



Village of Los Ranchos de Albuquerque  
Value Planning Study Introduction  
4<sup>th</sup> Street Revitalization Project Phase 2

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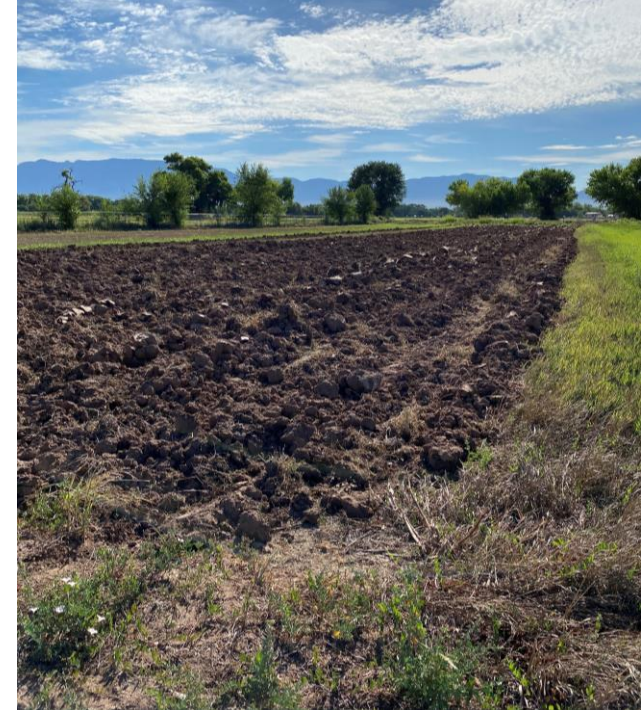
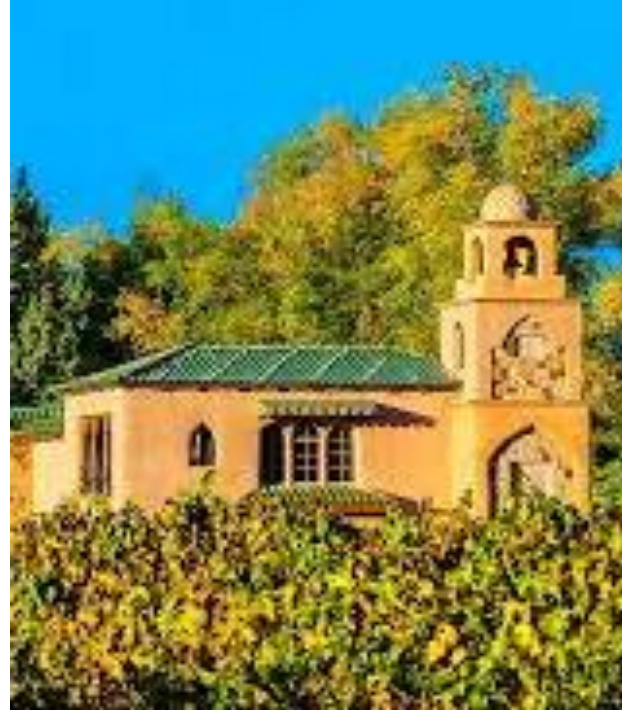




## History of 4<sup>th</sup> Street

- Native American Trade Routes
- El Camino Real de Tierra Adentro
- Pre-1937 Historic Route 66
- US/NM Highway 85





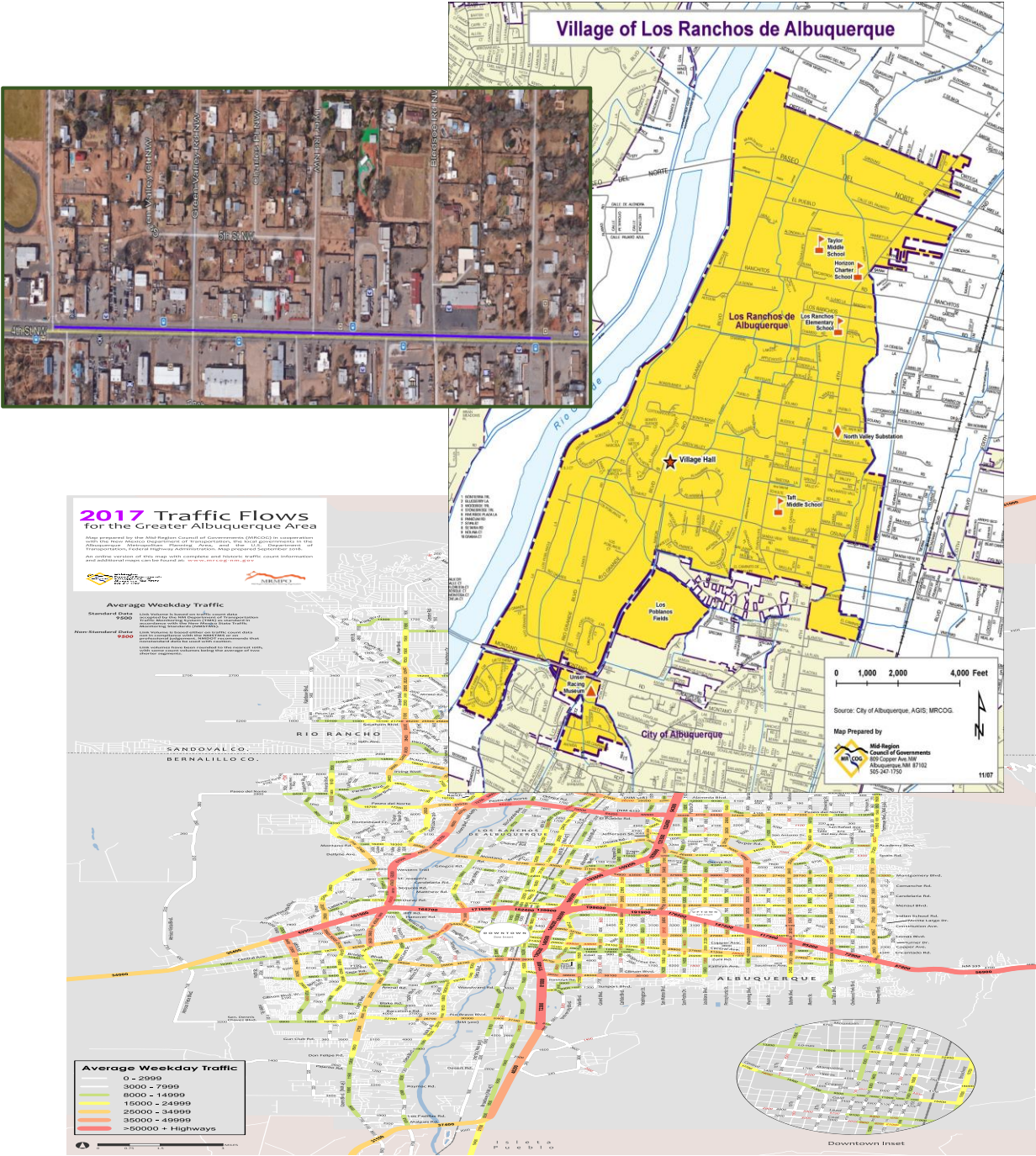
## Culture of Agriculture

- Larry P. Abraham Agri-Nature Center
- Lavender in the Village Festival
- Award Winning Growers Market
- World Renowned Winery and Historic Inn
- 25-30 farmers currently operating and approx. 200+ acres under production
- Acequia Culture/Facilities Intersecting Roadways



# Regional Transportation System

- Functional classification: Minor Arterial
- Traffic Counts: 12,500 and 17,050
- Adjacent Facilities: Major and Minor Arterials
- Paseo del Norte Bridge
- Rio Grande Blvd./Osuna Rd/2<sup>nd</sup> St.
- Project Termini: Pueblo Solano Rd to Ortega Rd-Village limit-1.5 miles







## Conditions Catalyzing Project

- Four Lane Configuration
- Lack of Pedestrian/ADA/Lighting/Drainage/Intersection Improvements/bus shelters
- Blight/Vacancy/Inappropriate Uses/Deteriorating Façades



# Goals Resulting From Public Input:



- **Create a Safer Environment for All: Cars, Pedestrians, Bicyclists**
- **Develop a unique Identity for 4th Street**
- **Keep & Attract Business in the Village**
- **Attract Private Investment**





# Phase 1 Scope

Three Lane Configuration

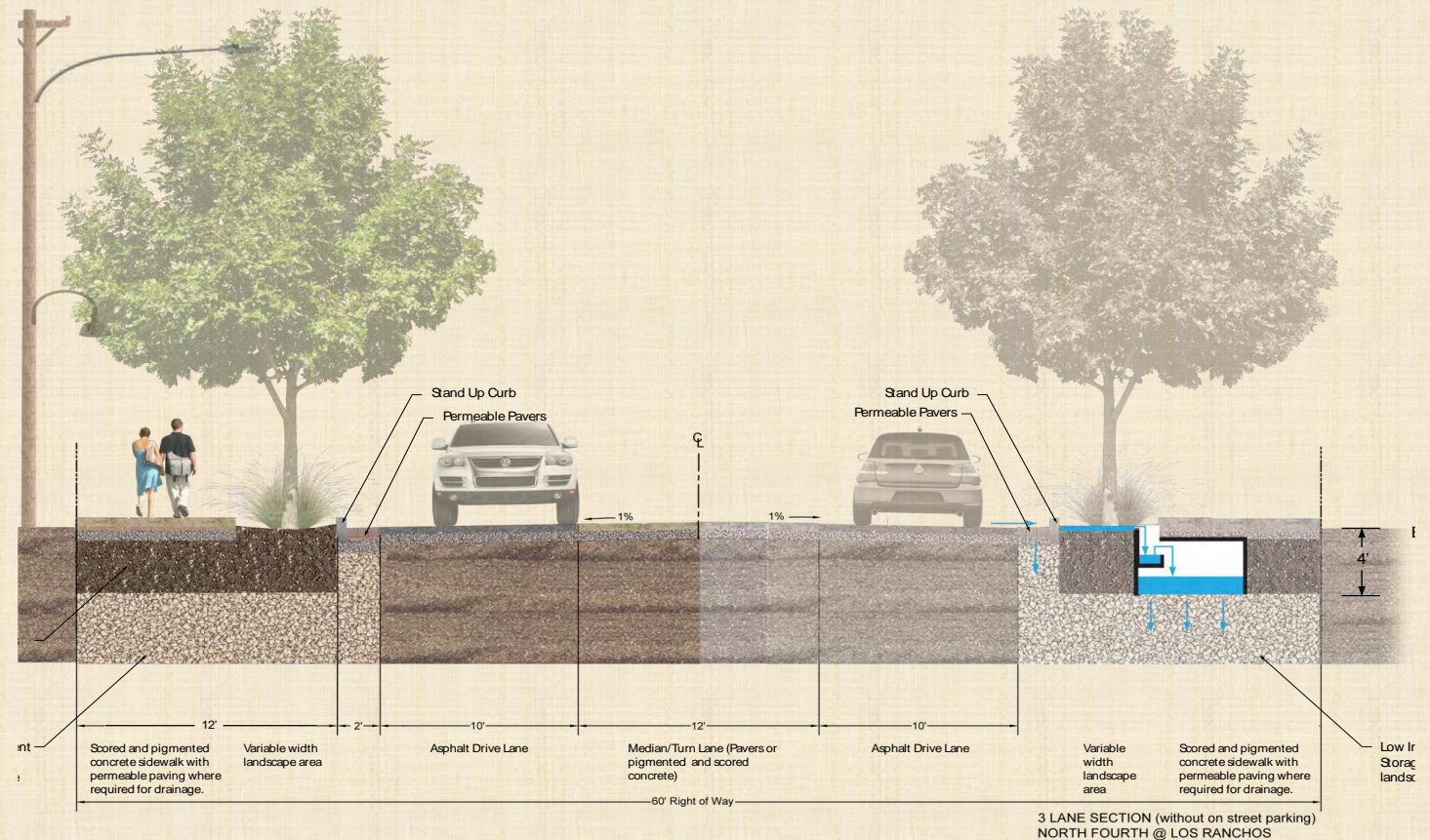
Pedestrian Facilities

On Street and/or Public  
Parking Lots

Streetscape Elements

LID Storm Water/Irrigation

Signage and Visual  
Enhancements





# Three Lane Configuration



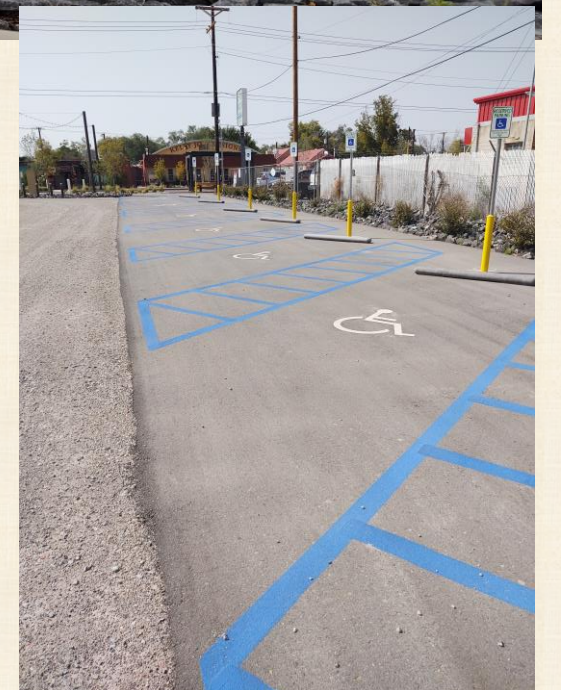
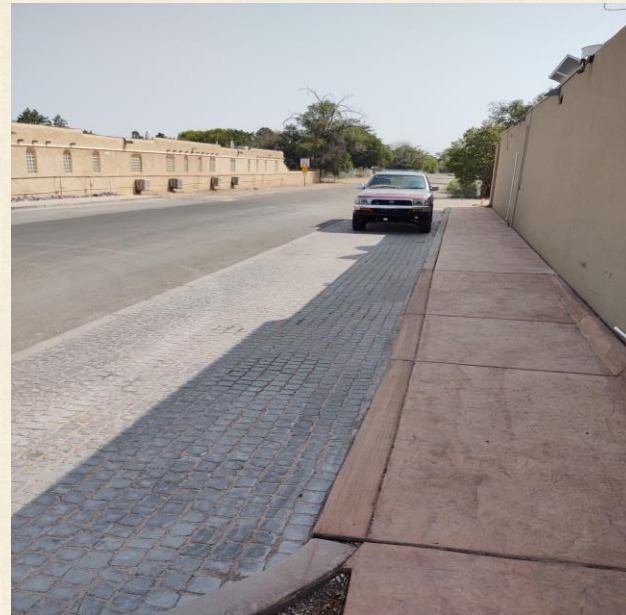


# Pedestrian Facilities





# On Street and Public Parking



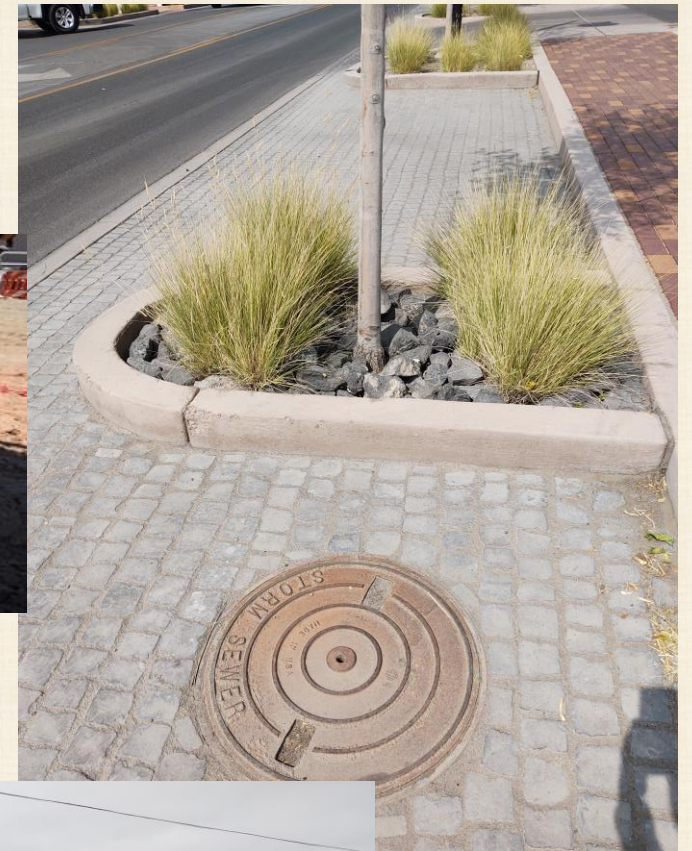
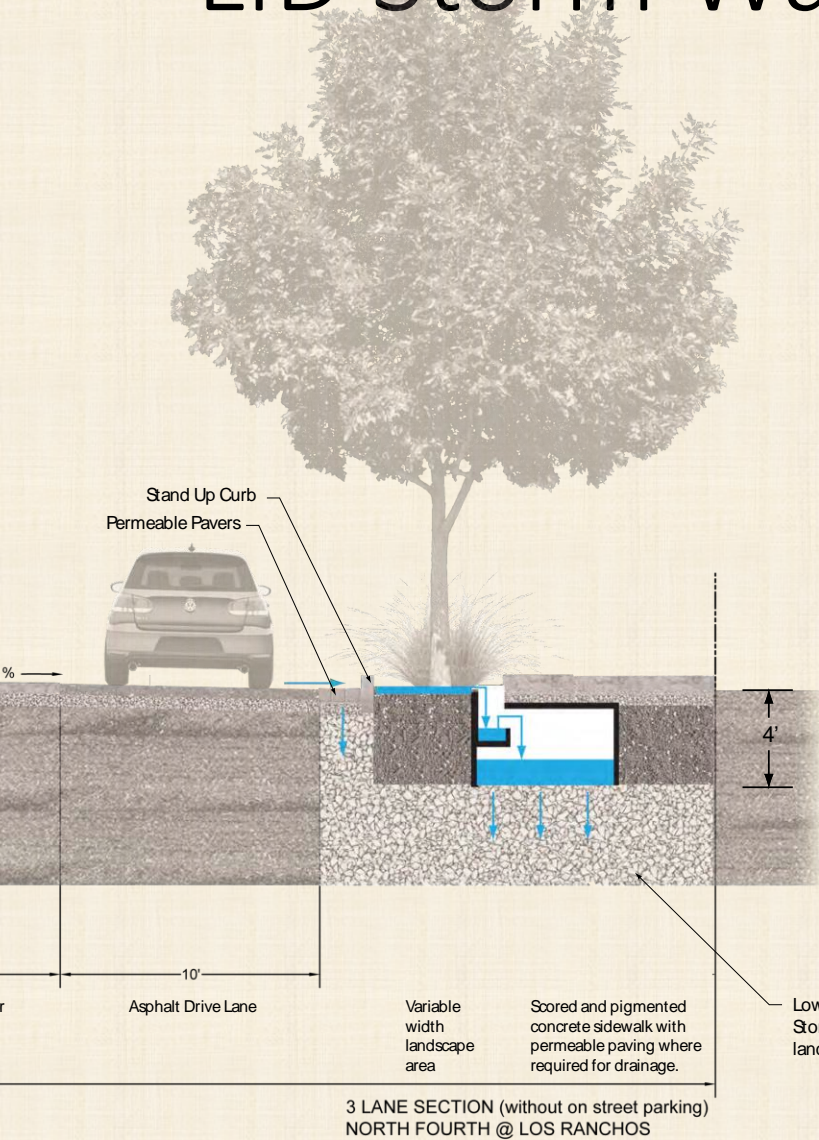


# Streetscape Elements





# LID Storm Water Management





# Landscape Enhancements

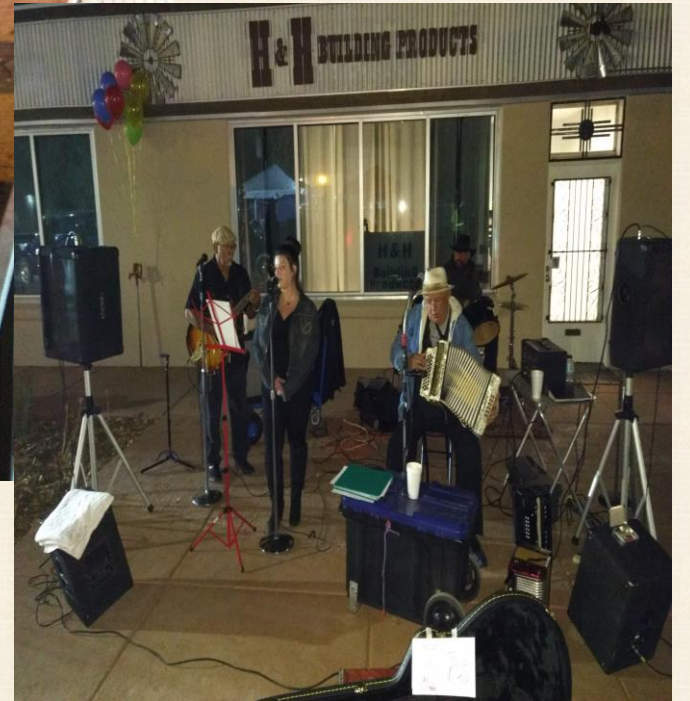




# Intersection of Public and Private









# Contrast of Phase 1 and Phase 2



## Phase 1- Intentional Intensity of Design- .5 miles

- Concentration of businesses
- Potential for turnover of inappropriate uses in a business district
- Significant opportunity for residential infill
- VLR reduced budgetary spending for more than a decade to fund 90% of the project

## Phase 2-Level of Design- 1.5 miles


- Significant gaps in business density
- Significant opportunity for commercial and residential development
- Continuing agricultural uses
- Significant opportunity for open space uses
- Significant gaps in funding
- El Pueblo intersection-Gateway District



# Goal for Value Planning of Phase 2:

Provide the required functionality to address existing conditions AND create a sense of place with streetscape amenities that are visually and physically accessible to the public within the funding limits.

Bohannon / Huston



**Alternative 4 – Sidewalk with estate curb on both Sides**

- **Advantages**
- Good pedestrian path on both sides
- Allows for bus shelters on both sides
- Landscaping / water harvesting
- Picks up storm water in landscaping instead of drop inlets

- **Disadvantages**
- No bicycle path
- High construction cost



# 4<sup>th</sup> Street Phase 2-Cost vs. Funding

Engineering : **\$1,258,091 – fully funded (State Road Fund/TPF/VLR)**

Construction cost estimates: Pueblo Solano to Village Limits **\$27,700,495**

Pueblo Solano to Ranchitos Road **\$8,969,410 (currently identified as Phase 2A)**

Funding to date: **\$3,150,000**

2021 Appropriation CN C3212988 **\$250,000** Reverts 6/30/2025

2022 Appropriation **\$400,000** Reverts 6/30/2026

FY24 COVID Relief Funds **\$1,000,000** must be obligated by September 2024

2023 TPF funds/VLR match **\$1,500,000** Reverts June 30, 2025 and cannot be mingled with Federal Funds

**Identified as the #1 priority on the ICIP and for capital outlay. TIP Project Proposal and numerous applications pending.**