3-22-2013

Roswell Visioning Plan

Anne Godfrey
Jose Zelaya

Follow this and additional works at: http://digitalrepository.unm.edu/dpac_projects

Part of the Architecture Commons

Recommended Citation

This Book is brought to you for free and open access by the Architecture and Planning at UNM Digital Repository. It has been accepted for inclusion in Design and Planning Assistance Center - Projects by an authorized administrator of UNM Digital Repository. For more information, please contact disc@unm.edu.
Roswell Study Areas
It was a great pleasure for the students and faculty of the Design Planning and Assistance Center (DPAC) of the University of New Mexico School of Architecture and Planning to work with the Roswell community, especially the residents of the surrounding East Second Street communities. The focus of our work, from the very beginning, was on presenting ideas that would promote opportunities for economic development and revitalization that enhance the quality of life for area residents. It is our strong belief that economic and community development go hand in hand, and that there cannot be success in one without equal accomplishment in the other.

Our project area, as seen on the next page, reflects this belief. It includes not only the entire strip of East Second Street between Main and Atkinson, but Garden Avenue and the residential neighborhoods to the north and south as well. Our class was divided into five groups, each responsible for recommending designs for a prescribed geographic area.

Silverdome Area:  Dan Mallach, William Powell, Miles Cook  
Second Street:  Dominic Duran, Patricia Grumet, Oogie Bae, James Simermeyer  
Hondo Center:  Cynthia Patulski, Peter Wong, Andrew Werth, Carrie Barkhurst  
2nd Street Neighborhoods: Scott Cassel, Carolina Mead, Lisa Burkstaller, Susannah Abbey  
Chihuahuita:  Ian Daitz, Kristi Merdler Walcot, Ramiro De Alba, Naoko Fuji

The faculty for the DPAC studio during this Spring semester of 2006 were Anne Godfrey and Jose Zelaya. Mark Childs is the DPAC Director. David Henkel assisted in planning strategies. We would also like to thank members of the Roswell community and the Main Street organization for their help throughout this process. This includes Dusty Huckabee, Frank Sanchez, the Main Street Board of Directors, Charlie Deans, and Steve Gonzalez.
Our area of focus is the East Second Street Commercial Corridor. This area begins at the intersection of Second Street and Main Street, and extends eastward directly on Second Street to the intersection with Garden Avenue. The area also extends one block to the north and south of Second Street. Our approach to meeting our goal is in three parts - social organizing and economic strategies, circulation improvement, and infill and adaptive reuse. Our report will suggest strategies and design ideas for improving the community using methods such as economic theories, repairing the urban fabric and increasing the commercial to residential neighborhood connections.

Our goal is to increase the vitality of the East Second Street Commercial Corridor, while reflecting the identity and needs of the adjacent neighborhoods.

Community Organizing and Economic Strategies

Three approaches to assisting in the community organization process are associations and partnerships, physical and social assessments, and using economic theories. Using these three areas of focus the East Second Street communities can work to maintain affordability without stunting development.

The City of Roswell, Roswell Mainstreet Organization, and the Hispano and Roswell Chambers of Commerce are strong organizational resources within the city. An East Second Street Merchants Association would provide a stronger partner to these established organizations and could accomplish more for the business owners as community members than the individual businesses. These partnerships can have a stronger hand when accessing and determining how external investment occurs. Out of these established partnerships inventories and assessments can be completed. These tools can be used to determine what is needed in the area, and how the organizations can work to meet the needs through partnered external investment or internal funding sources.

There are various different economic theories such as Progressive Real Estate Development and Land Trusts that can assist in maintaining affordability without stunting development. Information on Progressive Real Estate, a process for encouraging up front investment based on future returns, can be found in essays by Chris Leinberger through the Brookings Institute. Organizations such as the Institute for Community Economics and many Community Development Corporations throughout New Mexico are instituting programs and theories to maintain affordable business. Affordable business along with affordable housing in the East Second Street community is necessary to avoid the threat of gentrification.
Extending Sherman Ave. to connect with East Second Street will assist in increasing access from the south neighborhood to the businesses and amenities along the commercial corridor. Additionally, this would make it easier for residents and emergency services to get into the neighborhood. This new extension would re-route traffic for the back of the machine shop from the alley area making that alley more accessible for garbage trucks and delivery vehicles servicing the businesses along Garden Street.
Pedestrian Corridors

The traffic calming designs already suggested will benefit pedestrians as well as businesses. Our design suggestion includes a pedestrian walkway east of the intersection at Lincoln Avenue to create greater access for residential community members. A crosswalk placed at the pedestrian walkway will encourage safe crossing, and the design references the precedent set by the crosswalk at the Hondo River crossing.

The suggested paving for these corridors is stained and scored concrete that helps to highlight this new pedestrian amenity. The corridors could be blocked off from vehicular traffic by the use of lighted bollards that could be removed for service vehicles and special events.

New Green Space

A key pedestrian amenity is the addition of new green spaces. These mini-park spaces would serve the adjacent neighborhoods, provide building shade, and improve the overall family oriented atmosphere of this commercial area. The large green space behind commercial businesses on the north side of East Second Street (pictured below) also provides a place for future parking and building expansion. In addition these green spaces welcome the citizens of the adjacent neighborhoods to the new pedestrian corridors and subsequently to the new and old commercial businesses. The landscaping of these green spaces would feature existing and new trees, some grass, native plants, and picnic tables.
Infill and Adaptive Reuse

Repairing the urban fabric through adaptive reuse and infill designs will help the East Second Street Commercial Corridor regain some of its lost vitality. The vacant lots along Second Street are missing teeth in the corridor’s beautiful smile. We have chosen twelve specific infill sites, adaptive reuses for vacant buildings, and façade renovations for existing businesses. These sites have been chosen because the suggested designs can be applied as models or a precedent to be repeated throughout the corridor. We have purposely not prescribed specific uses for the infill and adaptive reuse designs because the use should and will be determined by the community. We have provided suggestions, but ultimately the community must decide its own character through the types of businesses it supports.

Denny’s Building

The old Denny’s building is located on the intersection between Main Street and East Second Street and is currently unoccupied. It is important to fill in the empty corner for this area to create a consistency with other businesses in the surrounding area. This adaptive reuse project is especially important because the old Denney’s building is one of Roswell’s landmarks. The importance of its location and the fine condition of building structure encourages façade improvement. Since it was a restaurant the building already has a pedestrian friendly design it just needs to improve its exterior appearance.

Ginsberg Music Building Mural

Murals are a very strong feature and asset throughout Roswell. Not only do these large works of art beautify the community, but they also prevent the vandalism of existing blank walls. We envision a mural placed on the south wall of this building as a means of welcoming people from Main Street and the rest of Roswell onto East Second Street. This mural would feature a theme that would reflect the heritage of the people who live in and founded Roswell’s oldest neighborhood, Chihuahuita. As a means of increasing community pride and investment, a local artist or area children could paint the mural.

Roswell Motor Company:

Located in the corner of Second Street and Virginia Ave., this building is a prime candidate for adaptive reuse. Constructed circa 1930, it once housed an automotive related business and now has the potential to be come much more. We envision this structure as a new restaurant or cafe. The existing site offers ample parking to the north of the building, and the south portion of the building would be an ideal place for a covered outdoor patio for dining. Precedence for this is Kelly’s Restaurant in Albuquerque’s Nob Hill. This building used to be a car dealership and is now a very popular restaurant. The Roswell Motor Company building offers an excellent opportunity for a similar project, as well as contributing its own powerful architectural style to the streetscape of East Second Street.
Budweiser Distributor Site:

Located at the corner of Second Street and the railroad tracks, new retail infill is envisioned to replace the burned remains of the Budweiser Distributor building. The architectural intent of the new structure is to reflect the adjacent warehouse structures. The building features versatile retail space that can be adapted for any type of business. The center of the building features a walkway that serves as an entryway to the suggested Mercado space to the north. It is lined with trees, has a translucent roof, and Parallam trusses. This provides excellent space for a protected café patio and for accent lighting at night making this building a new star on Second Street.

Roswell Trading Co.

This is one of the adaptive reuse projects that our group decided to undertake. It is located at the railroad tracks and Second Street. Currently, Roswell Trading Company occupies this warehouse building. The building is structurally sound, however, the façade needs to be refreshed to improve the whole atmosphere and create a stronger connection between the railroad track area and Second Street. Also, by improving the façade the sidewalk and landscape can be revitalized. After the façade improvement we suggest the building could be used for antique mall or furniture store. The wall that faces the railroad track features a stained glass façade and the opposite sidewall will have storefront. The exterior wall along Second Street will provide a shade structure for the sidewalk making it more pedestrian friendly.

New Commercial Infill

This site is located along the south side of East Second Street next to the existing self service gas station to the east of the railroad tracks. We suggest new infill that incorporates two existing vacant commercial structures. The intent is to rehabilitate the existing structure, provide additional retail space, and additional parking on the south side of the building. This building's design provides pedestrian access from the north to the south side of the block, and a shady place for people to rest while shopping along East Second Street. One of the key features of this new infill is that it can support almost any type of retail businesses and/or office space.

407 E. Second Street (Building neighboring Margarita's Restaurant)

With this façade design our intention directly relates to the existing form present along East Second Street. An infill addition is envisioned on the west side of the building. The design of the infill addition mirrors the existing building’s architectural style and provides symmetry to balance the façade. The façade improvement portion of the design is intended to develop a welcoming space full of architectural culture to encourage the space as a successful infill opportunity. Specifically utilization of the vigas is a form that lends itself to “large” lintel above the windows with terra cotta shingled shading devices and a shaded portico to welcome visitors. The glass windows open the face of the business so that it is able to interact with pedestrians, the street and possible patrons. One possibility is a form of dining that can be an expansion or coincide with Margarita’s Restaurant. Professional services such as large scale printing, office space or retail that reflects the industrial schools located in the Silver Dome district are also possibilities.
Live/Work Space

This suggested design combines infill and adaptive reuse. The currently vacant Savage Bros. Electric building can be rehabilitated to match an infill building that is suggested for the vacant lot located between 506 E. 2nd St. The Savage Bros. Building is very sound structurally and replacement of the windows, repainting and power washing of the brick or a stucco finish would be sufficient to give the building a new a fresh appearance. The infill building would be set back to provide a large courtyard area that can be landscaped to provide a comfortable rest. The courtyard space can be used as an introduction to the businesses, or if the business required could the outdoor space as a seating area or display place. The building is two stories so the second floor can be used as a living area. Apartments or condos could be inhabited by the business owners. This provides greater security, because there will be a constant set of eyes on the street even after business hours. This also adds to the interaction between the business part of the community and the residential part.

Large Entertainment Venue at East Second and Garden

The space is currently occupied by the Army & Navy Surplus Store. If the current business were to ever vacate, a fitting type of adaptive reuse would be an addition to the structure that could make it feasible as a bowling alley, discotheque, or small two screen movie house or live arts theater. By adding an addition to this structure, the number of potential uses increase, and it draws the building closer to the street allowing for more interaction with the community. The lot in the back, currently used as large equipment storage, can be used as overflow parking. Installing windows on all sides of the building will open it up and create a more inviting atmosphere.

Machine Repair Shop

Architecturally, our intention is to redesign the façade in a manner that is industrial in nature to the building type and current form. Glass and metal panels create a mechanical feel that provides a modern appearance that reflects the architecture of the other suggested infill designs. Establishment of these forms, brings modern forms onto the look of the street that will encourage the vitality of the business and the neighborhood.

This façade redesign is only one option. The redesign is not set, it is only a reflection of one possibility. It contains elements that can be used to establish a connection with other spaces. Additionally façade improvements must resemble what is available to business owners to economically motivate their space.

518 E. 2nd Street

This suggested infill building would be located at 518 E. 2nd St. It is designed to serve multiple purposes. The stairwell divides the building into a north and south section, and because it is two stories the building has four principal spaces. Each space can serve as a retail or office space. One possibility for offices and retail are the small businesses recently graduated from the local incubator. A commercial kitchen incubator and retail space can occupy two of the spaces. The second floor balcony provides a comfortable place for employees, owners or patrons to relax. The canopy brings the porch culture that is present in the residential section of the neighborhood to one of the neighborhood’s commercial buildings. The East facing façade looks onto the Fina gas station which has been left as a blank canvas. The wall could be used a living community mural. A local civic organization or school group can use the canvas to paint a new mural after the lifespan of the previous mural is complete. This gives ownership and helps to create a community identity.
Gathering Three Neighborhoods

Our vision is to create a vibrant community gathering space that celebrates the three adjoining neighborhoods on East Second Street and emphasizes the value of the Hondo River corridor. This plan will build on the assets of the area to encourage positive change for the neighborhoods.

Goals for the Community
- Community empowerment
- Generate interest in the area
- Attract commercial development
- Integrate the area with the greater Roswell community
- Increase safety and sense of security

Identified Assets
- Independent businesses
- Community history
- Poe Corn Park
- Hondo River corridor
- Recreation Trail
- Boys and Girls Club
- New second street infrastructure

Identified Issues
- Poverty
- Disenfranchisement
- Isolation from the wider Roswell community
- Perception of crime
- Sections of poor infrastructure, housing, and commercial

The quarter mile radius is recognized as a comfortable walking distance. The center of our proposal lies at the confluence of the quarter mile radii for the three neighborhoods.
The Hondo Center is an extension of Poe Corn Park. It lies at the confluence of the three neighborhoods surrounding Poe Corn Park at the Hondo River. It is a place where people can gather, learn, and be entertained. It carries with it the possibility of expansion, as buildings can grow or multiply as the need arises.

From a parking area to the east (discussed by another group), the pedestrian enters a curving path (A). This path provides access first to the Community Center at the northeast corner of the center. The Community Center is dedicated to the study, advancement, and preservation of local and regional Hispanic culture, arts and humanities. It is a place of community events, including family or community gatherings, club meetings, celebrations, bake sales, etc. Within the Community Center, there may be a museum or historical archive/library which celebrates and preserves the history and legacy of the community. There would also be kitchen facilities to for gatherings. The Community Center, together with the Rio Hondo Park, forms the gateway to Roswell itself as the traveler enters Roswell from the East along second street (B).

As the pedestrian continues, the curving path reveals another building, the Botanic Garden Administrative Building and Greenhouses (C). The Hondo Botanic Garden lies on the grounds of the Hondo Center. This garden is educational as well as beautiful. It would demonstrate xeric plant use and landscape design for the surrounding neighborhoods to emulate. It would also contain smaller gardens within, such as a Curandera Garden, Spanish Garden, and Native Plants Garden. The buildings would provide classrooms, exhibition space, offices and work facilities which support the garden. Continuing along the path, water splashing is first heard, then seen, as the curving path slowly reveals the fountains at the entrance to the Hondo Theater (D). The theater is a place for performances, such as touring groups, and also for local theater groups. It can also be used for awards ceremonies. Movies can also be seen here, likely to be independent movies or movies of local interest. There is, in association with Hondo Theatre, a courtyard or large patio (E). This is a space where outdoor gatherings could occur, including performances, banquets, dances. It is also an access point to the Hondo River. When performances are not occurring, this dry Hondo River could be a place for children to explore and play with a sense of privacy, as they do now, except in an improved park-like setting. The design of the courtyard and trail at Hondo Center is based on the form of three circles coming together, representing the three neighborhoods. Running through them, is the Hondo River itself.
Rio Hondo Park continues the Hondo Center north of Second Street, and thus continues the corridor of green space along the Hondo River. It is an active area of Hondo Center, related to Poe Corn Park. Since soccer is a prominent sport in the Hispanic community, soccer fields comprise the play space of the park instead of the baseball fields of Poe Corn park. A Little League sized field is present as well as an adult sized field. There is room for spectators, a concession stand with restrooms, plenty of parking, and a playground. There are currently numerous large cottonwood trees on the site. This proposed plan preserves these large and beautiful trees which provide needed shade. All of this creates an enjoyable atmosphere.

In recognition of the many dog owners in the area, Rio Hondo Park also contains a dog park, specifically designed for the needs of dogs and their owners. It is designed to facilitate playful and peaceful dog-dog interaction as well as owner interaction and conversation. The Hondo River lies between the soccer fields and the dog park. This natural barrier is traversed by a bridge, connecting the two areas.

At the south end of Rio Hondo park, near Second Street is a picnic area. The existing gas station canopy is utilized as a shade structure for the picnic area.

Rio Hondo Park may also be accessed via the newly built crosswalk crossing Second Street.
Developing a green space network along the Rio Hondo, similar to what exists along the Spring River, will more equitably distribute park space through the city. Creating a network that is linked along the river corridor maximizes accessibility and gives coherence to the parks and recreation lands. Parks are destinations to reach on the hike & bike trail.

If the trail is extended west of Main and north of Second, within a mile the river enters agriculture land, providing a unique recreation experience easily accessible from the city. This current farmland should be maintained as agriculture, to provide larger patches of habitat along the river. If the land becomes developed, the city should require a 100’ buffer on each side dedicated as park space.

The hike & bike trail intersects with the future bicycle route, which is to be developed by 2010. From Poe Corn Park, there are two potential loop routes, which are approximately five miles each. Signs along the hike & bike trail can identify such routes. Healthy living is encouraged by providing safe and attractive exercise opportunities easily accessible to all residents of Roswell.

Restoring Rio Hondo to a natural form has the added benefit of being an attractive recreation corridor for the hike & bike trail. Improving the aesthetics of the trail may help increase the number of users.

Restoration celebrates the natural role of the Rio Hondo as a corridor for water, animals, and travel. It also preserves a buffer of green space for parks along the river corridor. A bike trail along its banks provides public access to this natural resource.

The shape of the river can be changed without affecting the functional capacity for water flow. A widened profile resembles a natural river form as well as performing some of the ecological functions a river normally has.

* Sufficient space to work as a migration corridor
* A meandering course reduces erosion
* Less steep slopes allow a variety of plant growth

The river bank at Hondo Center can be landscaped with grasses in flowing patterns. The rippling effect of the grasses in the wind mimics water flow when the river is dry, and makes the dry river bed a visual asset. It is low in water use and maintenance.

This park type can serve as a small neighborhood park as well as a trailhead to enter the hike & bike trail. They should be equipped with water fountain, restrooms, and a shade shelter. This provides a resting point for trail users.

Existing river profile with 330 cubic foot capacity (15 feet deep, 45 feet wide)

Widened river profile with same water holding capacity
The East Roswell community is greatly underserved in nearly all areas. Garden Avenue has enormous potential as a commercial corridor that could empower residents and provide much-needed services. We are proposing adaptive reuse of the former La Luz del Mundo buildings for a Medical Clinic.

South of 2nd Street, new commercial buildings combined with living space has the potential to encourage small business ownership and provide services to complement those of the Boys’ and Girls’ Club across the street.

Investment in the Garden Avenue corridor will reverberate outward into the neighborhoods.
Existing Housing Fabric Within the Neighborhoods

We saw many older houses in the neighborhood of Roswell. They gave the neighborhoods a historic character. Some were in need of repair. There were single-unit lots with one housing unit on them. Average lot size ranges from 50x175 to 75x175 feet. There were also some multi-unit housing clusters with shared central courtyards. This appeared to be rental housing. There were people in the courtyards of the multi-unit housing. Light industrial and commercial properties existed along the edge of the housing neighborhoods along with some vacant lots. There were some vacant lots and vacant houses. The historic quality of buildings and long-standing relationships were important to many community members.

Strategies for Revitalizing the Economic Vitality of the Neighborhoods and Reinforcing Community Connection

This vision involves increasing the availability of safe and affordable housing. It also proposes the enhancement of economic opportunity through Mixed-Use and Live-Work Opportunities. In order to develop Garden Street as a commercial corridor, there needs to be a population base to sustain the viability of neighborhood service as both commercial and community enterprise. It is through this increased density of housing that the connection between housing ownership and business opportunity is made. The interventions around these housing solutions include:

- Double Density Lots
- Single Story Housing with attached Shops/Offices/Garage
- Two Story Housing with attached Shops/Offices/Garage
- Two Story Housing overlooking Park with Commercial Facilities below Living Quarters
- The repair and installation of streets and sidewalks
- The installation of street lighting
- The creation of safe pedestrian pathways.
- A definition and utilization of alleyways as secondary access routes
- Community connection to neighborhood gardens.

sheds define residential boundary and alleyway  two houses per lot  single-story housing with connection to community garden
The intersection of East Second Street and Garden Avenue was redesigned for two specific reasons: to physically demonstrate the importance of Garden as the main gateway to the neighborhoods to the north and south; and to create an environment for cars and pedestrians that is safer, more comfortable and includes more services for the community.

The overall redesign achieves both of these through a new traffic circle and by filling in the otherwise empty corners of the intersection with new commercial buildings and built elements. Critically, the traffic circle will calm the fast moving traffic along East 2nd street, provide pedestrian crossings and help to pull people towards the new community commercial services located to the immediate north and south. The center of the circle will provide an opportunity for the city to include a public artwork that not only marks the intersections, but works to enhance the sense of identity of the neighboring communities.

We have suggested new building construction on the two corners to the north of the intersection. These buildings and the new businesses inside them are not meant to supplant the existing business and buildings, but instead be attached to and exist alongside them. Sufficient parking will still be available and easily accessible, but it will be in back, behind the buildings, not dominating the intersection.

On the two southern corners of the intersection we recommend blocking the views of the two parking with low walls that follow the curve of the sidewalks. While the nature of the gas station business precludes any redesign of that particular lot, we saw the corner of the Farmer’s Market parking lot as a site of great potential. As the space is now largely taken up by a monument sign, we strongly suggest that it be redesigned and built so as to accommodate a space for outside vendors. The vendors can be an extension of the indoor grocers or totally separate, but providing a place comfortable for people, with plantings, shade and seating, will be essential in bringing some much needed pedestrian life to this intersection. Little or no parking is taken from the Farmer’s Market.
Community Gardens are proposed for each of the three neighborhood areas.

Partnerships with local schools and the Boys and Girls Club can help develop garden-based programs to create knowledge and pride in the unique cultural history of Roswell and the Chihuahuita area and provide horticulture training for area children.

Other potential neighborhood programs include such as Plant a Row for the Hungry, where a small portion of production goes to local food bank for homeless or senior meal programs, and supplying local restaurants with fresh, organic produce items, and role-modeling environmentally sustainable practices such as organic farming, composting and water harvesting. There are a wide variety of resources and potential funding opportunities available to support development and implementation of such programs.

Community gardening can improve quality of life for residents by providing a catalyst for neighborhood and community development through the collaborative effort of designing and maintaining the spaces, stimulating social interaction, beautifying the neighborhoods, producing nutritious food and reducing family food budgets, encouraging self-reliance and creating opportunities for exercise, recreation and education.

The Gardens also provide opportunities for connecting youth and elders through shared learning experiences as they work together to enhance their community and neighborhood.
GOAL:
Our aim is to illuminate and amplify the warehouse district’s potential to be vibrant, fun and culturally expressive. By articulating Roswell’s unique and diverse characteristics, this will foster public and private investment in the community.

STRATEGY: LIVING ARTS HERITAGE SECTOR
Utilizing existing architectural assets
Hands-on education and recreation
Zoning-appropriate commercial amenities
Local/City/Regional destinations
All-day activities = fun and safety
Complement to Main Street, not competition
SILVERDOME MERCADO

A CULTURALLY REFLECTIVE RETAIL SPACE FOR AREA VENDORS TO SELL LOCALLY PRODUCED GOODS. CLASSES IN BUSINESS SKILLS DEVELOPMENT WILL ENCOURAGE LOCAL ENTREPRENEURS IN MARKETING THEIR PRODUCTS AND GIVE THEM THE KNOWLEDGE TO SUCCESSFULLY MANAGE THEIR ECONOMIC VENTURES. A MULTIPURPOSE PERFORMANCE SPACE CAN BE USE AS A DINING HALL IN THE DAY AND AS A DANCE HALL IN THE EVENING.
SILVERDOME PARK

Exhibitions and demonstrations celebrate the past and future of industry in Roswell. Artists, businesses, and students from the Industrial Arts School will add to the continually evolving space.

Interior spaces are exciting spaces where industrial heritage and the arts come alive, increasing Roswell’s reputation as a world-class destination.

Examples of exhibitions include new solar and wind technology, railroad and cotton industry machinery, new planting and irrigation methods.

The interior of the silo will feature murals created by area artists that depict history as well as visions for the future.

SILVERDOME NURSERY

The Silverdome Nursery can work with the city to provide plant material and knowledge.
INDUSTRIAL ARTS SCHOOL AND BUSINESS INCUBATOR

EXISTING BUILDING

SCHOOL AND STUDIOS PROVIDE EDUCATION AND WORK OPPORTUNITIES FOR COMMUNITY MEMBERS OF ALL AGES. FLEXIBLE, SAFE, DAY LIT SPACES HELP MAKE THE TRANSITION FROM BACKYARD CREATIVITY TO MARKET OPPORTUNITY.

Industrial Shop Facility Looking North West

Studio Arts Building Looking North East

Central Gathering Courtyard Looking North

Studio Arts Building Including Administrative Office Looking North West

EXISTING BUILDING

3rd Street

Woodshop
Metal Shop
Glasstobing Studio
Loading Zone
Packing

Painting/Studio Arts
Pottery Studio
Kits
Restrooms/Lounge
Administrative Offices
Central Courtyard

KALWALL
WINDOW TECHNOLOGY
ATTRACTION WNDOWS THAT PROVIDE HIGH AMOUNTS OF LIGHT WHILE INCREASING BUILDING INSULATION.
Chihuahuita Neighborhood

The Chihuahuita neighborhood has a very historical background. While walking through the streets of this neighborhood one notices that this neighborhood has very distinct characteristics from the rest of Roswell neighborhoods. Chihuahuita is historically known to be a place where a lot of Mexican immigrants have settled in the City of Roswell, thus the name Chihuahuita meaning "little Chihuahua" referring to the northern Mexican state of Chihuahua.

After doing an analysis of the area there are different features of the area that can be improved:

- Accessibility
- Pedestrian friendliness
- Connection to 2nd St.
- Commercial opportunities

Goals:
- To enhance the cultural quality of the neighborhood
- Express cultural pride
- Reconnect to agricultural history
- Bridge the neighborhood to immediate surroundings
- Bring in revenue to commercial area of neighborhood
- Improve community dynamics
Purpose of street extension:

By creating an extension of Beech Ave., Chihuahua's neighborhood will have another means of accessing East 2nd St. Also, the new street will help define the neighborhood while announcing a main entrance. The notion of segregation between the neighborhood and the rest of Roswell will be diminished with the establishment of this new passageway.

The new street will support the commercial areas of East 2nd St. as well as the proposed cultural center and local services. The new street will offer safe, easy and comfortable lines of movement between the neighborhood and the commercial area of East 2nd St. The new street will have a wider planted median as well as a planting strip in the sidewalks. The planted median will help to slow vehicular traffic while creating a visually interesting place. The planting strips in the sidewalks act as a buffer between vehicular traffic and pedestrians resulting in a safe and comfortable place for everyone.
Roswell with regard to 2nd Street is especially diverse, with a number of businesses that could benefit greatly from consumer traffic.

By designing commercial spaces that are flexible and visually appealing, commerce can thrive here and increase the economic health of Roswell while repairing the urban fabric.

This part of 2nd Street has a number of vacant lots that offer the opportunity for commercial development. By filling the voids the street becomes a more inviting place for both pedestrians and those traveling by car.

Each new building addresses the street by maintaining the existing edge condition thus engaging both pedestrian and vehicular traffic. Also, the new buildings are designed at a scale that is both intriguing and inviting.

Overall the buildings are modular in style with plenty of windows and are built with three primary materials: concrete, steel and glass. Each building expresses these materials differently to give the street some visual interest while maintaining a common thread.

There are a number of linkages for pedestrians and vehicles alike to allow for an easy connection between the new parking lot and 2nd Street. This design segregates the vehicle from the pedestrian ensuring safety for everyone.
A lot that lies empty and forlorn may once again produce abundance. It only has to receive the support of a group that has deemed to accord. The type of farming that once graced the outskirts of Rio Hondo will emerge again soon out of necessity.

Orchard Gardens are a new and old way of farming that integrates all of the separate elements of agriculture into one place, each part benefiting from the other.

Tree crops are planted in a row for windbreak, fruit, nitrogen and shade. Rows of legumes grow the alleys in rotation to maintain soil health.

An urban agricultural outreach center provides an opportunity for children to learn about and celebrate their heritage through partnership with schools and supportive agencies. Food grown in the Orchard Garden supplements the home table and provides a market for local retail in Chihuahuita. Techniques are learned that can put other empty lots into production and spread Orchard Gardens into outlying areas.
A CENTRAL PLACE FOR GATHERING TOGETHER, INSIDE SHELTERING WALLS.
A PLACE TO REMEMBER COMMON HERITAGE, TO PLAN FOR A BRIGHT FUTURE AND TO CELEBRATE IMPORTANT TIMES OF PASSAGE. TO CHERISH WATER IN A DRY PLACE. TO LEARN THE LESSON OF MUTUAL AID. TO GATHER STRENGTH AT THE CORE OF THE COMMUNITY SO THAT STRENGTH CAN SPREAD OUTWARD. A PLACE TO TEACH SKILLS THAT ARE PART OF LIVING WITH DIGNITY AND RESOURCEFULNESS. A PLACE OF SOLITUDE AND COMMUNION WITH ONE'S FELLOW PEOPLE.

WHO WOULD SAY THAT CHIHUAHUITA DOES NOT NEED SUCH A PLACE?
Proposed plan for pedestrian bridge

Connection to surrounding areas of Roswell is key for Chihuahuita. By designing paths that allow for neighborhood connection, the issue of isolation is reduced.

A new pedestrian bridge at the western end of Walnut Street will help enhance the connection between the neighborhood and Poe Corn Park. The bridge will allow for easier access to the Boys & Girls Club as well. This new connection will offer the opportunity for the neighborhood to develop a stronger relationship with the local facilities and thus be utilized more.

Looking toward Chihuahuita Neighborhood

Saturday morning at Poe Corn Park

Precedent: Valentine, Nebraska

View toward Poe Corn Park and Boys & Girls Club

West Elevation

North Elevation