. The motel flourished for years because of its location along Historic Route 66. It most recently served as a Veteran's Reintegration Center and now is in development as a 71-unit multifamily rental development with a community space and a 3,400 SF commercial/retail space along Central Avenue targeted for small business incubators. Funding: DFCS has contributed \$2,112,908 in Workforce Housing Trust Funds.
- **Bell Trading Post** (historic) – 1503 Central NW, Completed 2008. Bell Trading Post is a cooperative urban infill development that includes the renovation of the historic Bell Trading Post into 15 lofts and new construction of 10 single family homes. The Bell Trading Post was built in 1946 and was in use as a Southwestern/Indian jewelry manufacturing business until 1974. Funding: DFCS \$5000,000 toward property acquisition and an additional \$405,000 in HOME funds for down payment assistance to eligible, low-income home buyers.
- **Casa Grande** – 2412 and 2424 Central SW (Current project). The former Casa Grande restaurant property is located adjacent to the historic El Vado motel (owned by the Planning dept.). Planned as a mixed-use redevelopment project, the property will use a formal market study including stakeholder input to help determine the final use of the property in conjunction with the El Vado motel. Funding: DFCS has utilized \$600,000 in CDBG-R funds from HUD for property acquisition.

## 2) Public Art Program

In 2012, the Public Art Urban Enhancement Program partnered with the Friends of Orphan Signs to refurbish a sign structure into a work of public art. This first project has served as a model for partnership with private property owners to convert existing roadside infrastructure into artistic and cultural enhancements along the route.

- **Orphan Sign at Central & Sierra.** Recently selected for the Public Art Network year in Review 50 Best Public Artworks in America (official national announcement coming June 14th) - Funding: \$20,000, 1% for the Arts.



### 3) Open Space Division

- **66 on 66 Open Space - 2010.** In December 2010, the City of Albuquerque added 66 acres to its Major Public Open Space system. Formally named the Route 66 Open Space, the property protects a portion of the Tijeras Arroyo near Four Hills. In 2011, volunteers began the process of restoring this natural treasure. Funding: \$2,700,000, 2009 General Obligation Bonds.

### 4) Metropolitan Redevelopment Program

- **International Streetscape Gateway** – 7100 Central Avenue SE, Completed 2008. Metropolitan Redevelopment and DMD made improvements to the streetscape in the International District. Streetscape improvements included a stone dragon, landscaping and cultural pillars along Central and Louisiana Blvd. Funding: \$1,304,211.
- **Old Albuquerque High School** (historic property) – 321 Central Avenue. Old Albuquerque High School began its redevelopment process in 2000. The City purchased the property and put out an RFP for a vibrant, mixed-use development. Albuquerque High School opened in 1914 and was closed in 1974. The high school was designed by Trost and Trost, Architects of El Paso, Texas in the style known as Jacobethan Revival. Funding: MR purchased the property for approximately \$1.8 million dollars and put in an addition \$8 million in infrastructure and off-site improvements.
- **De Anza Motor Lodge** (historic property) – 4301 Central Avenue. De Anza Motor Lodge is a former 85-unit motor lodge, with a café built in 1939. Included on the property are Zuni murals designed by a Zuni artist that is contained in a basement community room. The City purchased the property in 2004. Funding: MR \$890,000 toward property acquisition and an additional \$300,000 in CIP 2011 was acquired for the project. *Funding:* \$225,544 has been spent on the project with a remaining balance of \$74,456.
- **El Vado** (historic property)- 2500 Central Avenue. El Vado was purchased by the City of Albuquerque in 2006. It was built in 1937 as a traditional Auto Court Motel that could be found on historic route 66. It was constructed in the customary Pueblo Revival character of the South West, including an intact historic neon sign advertising the “El Vado Motel”. *Funding:* MR purchased the property for \$1.2 million dollars.



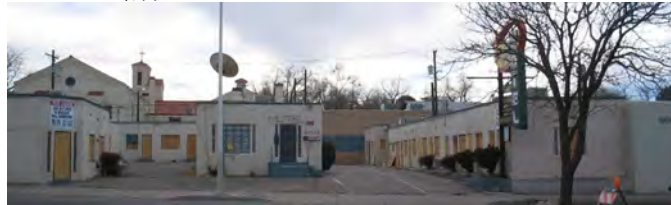
Public Art, Orphan Sign Project (1)



66 on 66 Major Public Open Space (1)



Route 66 Malt Shop, (1)



Nob Hill Motel, Before, (1)



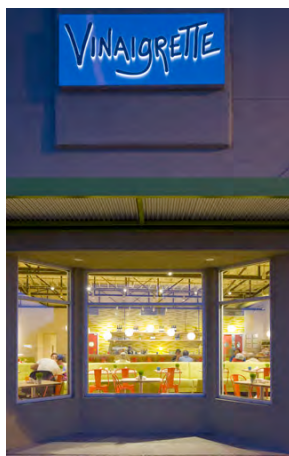
Nob Hill Motel, After, (1)



Aveda Institute, (1)



Vinaigrette, (1)



Vinaigrette, (1)

## 5) Recent private investment

The following recent private sector redevelopment projects demonstrate an ongoing interest in preserving and re-using Route 66 buildings. Please see appendix for additional private investment.

- Old Beauty College, 3810 Central Avenue NE.** The original building has been renovated and now consists of the Route 66 Malt Shop and the Thai Vegan Restaurant, three commercial businesses, Frame City, Nob Hill Fabrics and Rhythm Dance Studio and 4 apartments plus a well lit large parking lot at Silver Avenue and Solano Avenue. Completion date: 2010
- Nob Hill Court** 3712 Central Ave. SE. Nob Hill Court was renovated from an old 17 room motel to 9 small to mid-size office suites. The images shown represent the original building, a run-down picture before the renovation and the final project. Project completed in 2010.
- Bricklight Courtyards**, South of Central on Harvard. Bricklight Courtyard is a mixed-use infill development located in Albuquerque's dense university area. It consists of 7200 square feet of retail space and 46 apartments distributed across four buildings and separated by individual public and private courtyards. Completion date: 2008
- Vinaigrette Restaurant**, 1828 Central. The former Farmers Market building was speculatively renovated along with the Sandia Theater for Aveda as a way to attract the best restaurant possible. With luck and great gratitude we were fortunate enough to attract one of the most exciting restaurants out of Santa Fe, Vinaigrette. We took great care in bringing back the original façade so to connect the restaurant with Central and provide a window for all of those to enjoy. Our goal is to bring in the right uses and urban form to encourage the neighborhood to walk to the project. An outdoor dining area was purposely placed at the entrance to liven the street and show the activity of our project while placing a separate more private courtyard to the west. Completion date: 2012.
- Aveda Institute**, 1816 Central. The former vacant and boarded up Sandia Theater building was entirely restored and re-purposed to house Aveda Institute and the corporate offices for Mark Pardo Salons; the largest independent salon operator in the state of New Mexico. Great effort was taken to restore the entire building but we are particularly proud of the renovation of the façade and design of the new blade sign on Central. This effort is part of a three phase project to include Vinaigrette and ideally a grocery store or mixed use building in the rear. Completion date: 2011.