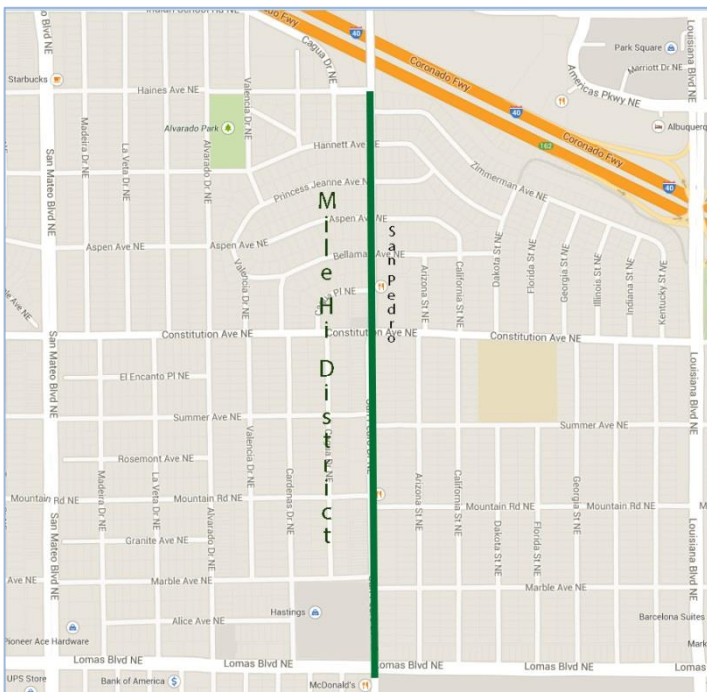




*(San Pedro from Lomas to Haines)*

## *Where*

San Pedro Drive between Interstate 40 and Lomas Boulevard straddles the mile high contour that runs through the topography of the North East Heights. Since its development in the 1950's this



almost mile-long segment of San Pedro between Haines and Lomas has been a quintessential island of “Main Street USA” within a growing urban sea as housing subdivisions marched east from Interstate 25 to the foot hills of the Sandia Mountains.

The businesses that located along this stretch of San Pedro created a corridor that resembled the main drag for a small town instead of the typical suburban shopping strip within a booming Sunbelt metropolis. Along San Pedro, small strip centers were constructed where local people could start businesses. Adjacent to San Pedro were neighborhoods where a young couple starting a family could find well-built starter homes with

nearby amenities along San Pedro including grocery stores, insurance companies, gas stations, and/or vehicle repairs.

This segment of San Pedro was more than a shopping district; it was part of a community of neighborhoods each with its own identity. On the south side of Lomas was the State Fair Grounds, where once a year for two weeks, a large portion of New Mexico's population turned out to meet & greet, eat, see a rodeo, and show off their talents. Neighborhoods with starter homes for young couples were located west of Lomas. Larger homes & the City's first all-electric homes were east of San Pedro. Unique starter homes were north of Constitution where the structure façades were brick. Many of the neighborhoods include Pueblo Revival houses unique to Central New Mexico. In addition to the brick and Pueblo Revival homes the area included Dutch Colonial homes and an Albuquerque hi-bred built with a façade of brick below the window line and stucco from the window line to a pitched roof of asphalt tiles.

## Why

With all things, including communities, the march of time eventually requires the need for rejuvenation. Such is true for the commercial strip centers and office complexes on San Pedro Drive between Marble Avenue and Bellamah Avenue. In recent years significant vacancies and some disinvestment have occurred. But through the efforts of neighborhood residents, merchants, and landlords the area is coming back to life; not as main street USA but as a junction where different cultures and lifestyles create the energy that forms eclectic urban communities. Thus, we have called the area the **Mile-Hi District**.

Though Mile-Hi's "Main Street USA" era is in the rear view mirror, just forward of the hood ornament is the corridor's age of "Eclectic Activity." At Mile-Hi a person can grab a pastry at a bakery or a panadería, munch on home-made jerky, have coffee and a muffin at a book store, slurp a Slurpee, or dine on California fare, Chinese food or New Mexico cuisine. In between meals one could work out at a gym, learn Zumba, salsa, pilates, Brazilian Ju-Jitsu, or join a soccer league all of which can be followed up with a massage. You could buy a dress for a wedding or a quinceañera, acquire used clothes, get your hair styled, get your nails manicured, or get a new tattoo. If official business is the requirement of the moment, lawyers are found on this segment along with banks, credit unions, accountants, tax preparers and insurance agents. If you have items in need of repair, you can get your foreign car fixed, buy tires (new or used), buy gas, have a household appliance repaired, or see a cobbler about your shoes and boots. If you are in need of repair, a chiropractor, a hearing aide company and one of several store-front churches are available. UPS and Fed Ex Shipping are also available along with lockers to store important items. And once you have completed your vaunt along the Mile-Hi and feel a bit dreary you can purchase good books and if by chance you need a comfortable reading chair, used furniture can also be found.

ALBUQUERQUE JOURNAL

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# *What*

## **Project Overview:**

To build on these strengths the local neighborhoods working with the City are pursuing several initiatives to establish the segment as the Mile-Hi District. These efforts include:

- Creating a bike hub, that facilitates biking along this segment by:
  - Striping bike lanes on San Pedro as part of the bike lane system that will connect the trail from Mountain Road to the Bosque. This trail follows the Bear Arroyo to the southern leg of the fifty mile bike loop and terminates at the VA Hospital and research center. The bike lanes will also intersect with the Constitution bike lanes that cross through the center of the Mile-Hi district. The Department of Municipal Development has contracted with Parsons Brinkerhoff to design a roadway cross-section that would include bike lanes without reducing motor vehicle capacity and provide a protected left turn lane into the adjoining commercial centers.
  - Extending a bike boulevard along Monroe from Silver to Mountain Road, and along Mountain Road across an east leg of the 50 mile loop at Alvarado and then across San Pedro to Dakota and then north to the Tom Bolack Urban Forest. This will create a combined bike boulevard and multi-use trail system that connects the Sandia Foot Hills, Uptown, this segment of San Pedro, Nob Hill, the UNM/CNM District, the Presbyterian/ Lovelace hospitals campus, Downtown, Old Town, the Bio Park, the Rio Grande Natures Center, the Westbluff Shopping Area and the Petroglyph National Monument.
  - Constructing a protected bike and pedestrian crossing at San Pedro and Mountain Road.
  - Creating a portion of the north leg of the 50 Mile Bike Loop along Alvarado, two blocks west of San Pedro.
  - Installing bike racks along the right of way.
- Improving access to local businesses by restriping the San Pedro Cross Section with a continuous left turn lane. Currently motorists turning left into a business must turn from the inside fast lane.
- Creating an ‘area identity.’ The Neighborhoods have chosen the Mile-Hi moniker to reflect the area’s topographical location of being a mile high. The brand will be marketed by installing signage in the right of way, holding public events based around the mile-hi theme, and the creation of a web site.
- Installing street lights that cover both the street and the sidewalks.
- Identifying locations along the right-of-way where landscaping can be installed either through building medians or working with land owners to identity space behind the sidewalk that can be landscaped.

# *When*

- **Summer 2014:** Project Team released October Draft Plan for public review
- **Summer and Fall 2014:** City Councilor schedules meeting with business and property owners along San Pedro to review the planned improvements
- **Fall of 2014:** Mile-Hi Identity Signs are installed.
- **Fall of 2014:** Decision made regarding restriping San Pedro.
- **Fall of 2014 winter 2015:** Design of San Pedro Striping, a bike median at Mountain and San Pedro and other road way improvements as necessary.
- **Spring 2015:** (tentative) design commences for the upgrade of lighting and installation date determined.
- **Summer 2015:** Restriping Roadway and construction of bike median at Mountain and summer.
- **Summer 2015:** planning effort commences to identify locations for landscaping

## *Comment and Contacts*

We would like to hear from those interested in this project. Please leave a comment and share any ideas you might have.

### **Project Contacts**

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### **For Information about the Roadway Project, contact**

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## *Documents*

- San Pedro Drive Streetscape Concept Between Constitution Avenue and Lomas Boulevard, University of New Mexico School Community and Regional Planning Study Summer of 2011 San Pedro Streetscape.
- San Pedro Drive Bike Facility Assessment.
- Mile Hi Restriping Project Business Brochure
- Walkable and Livable Communities Institute Observations and Recommendations, the Built Environment, Albuquerque, New Mexico.
- FHNA Mile Hi District Identity Study.