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# South Carlisle Neighborhood Community Planning Concepts

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# Carlisle Village

Lantern Heights

Kirtland Corner

Nob Heights

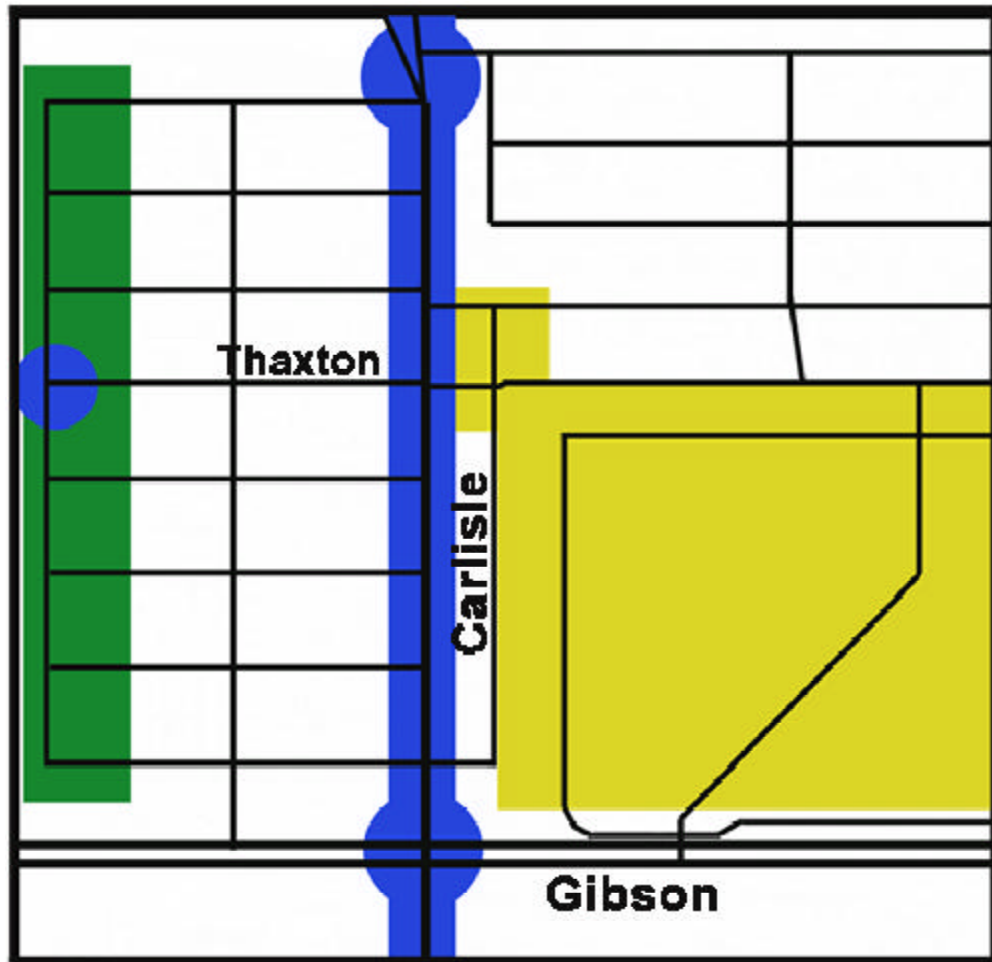
## South Carlisle Neighborhood Community Planning Concepts

Design Planning Assistance Center  
School of Architecture and Planning  
University of New Mexico  
Spring 2002



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# SOUTH CARLISLE NEIGHBORHOOD COMMUNITY PLANNING CONCEPTS



*The following pages suggest design ideas and propose ways to enhance the community identity and well-being of the Carlisle Village Neighborhood. They are intended to encourage discussion and lead to activity by area residents and business owners in order to improve public safety, provide for enhanced pedestrian, recreation and education opportunities and achieve objectives identified by community members.*

*prepared by the  
Design Planning Assistance Center  
School of Architecture and Planning  
University of New Mexico  
Spring 2002*

## **Design Planning Assistance Center**

The Design Planning Assistance Center (DPAC) is a community service center of the School of Architecture and Planning at the University of New Mexico. DPAC works with community groups and not-for-profit organizations throughout New Mexico on architectural, planning and landscape projects. DPAC was established in 1969 and is staffed by students in the architecture, planning and landscape degree programs.

**The information contained in this document is intended to generate further discussion on the future of the neighborhood studied. This document contains no copyright restrictions and its duplication and dissemination for use in the community is encouraged.**

For additional full-color, bound copies please contact: **Mark Childs, Director DPAC, UNM**  
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In memory of our friend and colleague  
Matt Smilovitz



# ACKNOWLEDGEMENTS

The design ideas in this document are presented by members of the DPAC studio. They are the product, however, of a community effort and would not have been possible without the involvement of many concerned and dedicated individuals.

## **Neighborhood Residents**

Jeff Books  
Daniel Erdman  
Kevin Fickel  
Norman Liss  
Steve & Gail Miller  
Sandi Radnovich  
Keith & Kelly Vlastos

## **Design, Planning Professionals**

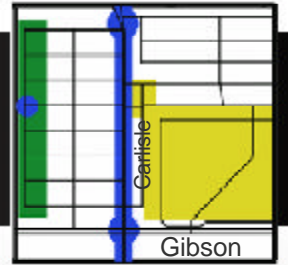
**Joe Brawley**, *Brawley and Company*  
**Mark Childs**, *Director, Design  
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**Paul Lusk**, *Associate Professor,  
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**George Radnovich**, *Principal,  
Sites Southwest*  
**Chris Wilson**, *J.B. Jackson Lecturer*

We would like to thank the City of Albuquerque for providing the initiative and associated support for this project as well as their contribution of both professional and informational resources.

## **Community Advisors, City of Albuquerque**

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City Council Services*  
**Marg Elliston**, *Family &  
Community Services*  
**Jim Hamel**, *City Transit Department*  
**Tom Menicucci**, *Policy Analyst,  
City Council Services*

# TABLE OF CONTENTS



City of Albuquerque



Introduction.....	<b>i</b>
Community Profile.....	<b>1</b>
<b>1</b> Carlisle Village Design Concepts.....	<b>3</b>
<b>2</b> Neighborhood Center.....	<b>7</b>
<b>3</b> Open Space/ West Edge.....	<b>15</b>
Suggestions.....	<b>23</b>



# INTRODUCTION

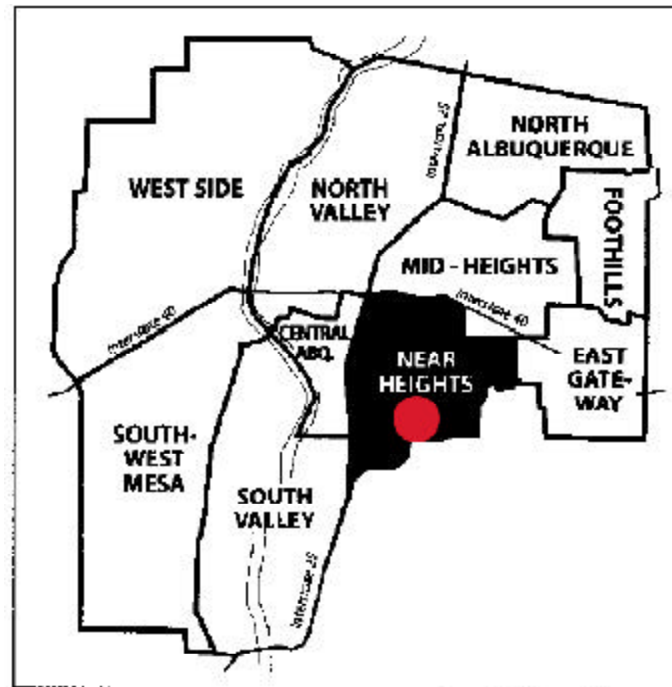
## Purpose of Study

This document resulted from a collaboration between the City of Albuquerque, Family and Community Services Department, and the Design Planning Assistance Center of the School of Architecture and Planning at the University of New Mexico.

The purpose of this study was to generate a set of strategies for potential urban improvements in the South Carlisle neighborhood (herein referred to as the Carlisle Village neighborhood). It is intended that the results of this study may initiate discussion on the future of the neighborhood within the community and within public agencies and departments of the City of Albuquerque. The ideas presented here are design concepts and are not intended to be design guidelines.

## Area of Study

The area of study for this project includes the area within approximately one quarter mile radius of the intersection of Carlisle Blvd. and Thaxton Ave. in Albuquerque, New Mexico. The Carlisle Village neighborhood is part of the City of Albuquerque's Near Heights Community Planning Area.



Albuquerque's Community Planning Areas

## Process

The following set of design ideas represent initial concepts and strategies in response to issues and concerns raised by members of the Carlisle Village community. These ideas are the result of a four week investigation. The project team researched the area, conducted interviews, met with local planning officials and held a community meeting in order to gain some understanding of the needs and concerns in the neighborhood. The culmination of the process was a two day design *charrette*, a quick concept study, consisting of three teams of DPAC students led by UNM faculty and local design professionals. The charrette produced a set of strategies for the physical redesign of the neighborhood.

## Organization of this study:

The design charette identified three areas of focus. The first team, **Carlisle Village Design Concepts**, examined the area relative to its urban context and connections to the surrounding community. The second team, **Neighborhood Center**, focused on the neighborhood core and new residential development. The third team, **Open Space / West Edge**, investigated the possibilities of the undeveloped properties on the western edge of the neighborhood.

This document contains four major sections reflecting the process of our investigation. These four sections are:

### ***Community Profile***

Background Research and Analysis

### ***Carlisle Village Design Concepts***

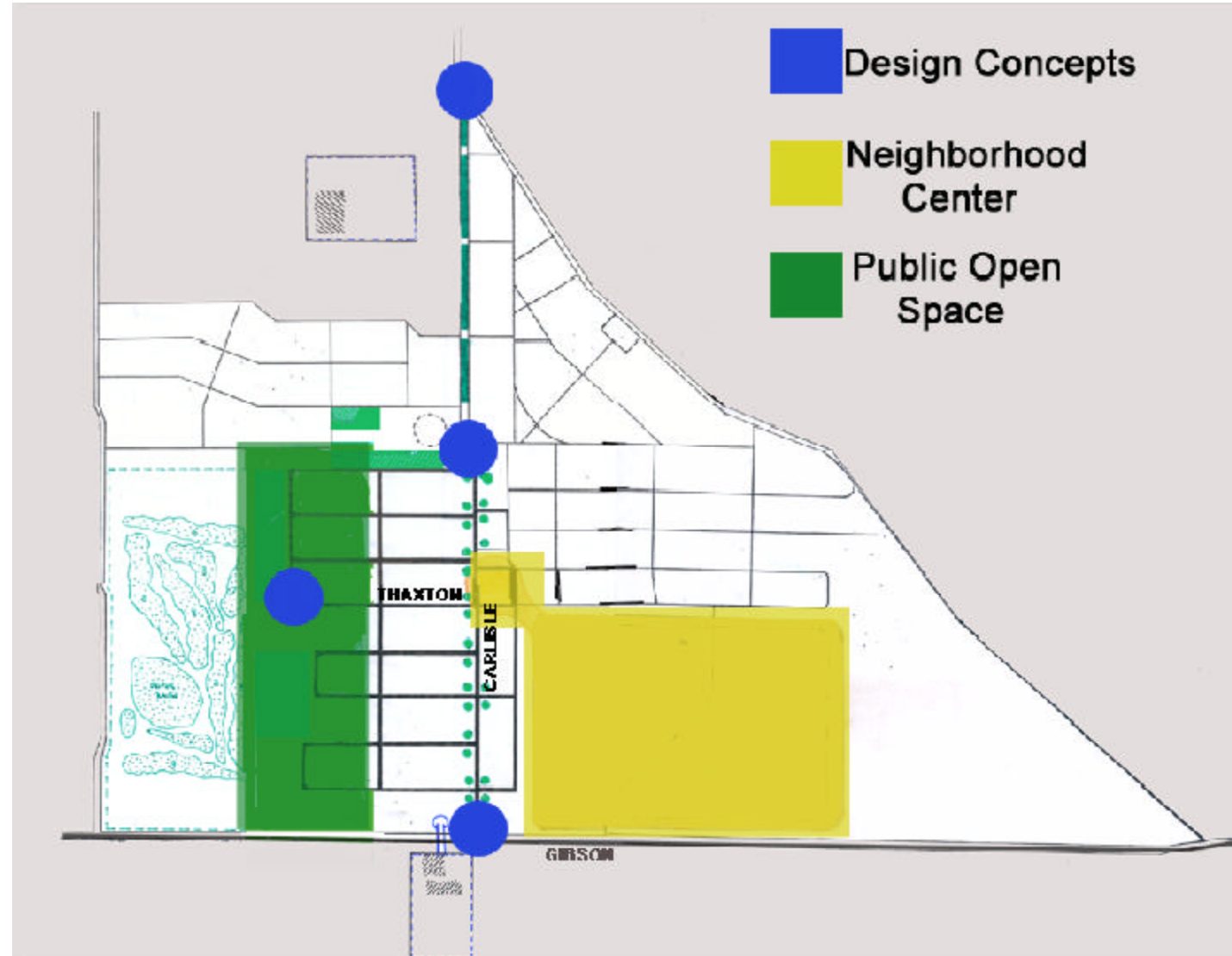
Neighborhood Identity

### ***Neighborhood Center***

Development of neighborhood core

### ***Open Space / West Edge***

Development of western edge





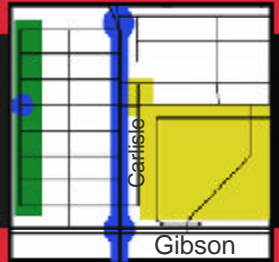
Neighborhood Core

## Carlisle Village Neighborhood



Aerials: Bernallilo County Geographic Information Systems

# COMMUNITY PROFILE



## HISTORY

The area adjacent to South Carlisle Blvd. roughly bounded by Kathryn, Carlisle, Gibson, and Wellesley was originally known as the Knob Heights Neighborhood.

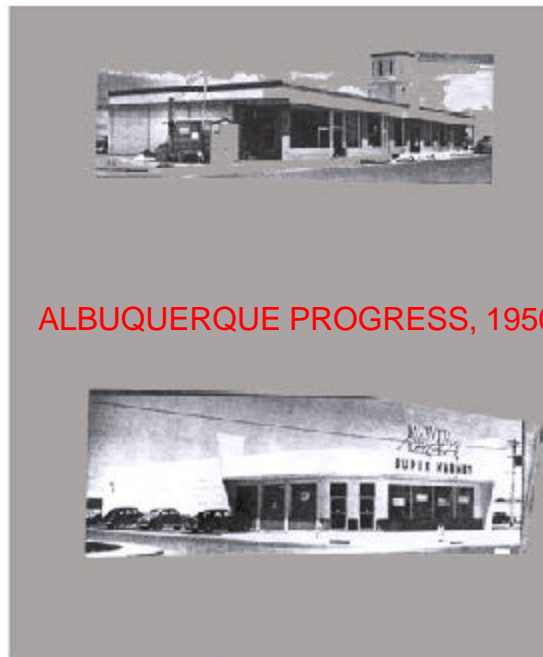
This 160 acre area was deeded by the United States government to Joseph H. Kuhns on November 18, 1891. In 1925 the property was still nearly intact. The Andersons and the Glasebrooks owned all but the Northwest corner.

In 1943 the Andersons with the Thaxtons filed a replat named Torreon. Most of the cross-street names of Knob Heights were on the 1923 Torreon plat.

Over the years developers purchased different blocks. In total, they filed more than a dozen plats of lots. Even now a small part is still unplatted.

Carlisle's value as a means to get about the city was one reason why the east half developed. In addition, Wellesley was open to Gibson. Girard did not extend south of Smith until the late 70's.

The area between Kathryn and Thaxton did not develop until after WWII. The earliest homes appear to have been built on Kathryn by 1949.-



ALBUQUERQUE PROGRESS, 1950

Many homes on Smith and Thaxton had been completed by 1950 and by 1953 on Anderson.

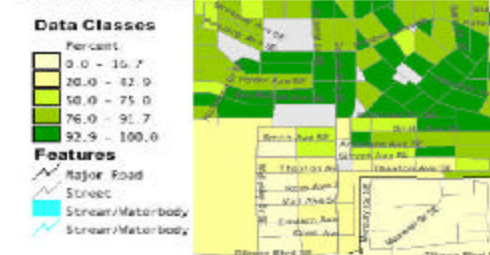
Southeast Heights residents appreciated the convenience of having a neighborhood service center on Carlisle until the late 1970's.

By 1953 the Thrift Super Market had opened at 1019 Carlisle. The rest of the center was in Mesa Court just across Carlisle.

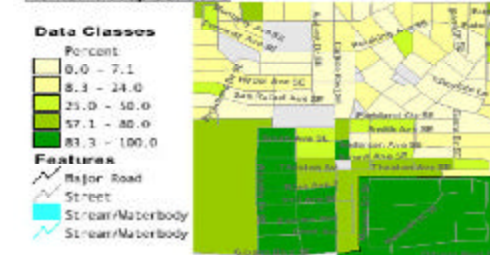
Source : "A History of Southeast Heights"

## NEIGHBORHOOD CHARACTERISTICS

% of Occupied Housing Units that are Owner-Occupied: 2000



% of Occupied Housing Units that are Renter-Occupied: 2000



- Higher percentage of renters than to owners.
- High rental turnover. People of a shared cultural background move into neighborhood for a period of time and then move on. Then a new cultural group moves in.
- Average household size: 2-3 persons
- Median Income ranges from: \$14,000-\$30,000
- The Median Age of adult residents: 25-40
- Percent of Persons Under 5 Yrs Old make up 5%-18% of population

Source: 2000 Census

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Charette Guests  
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Christine Coonen  
Christel Haught  
Meriah E. Heredia  
Tanya Johnson  
Shelley Maynard  
Steve Miller  
Beate Ortlej  
Michael Safranay  
Matt Smilovits  
Keith J. Vlastos

## ZONING



### C-1 Neighborhood Commercial Zone

The neighborhood core, near the intersection of Carlisle and Thaxton, is zoned C-1 and is designed to provide suitable sites for office, service, institutional and neighborhood commercial uses to satisfy the day to day needs of residential areas.

### R-1 Residential Zone

The neighborhood east of Carlisle is primarily R-1. This zone provides sites for single family homes with some accessory uses.

### R-2 Residential Zone

This zone provides suitable sites for houses, townhouses and medium density apartments.

### R-3 Residential Zone

The zone applies to the majority of the neighborhood west of Carlisle and provides suitable sites for the highest density housing outside of urban centers.

## WHAT THE KIDS THINK OF THEIR NEIGHBORHOODS:

Safe or unsafe?

Smith Ave.=safe,  
Anderson Ave.=unsafe

How do you get to school?

Parents drive them

Where do you buy your groceries?

Raley's, Smith's, Circle K

What would you like to see in your community?

Daycare, Community Center, More youth Programs. Places to eat-Pizza and Restaurants, Arcade, Skate Park, Parks, More Trees, Slower Traffic, More Lights

*source: Resident Interviews*

## PROBLEMS:

Undeveloped Airport Property  
Property maintenance and car overflow from the auto repair business  
No access to the Golf Course  
Bus Routes  
Bad Lighting  
External Church congregations  
Lack of recreation facilities(youth and community)

## ISSUES:

Residents feel unsafe on streets at night  
Sidewalks are not convenient for pedestrians due to curb height and driveway ramps  
Lack of recreation facilities  
Lack of community identity

## NEEDS AND SUGGESTED SOLUTIONS:

Identity-Name, Location, Place

Recreation-sports, community center, game room, soccer, mini-golf, skate park, baseball, xeriscape, Americorp

Pedestrian-Night Safety:Lights, Improve condition of street fronts, add trees

Square/Neighborhood Center Grocery, Farmer's Market, Restaurant, Pharmacy, Laundry, Pizza Place, Theatre, Arcade, Coffee Shop/Soda Shop, Dollar Store / Chrift Store, Public Library, Street Vendors

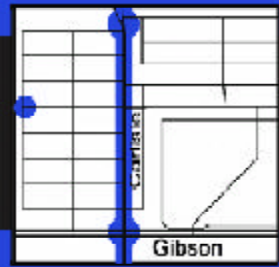
Base Land- housing development

Golf Course- Access

Wellesley Move Road, Community Park/Utilities?  
Cul-de-sac/Through Flow

Street Right of Way-create spaces with trees, sidewalks

# 1 Carlisle Village Design Concepts



- Urban Context / Topography
- Gateways / Connections
- Neighborhood Street Design
- Carlisle Street Design

## URBAN CONTEXT:

This community has been known as Knob Heights, Kirtland Corner, and even South Carlisle Shopping Center. It seems the neighborhood is known more for what is next to it than having an identity of its own. Lying just eight blocks south of Central, it overlooks the popular Nob Hill shopping blocks. It has, however, failed to capitalize on business or attract much interest from the Nob Hill regulars.

South of the neighborhood lies Kirtland Air Force Base. The base is walled off on Thaxton and Hermosa Drive. There has been discussion on the possibility of the Base making some of this property more accessible to the City by opening access from Thaxton. This could

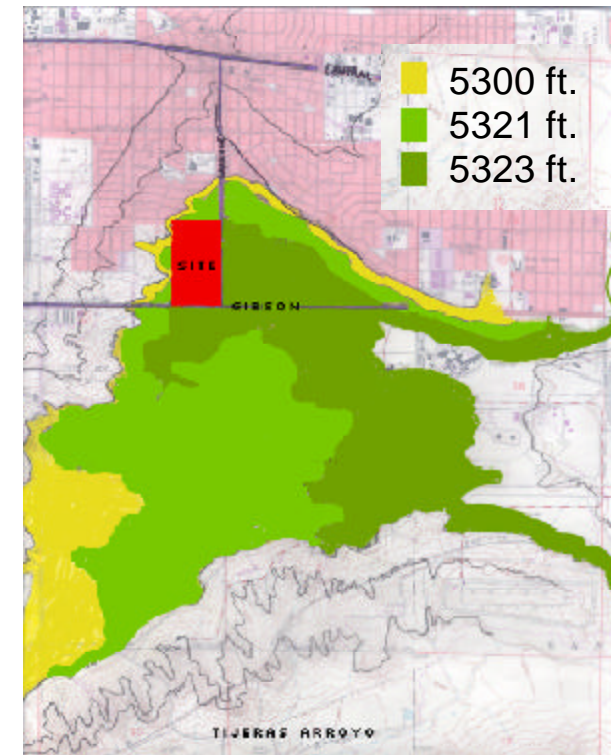
benefit the community immensely by increasing area population by 30% and bring a potential source of new revenue for businesses.

Directly on the west edge of Wellesley lies the City of Albuquerque Golf Course. Burton well and reservoir with adjacent park area crosses on Kathryn along the north edge. This supplies attractive views to the neighborhood and can be used to its advantage. Such surroundings do well in creating potential jogging and walking routes, and could supply safe trails for children attending the Kirtland Elementary School across Gibson Blvd.

The Carlisle Village neighborhood is surrounded by community oriented neighborhoods such as Parkland Hills and Ridgecrest. These areas are considered safe and clean within the City, and the Carlisle Village neighborhood could easily benefit from that reputation. This could help attract consumers and interest to the Carlisle Village Center from just a few blocks away.

## TOPOGRAPHY:

The neighborhood surrounding the Thaxton and Carlisle intersection lies on the crest of the highest point in the southeast heights. At 5323 ft. above sea level, the site offers a unique location which is attractive for both commercial and residential interests.

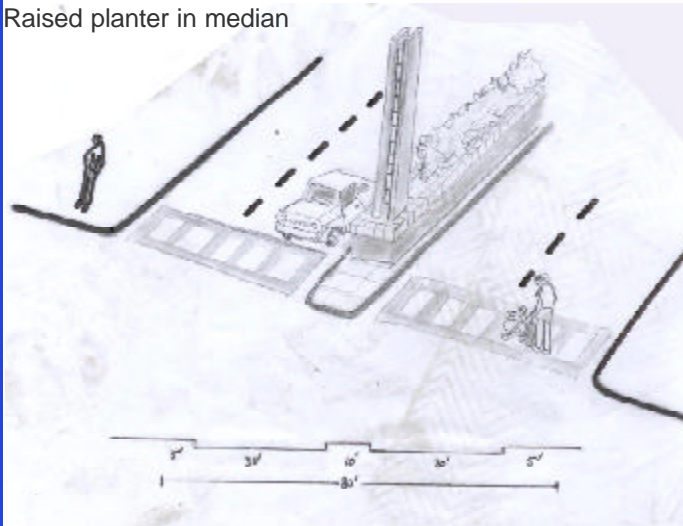


Leader  
Paul Lusk  
Mark Childs  
Students  
John Carriere  
Christine Coonen  
Michael Safrany

## GATEWAYS AT THE INTERSECTIONS OF CARLISLE/ GIBSON AND CARLISLE/ KATHRYN

Using landmarks as gateways into the “Carlisle Village” community helps give the area a unique identity that sets it apart from other neighborhoods in the city. Such gateways could attract passersby into the area because it creates an inviting atmosphere. Adding identity to the neighborhood may also help the community develop an appropriate name. “Carlisle Village” is only one example.. The use of landmarks to create borders are an attractive sight and can also arouse curiosity. These landmarks could, for example, be an abstract representation of the tower presently on the Life Tabernacle building. The creation of wide landscaped medians on Carlisle at the intersection of Gibson could serve two functions. First, it is an attractive gateway into the community. Second, it is consistent with the medians on Carlisle just north of Kathryn, tying the neighborhood to the surrounding community.

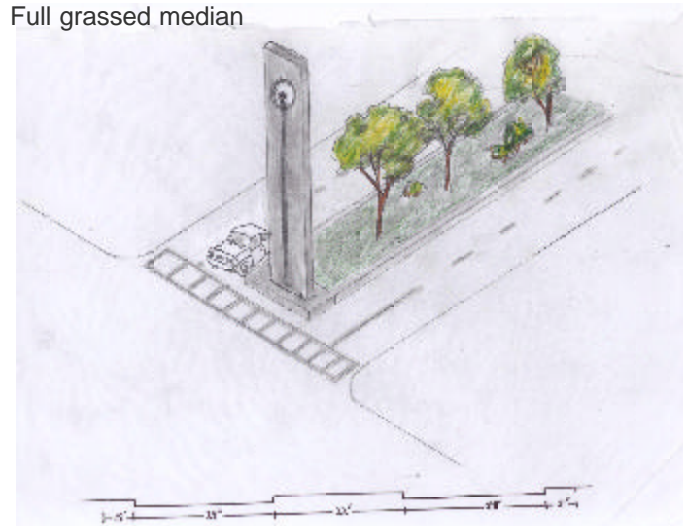
Raised planter in median



CORNER OF CARLISLE AND GIBSON

Carlisle with four lanes and a 10' median in the center. With widened sidewalks and a planter on the median, an attractive gateway is created.

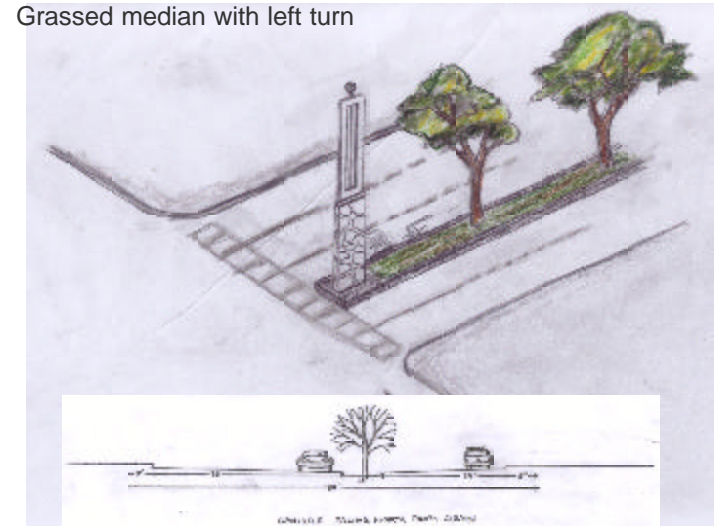
Full grassed median



CORNER OF CARLISLE AND GIBSON

A wide median of 22' with grass and trees creates a likeness to Carlisle north of Kathryn. By removing one turning lane on Carlisle, space for such a wide median can be made.

Grassed median with left turn



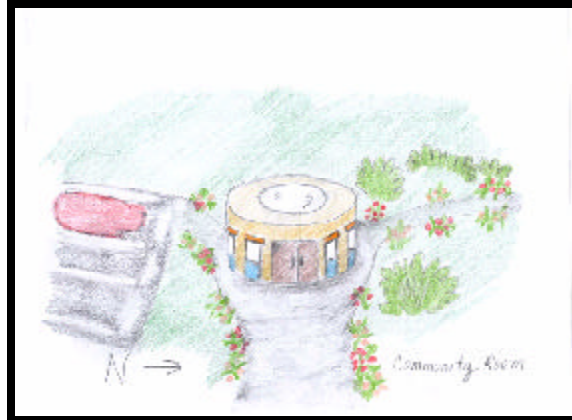
CORNER OF CARLISLE AND GIBSON

On this example all five lanes on Carlisle are maintained, with a 10' median down the center of the road. This island could be at street level, acting as a drain for water runoff in the street.



CARLISLE / GIBSON INTERSECTION (looking North)

- Possible integration of sculpture and infrastructure in order to create a memorable gateway to the neighborhood.
- Brick paved crosswalks in order to emphasize the pedestrian nature of the neighborhood.
- The landscaped median is widened in order to pick up on the wide medians of Carlisle Blvd north of Kathryn, tying the neighborhood together. Street trees are added for shade as well as to emphasize the entrance.



Community Room proposed at the intersection of Carlisle and Kathryn.

## CARLISLE / KATHRYN INTERSECTION

The north entrance to the neighborhood currently consists of an awkward intersection where Carlisle Blvd narrows. This intersection could be made more attractive and efficient by creating a small traffic circle. This would allow for traffic calming upon entering the neighborhood as well as creating an attractive, landscaped entrance.

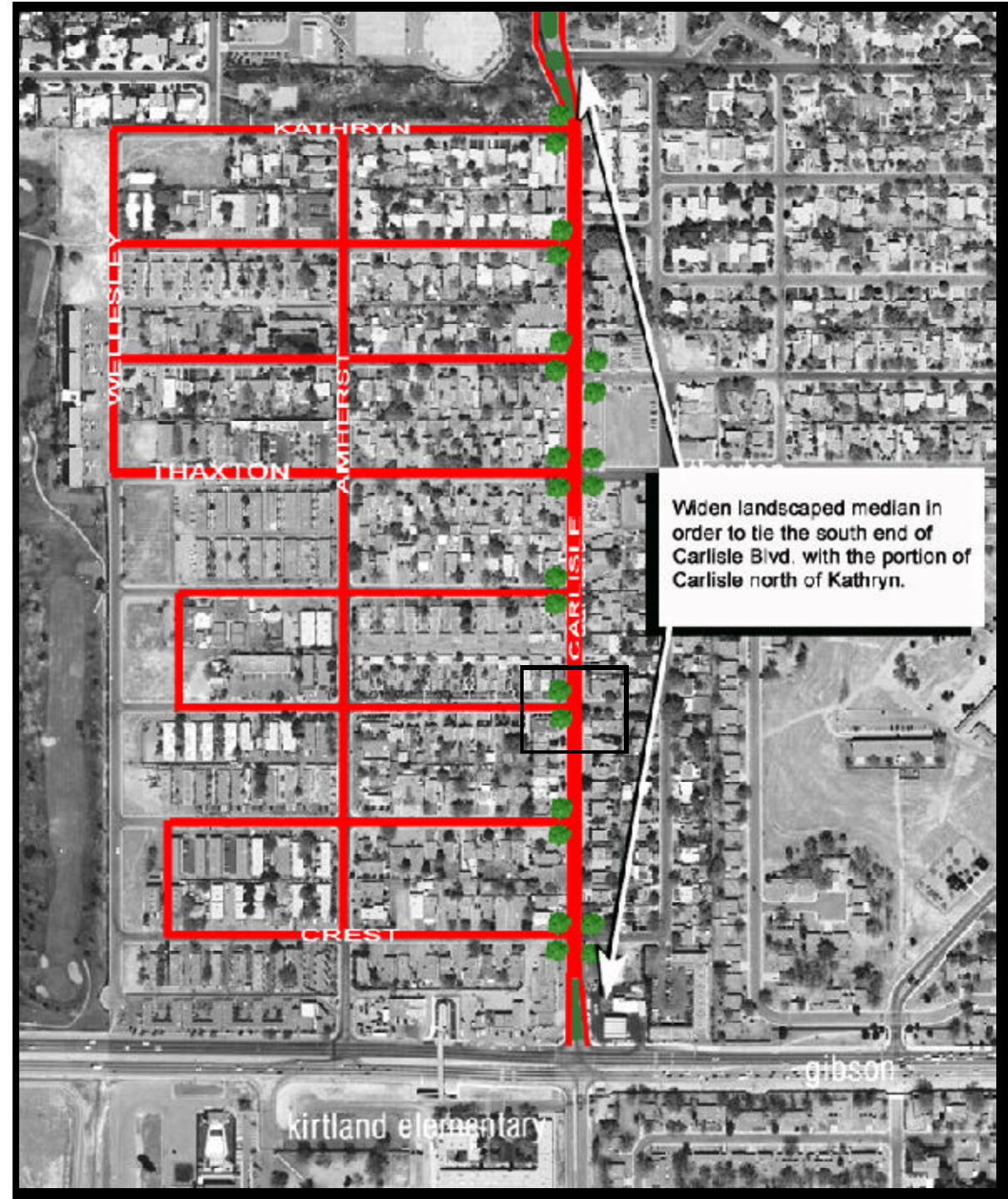
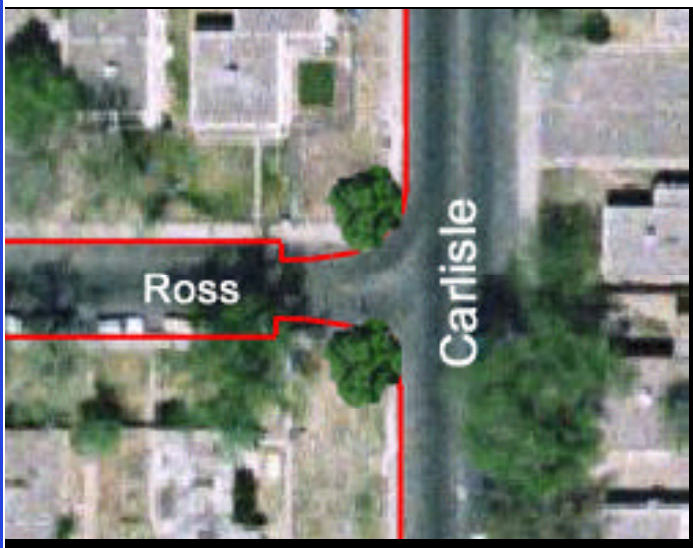


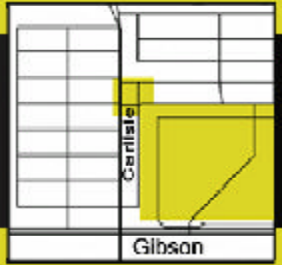


## STREET DESIGN

In order to decrease automotive traffic through the neighborhood, we propose to discontinue portions of Wellesley. These portions would then be redesigned for pedestrian and bicycle access. This would allow increased pedestrian and bicycle access while decreasing automotive traffic. Amherst could also be discontinued south of Crest, making Carlisle the collector for the neighborhood.

Bumpouts are added where neighborhood streets meet Carlisle. This defines the area for on-street parking on the residential streets as well as provides added area on the corner for landscaping. By adding trees to these enhanced corners, the entire length of Carlisle becomes more defined.





## COMMUNITY GOALS:

□ Based on community members and other comments from a meeting at Kirtland Elementary School January 22, 2002

- To create an identifiable place
- To increase economic activity
- To provide every-day and periodic services to the neighborhood



## STRATEGIES:

- Emphasize Key landmarks; job centers and public facilities in area
- Provide memorable spaces and symbols that identify the Carlisle Village
- Provide small scale commercial, retail, and office space
- Expand housing choices to allow enough buying power for small businesses

*Leader*  
 Joe Brawley  
*Students*  
 Tanya Johnson  
 Shelley Maynard  
 Steve Miller  
 Beate Ortlej



**VICINTY AMENITIES**

- Occupation
- Education
- Transportation

- The location of this neighborhood is ideal with easy access to jobs at hospitals, Sandia Laboratories, International Sunport, and University of New Mexico.



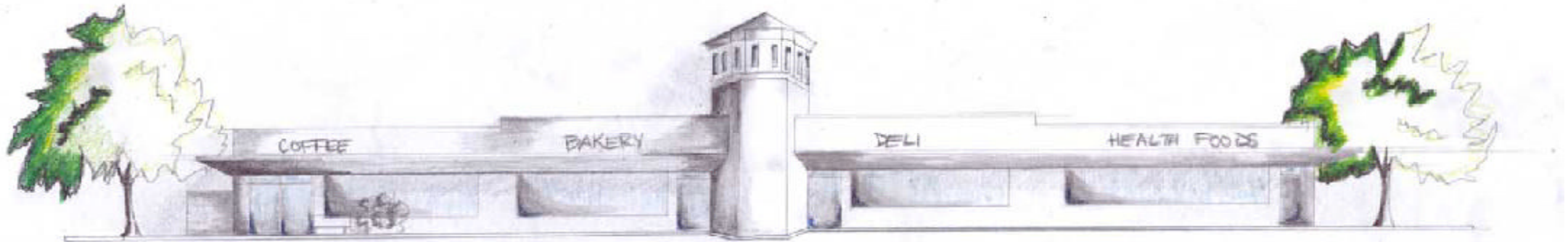
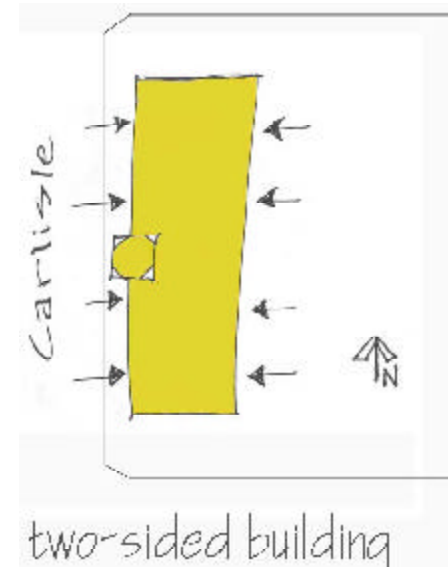
**PROPOSALS FOR THE NEIGHBORHOOD CENTER**

- Enhanced commercial facades
  - second story residential
- Possible renovation of tabernacle
- Create the idea of “place” in the center of community
- Other parking type and placement
  - facilitate off street parking in multiuse space
- Enhance Pedestrian accessibility
  - added bump outs
  - create 90 degree and 30 degree parking
  - slows traffic speeds
- Improve shading and vegetation
  - i.e. trees for shade and wind break
  - enrich micro climate

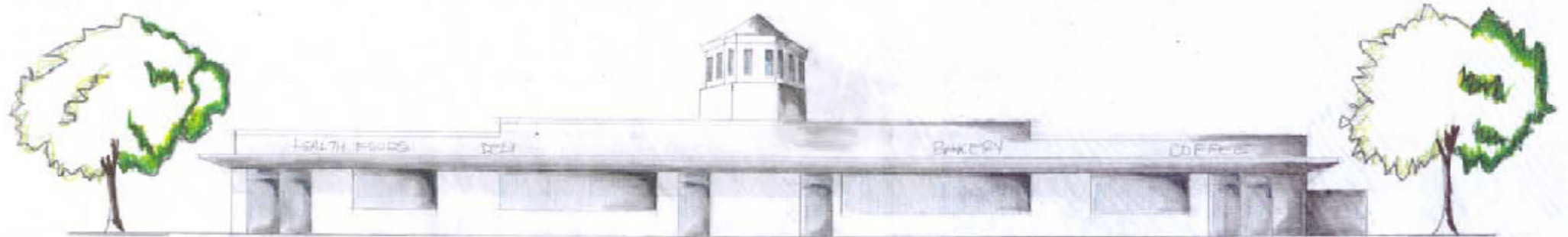


## SUGGESTED COMMUNITY USES FOR NEIGHBORHOOD CENTER AREA

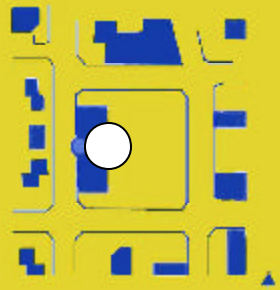
- Provide a neighborhood center with needed amenities
- Utilize the existing building by providing 4 points of access at each side, allowing customers to enter from multiuse plaza space and street
- Recognize the special identity the tower provides to this neighborhood, add light treatment for tower to read as a “night lantern” for neighborhood



WEST ELEVATION



EAST ELEVATION



## POSSIBLE PEDESTRIAN ACTIVITIES IN NEIGHBORHOOD CENTER



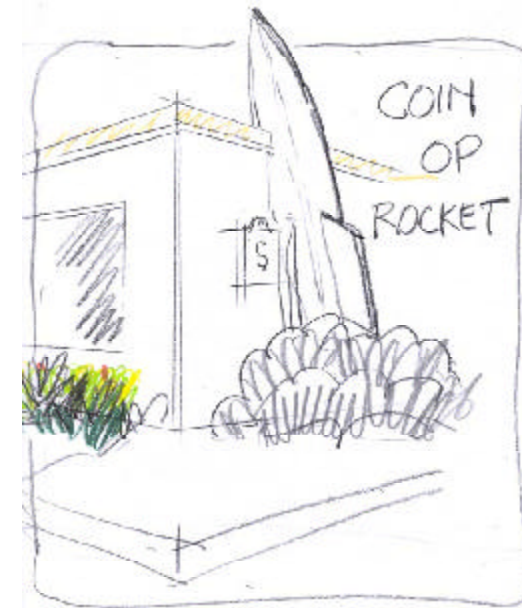
### **OUTDOOR CINEMA**

- Bring your own chair and enjoy a movie with family and friends in the neighborhood center



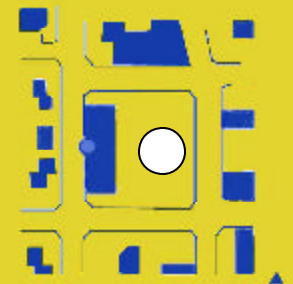
### **GROWERS MARKET**

- Fresh produce is offered every Saturday, from the community for the community



### **MEETING PLACE**

- Interactive novelty activities for young and old





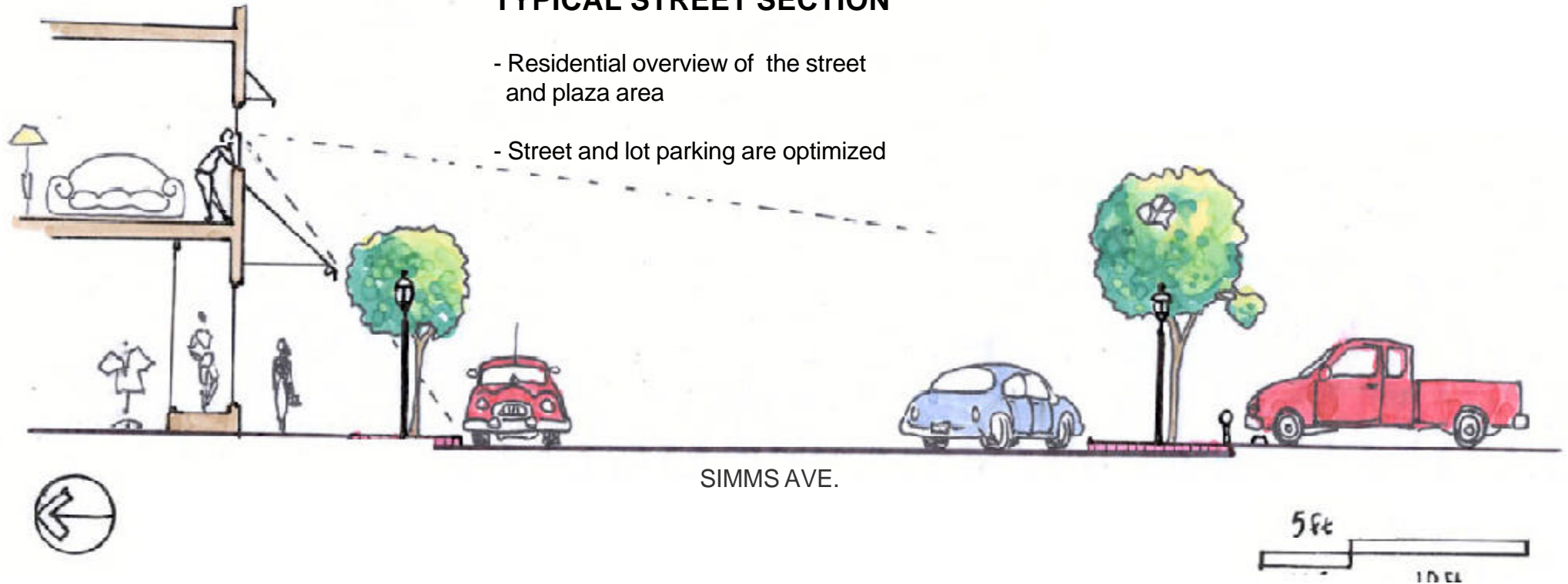
### BUS STOP SCULPTURE

- The Sculpture can reflect seasonal themes



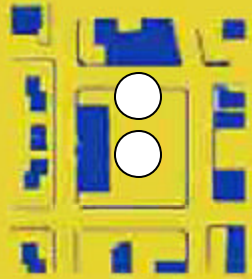
### RUNOFF CISTERN

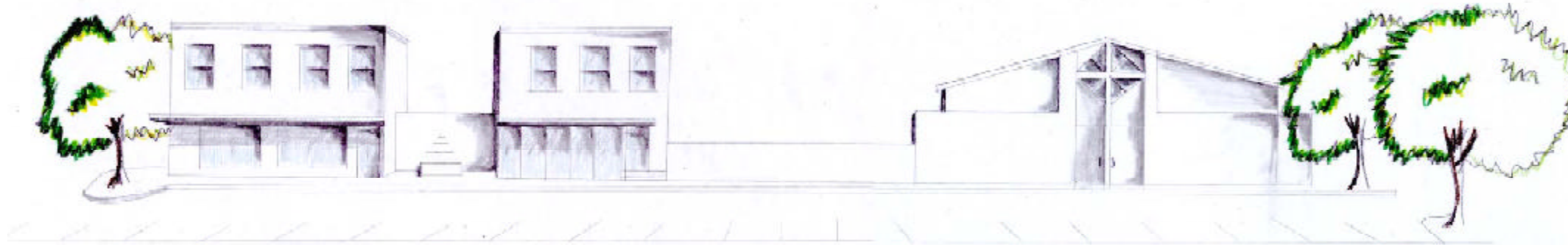
- The water gathered may be used to sustain trees and plant life in this area



### TYPICAL STREET SECTION

- Residential overview of the street and plaza area
- Street and lot parking are optimized





Looking east from square

1



Looking north from square

2



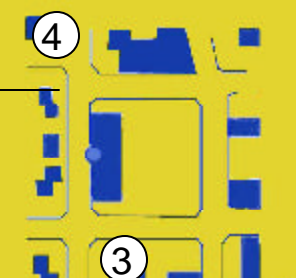
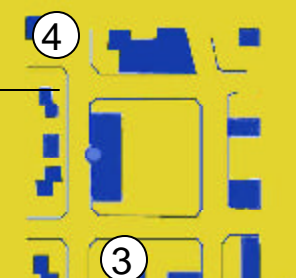
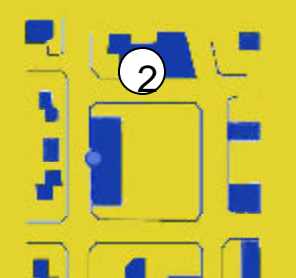
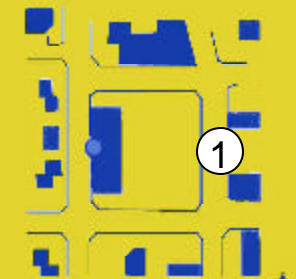
Looking south

3



#### 4 STRIDE RENOVATION

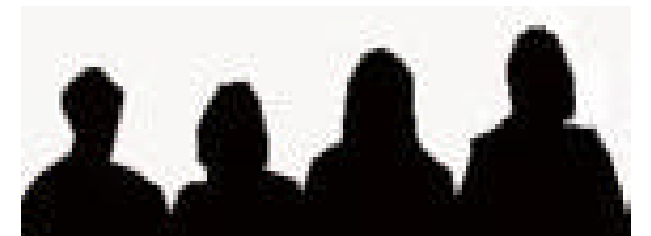
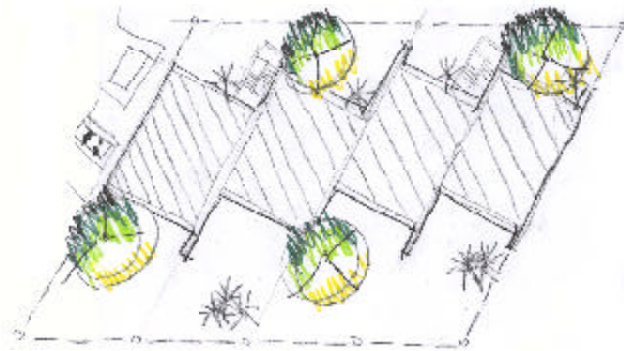
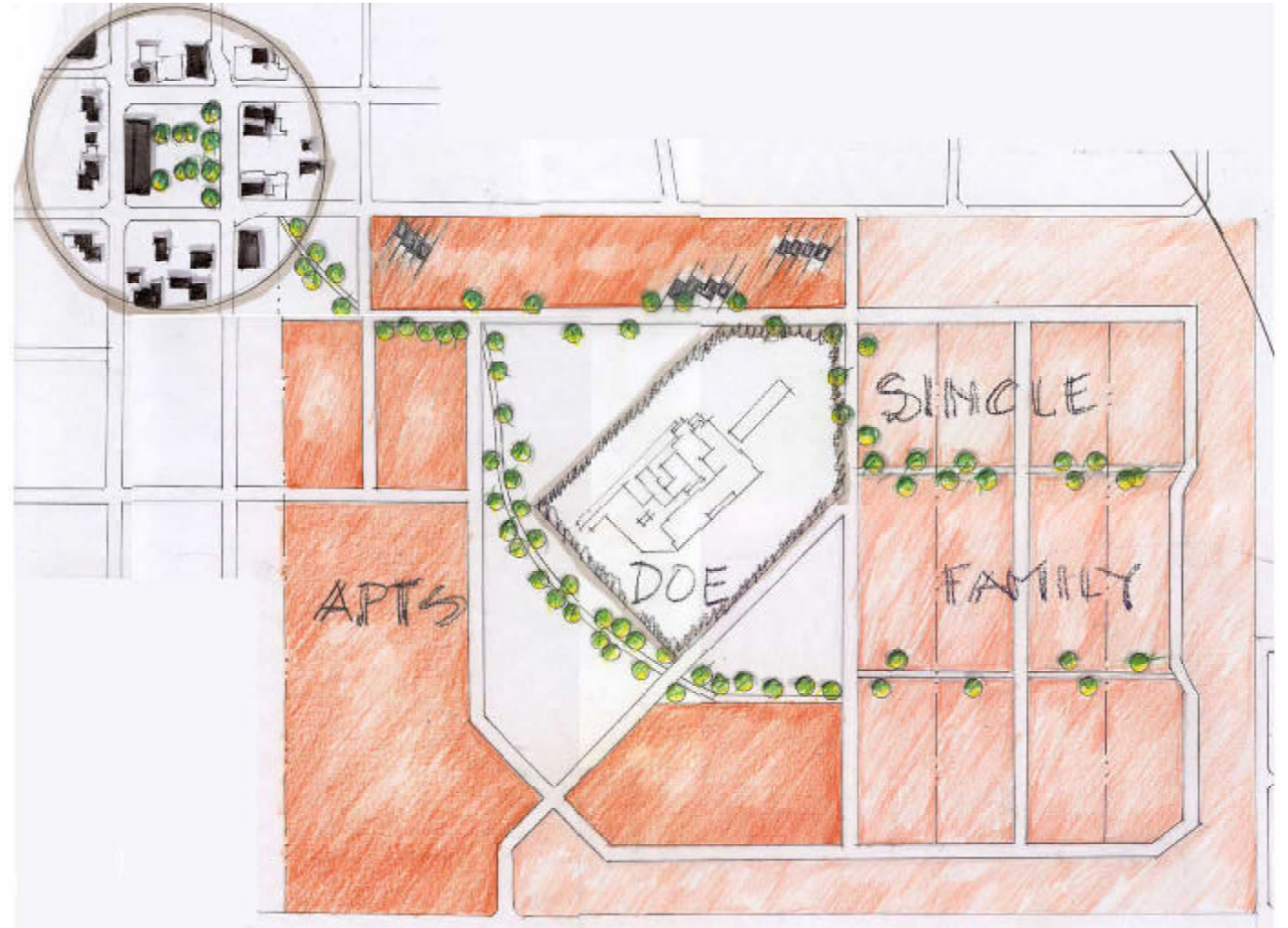
- PROPOSED USE:
- Small post office
- Community library
- Health care services

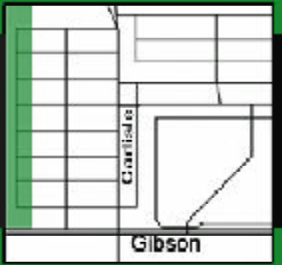




## POSSIBLE REDEVELOPEMENT of baseland north of Gibson

- New housing development while retaining the DOE area in the center
- Create a community that helps support local businesses
- Provide new community development containing a park area and single as well as multi family housing





## Why have education in your community?

There are many advantages to creating an educational as well as a recreational space in the Carlisle Village community. For most of the youth in this neighborhood, learning is something that only exists across Gibson, at Kirtland Elementary. An experiential learning opportunity in their neighborhood would foster social awareness, community value, pride, activism and leadership. When a relationship is developed between youth and a particular urban space, a sense of ownership and personal responsibility to that space is acquired. This provides the opportunity for youth to have positive interaction with their neighborhood and the adults around them.

### Leader

George Radnovich

### Students

Cory Collins

Christel Haught

Meriah E. Heredia

Keith J. Vlastos

## Overall Concepts

### Open Views to West

- Reestablish boundary with golf course open to view
- Develop/Redevelop apartment blocks on west edge respecting view shed down E-W streets

### Smooth Pedestrian Pathways

- Study options taking advantage of 60' right of way
- Establish planting strips on residential streets

### Traffic Calming

- Establish bump outs at intersections and major crossings

### Enhance Thaxton Ave.

- Develop as pedestrian link to commercial center
- Take advantage of full 60' right of way to provide on-street diagonal parking

### Connect Open Parcels on West Edge

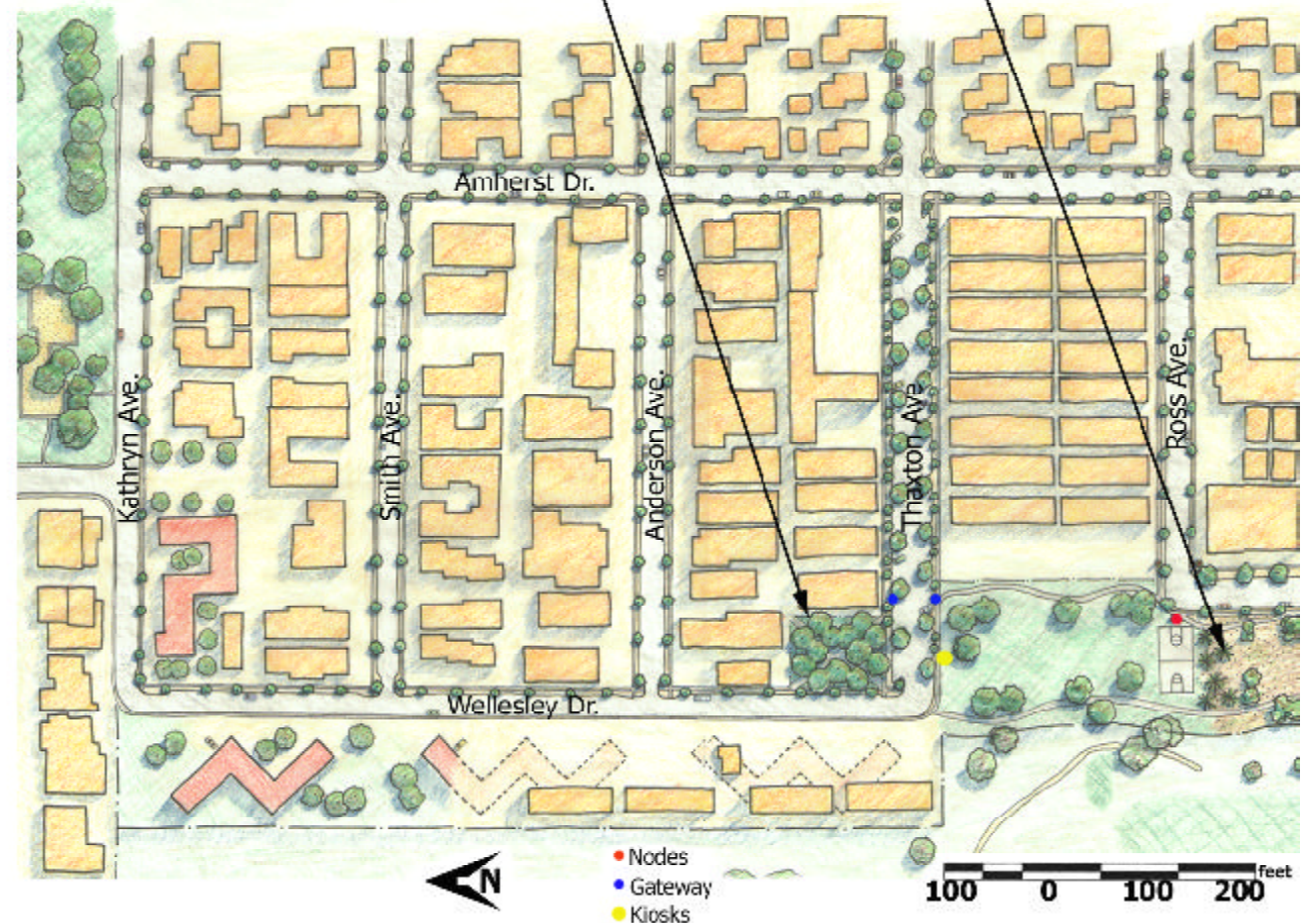
- Discontinuous new alignment for Wellesley Dr. with portions shifted to east
- Establish continuous open space along edge of golf course

### Conventional Park and Recreation

- A place for activities such as picnics and barbeques
- Placed near an open field which can be used for various activities such as soccer, baseball, football, etc.
- In close vicinity to basketball courts

### Natural Habitat

- An open space for natural wildlife and greenery
- Provides an attractive recreational environment with trails
- Can be used as an educational tool for learning about local plants and animals



### Community Garden

- Community policed and maintained
- Teaches youth respect, leadership and community pride
- Demonstrates the importance of agriculture in an urban setting
- Promotes self-sustainability and fosters community involvement

### Pedestrian Alley

- A safe walkway for youth in the alley
- Connects school bridge to neighborhood park

### New Businesses

- Provide visibility for alley
- Can serve children and families using alley
- Good location for restaurant close to park and overlooking golf course
- Parking between buildings

### Playground (Children 1st-5th)

- Will serve high number of children in SW area of Carlisle Village
- Within safe walking distance
- Promotes opportunity for outdoor activity, health and community building

### Enhanced Pedestrian Path

- Push back boundary of golf course
- Establish wide, comfortable path linking neighborhood to community pool and other areas to west

## Recreation Area

### Gateway at West End of Thaxton Ave.

- Provides connection between park and central plaza
- Similar landscaping and design as plaza

### Info Kiosks

- Kiosks at key points with park map will inform about activities in the park and community
- Can serve as welcoming points and park boundary identification

### Nodes

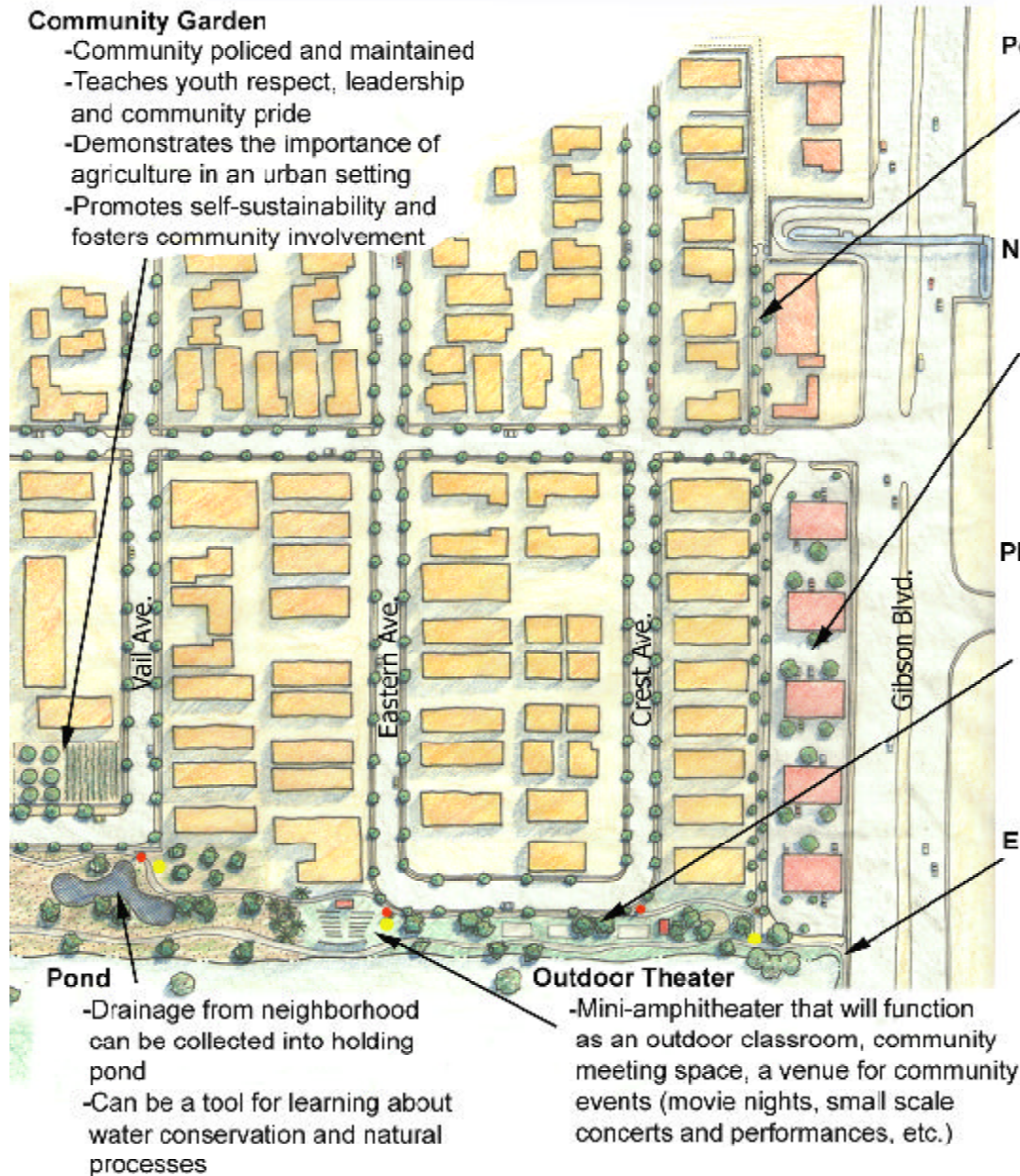
- Four pieces of civic art that convey the theme for each section of the park
- Themes include: Play; Theater or Education; Agriculture, Culture or History; and Family

### Parking

- Provide parking for community members and visitors who use the park
- Allows for quick access to facilities
- Invites people who are driving by to use the park

### Recreation Path

- Runs throughout west edge/open space
- Integrates pedestrian and bicycle paths into open area



### Pond

- Drainage from neighborhood can be collected into holding pond
- Can be a tool for learning about water conservation and natural processes

### Outdoor Theater

- Mini-amphitheater that will function as an outdoor classroom, community meeting space, a venue for community events (movie nights, small scale concerts and performances, etc.)

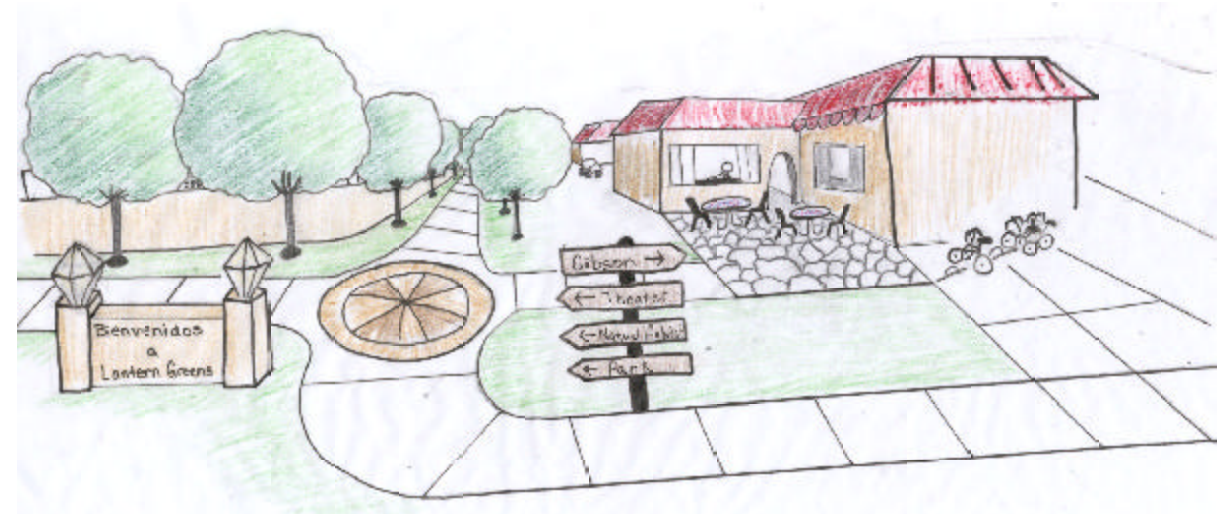


### **Pedestrian Alley**

- A safe walkway for youth
- Connect the school bridge to the neighborhood park
- Develop commercial buildings to the South of the alley on Gibson, between Amhurst and Wellesley

### **Businesses**

- Businesses will provide visibility for the Pedestrian Alley
- Good spot for a restaurant that is open to the park and overlooks the golf course
- Provide a business that will also serve the children that use the alley





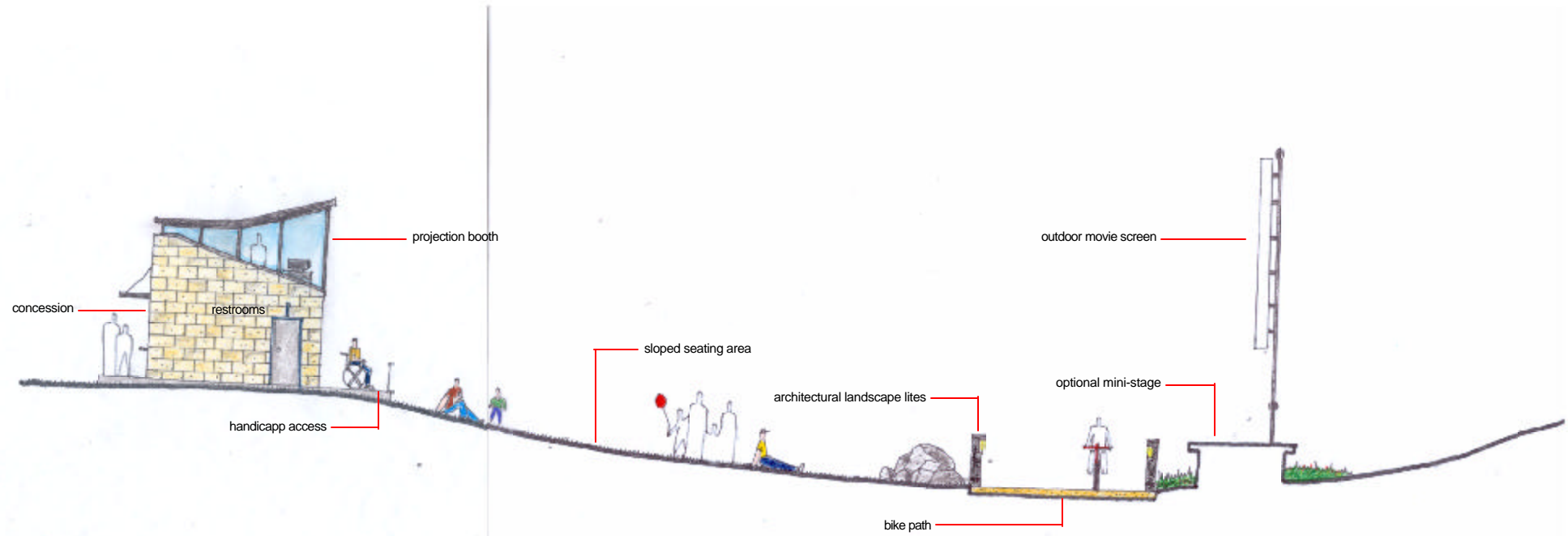
### Conventional Park and Recreation

- A place for outdoor activities such as picnics and barbeques
- Includes a field that can be used for soccer, baseball, football, etc.
- Also in close proximity to basketball courts

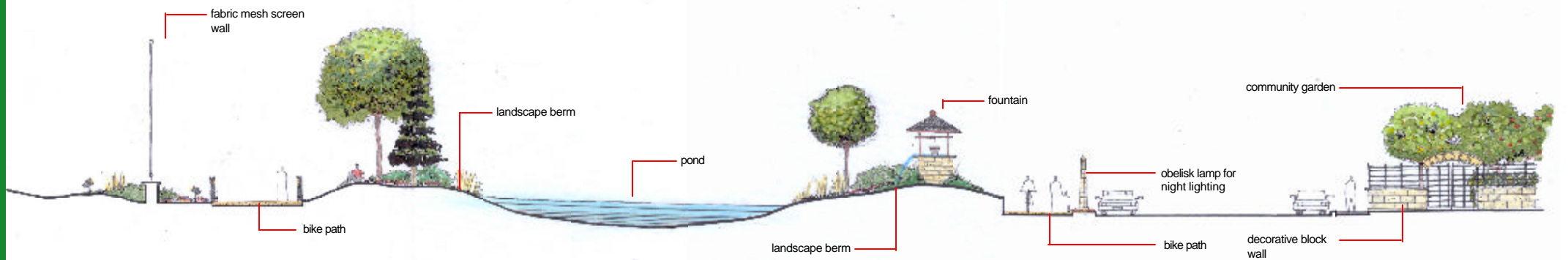
### Parking

- Provides parking for community members and visitors who use the park
- Allows for quick access to facilities
- Invites people who are driving by to use the park





SECTION THROUGH OUTDOOR THEATER

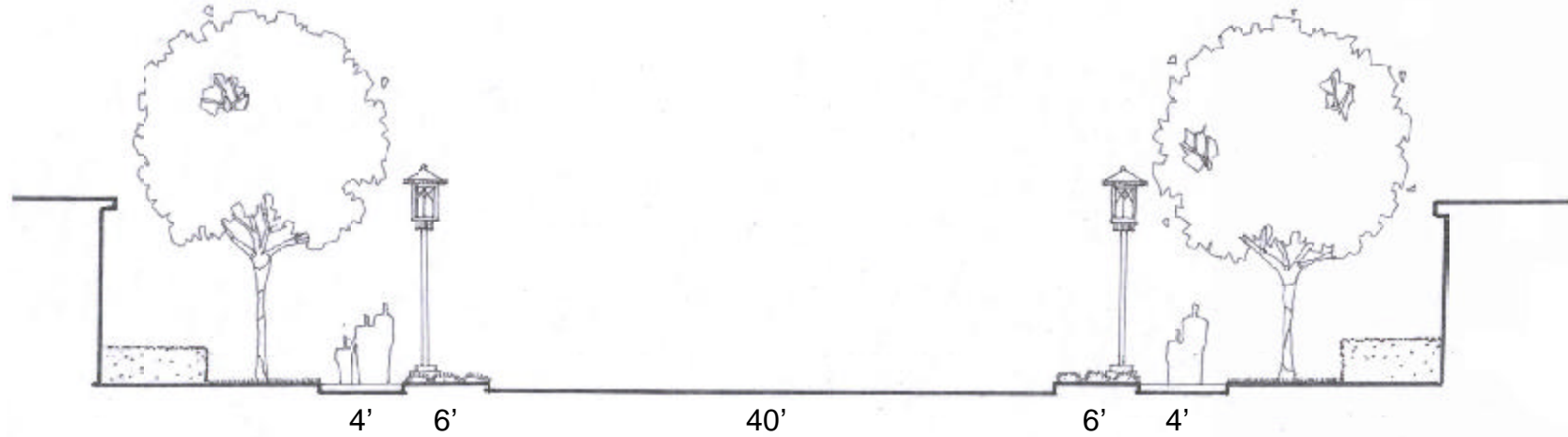


SECTION THROUGH HABITAT

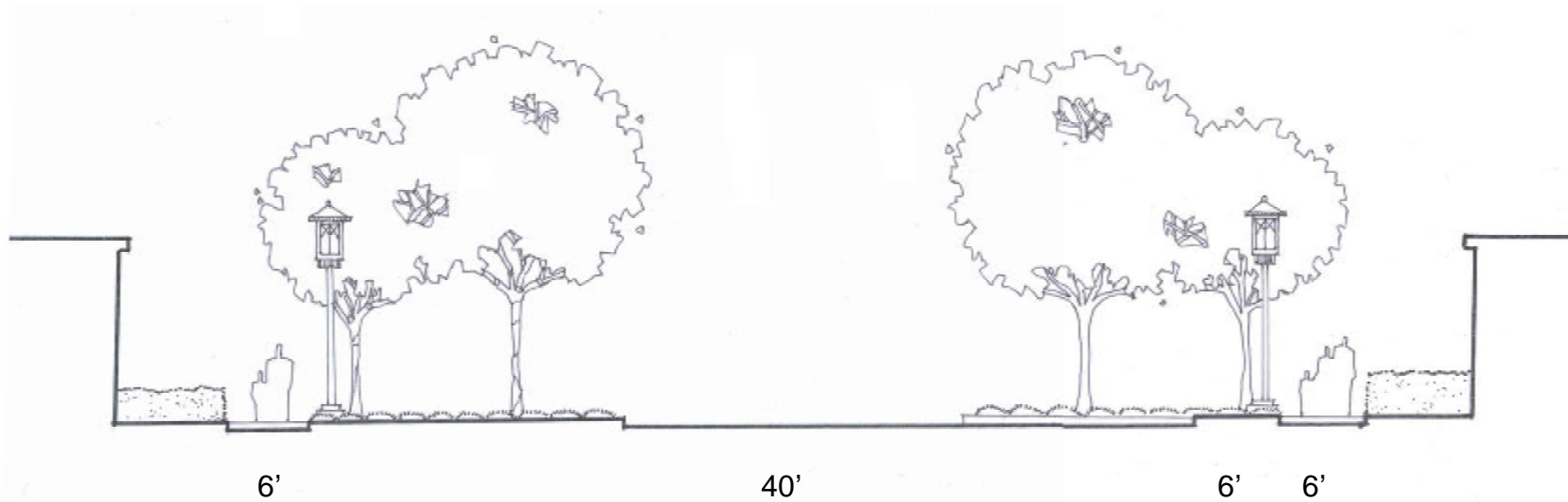
40'

# Proposed Street Scheme - A

Based on 60' right-of-way



**PROPOSED NEW STREET SECTION - THAXTON (PARALLEL PARKING)**

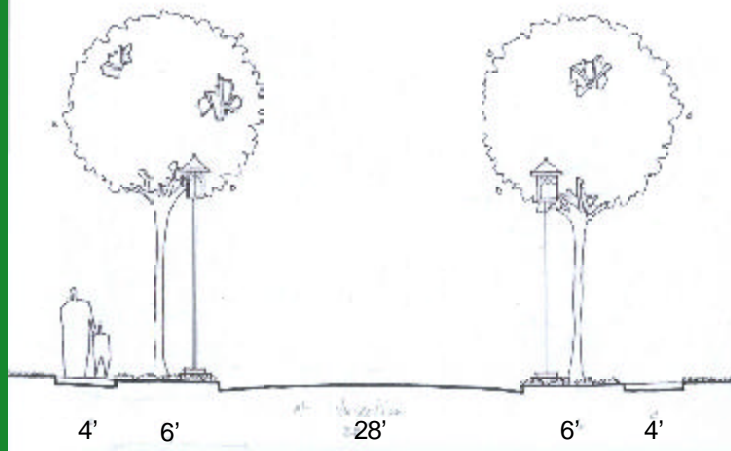


**PROPOSED NEW STREET SECTION - THAXTON (ANGLED PARKING)**

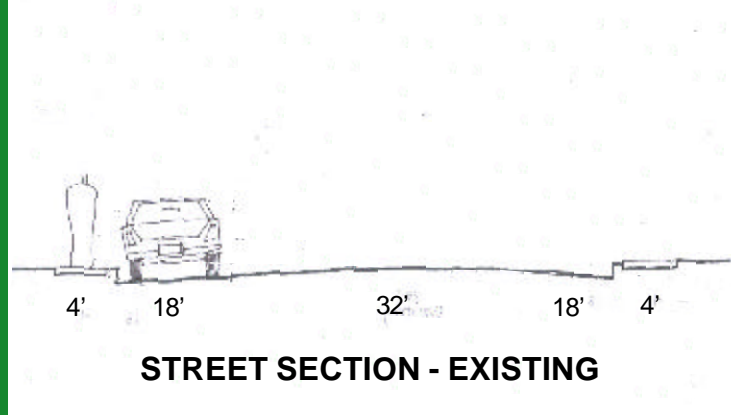


# Proposed Street Scheme - B

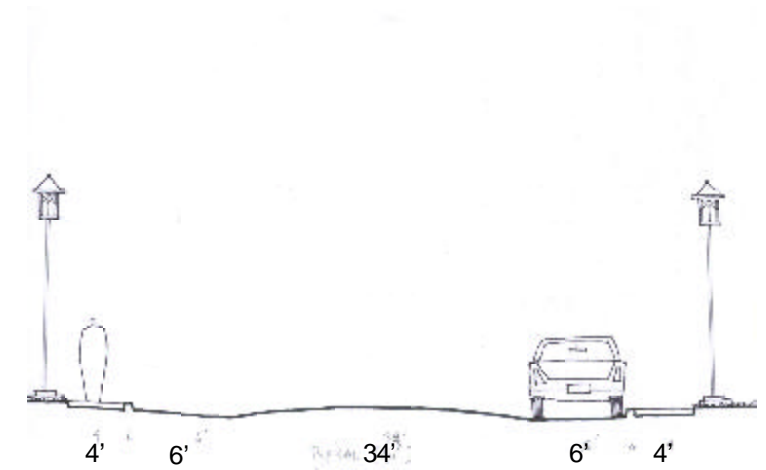
Based on 40' right-of-way



**STREET SECTION - AT INTERSECTION**

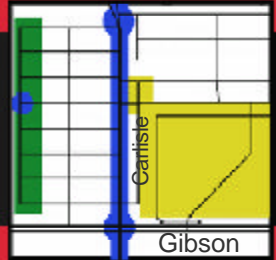


**STREET SECTION - EXISTING**



**TYPICAL (40')  
GULL-APRON**

# SUGGESTIONS



This document suggests design ideas and proposes ways to enhance the community identity and well-being of the Carlisle Village Neighborhood. It is intended that the results of this study may initiate discussion on the future of the neighborhood within the community and within public agencies and departments of the City of Albuquerque. The future development of the Carlisle Village neighborhood is dependent upon discussion and effective action by area residents and business owners in order to improve public safety, provide for enhanced pedestrian, recreation and education opportunities and achieve objectives identified by community members.

## **Suggestions for future action**

***Form and support a Neighborhood Association including neighborhoods to the east and west of Carlisle.***

***Meet with adjacent neighborhood associations to discuss the future of the area.***

***Meet with City Councilors to discuss forming a Sector Plan for the area.***

