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Socorro Downtown Revitalization

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SOCORRO DOWNTOWN REVITALIZATION

SOCORRO, NEW MEXICO

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

Spring 2003
SOCORRO DOWNTOWN
revitalization suggestions

Socorro, NM

Design and Planning Assistance Center
School of Architecture and Planning
University of New Mexico
2414 Central Ave. SE
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Spring 2003

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Design and Planning Assistance Center (DPAC) is a community service of the School of Architecture and Planning at the University of New Mexico. We work 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 architecture, planning, and landscape degree programs.

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I. Introduction

Socorro does not need “fixing” any more than it needs “preservation” under glass. Socorro is a unique and beautiful place with abundant cultural and natural resources. The city stands as a place and a destination with a vibrant history and a way of life all its own.

However, the economic circumstance of Socorro casts a shadow on its future. This demands action from the people who live in this place and who desire that their way of life continue. Solidifying the economic foundation of Socorro motivated the City of Socorro to contract with the University of New Mexico’s Design Planning and Assistance Center (DPAC).

Over a seven-week period, 15 students in DPAC contemplated urban design issues in the area of the Plaza and on Manzanares Street to the railroad depot. The students developed design suggestions that sought to celebrate Socorro’s civic identity and enhance tourism revenue simultaneously.

The particular value of any one of these suggestions remains for the people of Socorro to determine. Whether or not any suggestion has special relevance is far less important than the discussion of relevance itself. We encourage the people of Socorro to engage in a frank discussion about our work. We encourage this in the hope that criticism and discussion of our work will strengthen Socorro’s civic identity.

As outsiders with a particular view of urban design, we close this introduction with two general observations and principles that inform our thinking and general reflect current thought in the disciplines of planning, landscape architecture, and architecture.

The first concerns California Street. California amounts to a business loop for I-25. The traffic that California generates presents both advantages and disadvantages. In our view, the traffic at the intersection of California and Manzanares should be slowed down with either a round-a-about or signage in order to direct drivers’ attention towards the plaza.

The second concerns the issue of parking. A common misconception is that all parking must be at the front door of the destination. Current thought by a number of academics and practitioners argues that too much parking often dilutes the vibrancy of pedestrian oriented spaces and actually inhibits economic growth.
II. Process

**Process Description**

To understand the context of the project, the DPAC studio was involved in research on Socorro including data collection, site visits, and meetings with community members.

Initialization of the project:
- a) Background work
- b) Site visits
- c) Initial design ideas and identification of issues.

**Background Work**

The class collected data on the history of Socorro, demographics, environmental facts and issues, tourism, historical and base maps, and study photographs of the plaza and the plaza corridor. Information was also gathered through meetings with Consensus Planning of Albuquerque. Information and issues gathered at this stage included:
- Flooding, water shortage, earthquakes and other environmental issues
- Changes in the plaza area over time
- Importance of Bosque del Apache, Very Large Array, and the School of Mines.
- A Cultural corridor for Socorro considering the corridor connecting San Miguel Church and the Courthouse.

![An early map of Socorro identifying the areas in and around the plaza.](image)

![A Flooded city. Socorro County Historic Society-Vol. 2](image)

![San Miguel Church procession Socorro, A Historic Survey- John P Conron](image)

![A 1930 Map of Socorro showing physical changes taken place over the years.](image)

![School of Mines Socorro, A Historic Survey- John P Conron](image)
Visits to Socorro

During visits to Socorro, the class engaged in studying the surroundings at different times of the day, and on different days of a week to get a feeling of the life in Socorro.

Much information was also gathered by having informal conversations with the residents and visitors and a formal meeting with city officials.

Initial design Ideas and concerns

Respecting and realising the concerns of the people for their city became the goal for the design studio in arriving at proposals that would reflect a desired environment.

Identification of possible projects through on-site sketches, photographs and discussions of existing conditions included:
- curbs and walkways
- width of roads and islands
- street texture
- possible infill projects
- edge definition
- containing the plaza space visually
- enhancing public involvement at the plaza
- signage at the plaza and the entry to Socorro from I-25
- Farmer’s Market space
- parking around the plaza area
- impact of the post office on the plaza
- flooding issues

Visual and verbal information gathered from the preliminary studies evolved various thoughts pertaining to the physical space and layout of the city, architectural features unique to Socorro, and identification of various issues. These finally progressed to establishing basic ideas into definite categories-

-Economic Development

-Youth Engagement

- Commercial Development

-Historic Fabric

- Plaza Activities
III. Plaza Design

**Faculty**
Mark Childs
Chris Wilson

**Student**
Yvette Tovar

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**Concept:**
Flooding of the plaza when it rains

**Program:**
Celebrate the flooding waters,
Create the sense of water
even when it's not there

Plaza Park size increased by 20' on North, South, West sides and 10' East side

Grade Change-whole park becomes gentle swale by changing street grade

Insertion of 20'x60' retention swales as a datum along central axis of plaza park with vegetation and copper shapes echoing water

Parking boundaries are delineated with 8' high concrete formed in the shape of the retention swales

Retention Swale Details
The current flooding of the Plaza Park provides an opportunity to celebrate this valuable resource when it rains. The grade of the street around the Plaza Park would be raised when the asphalt is removed. This grade change converts the park itself into a gentle swale that would invite the water coming from the west. The park edges would also be extended by 20’ on the north, west and south sides and 10’ on the east side. Additionally there would be detention swales inserted along the central axis of the park walkway, they would measure 20x6 and would have a groundcover vegetation as well as a sculpture formed of copper (copper because NM Tech mines copper), that would rise up and out of the swale. The importance of this is that the sense of water is present the majority of the year when it is not raining, but can accommodate the rain when it comes. In a 2 year storm, the rain would fill the swales in the park, in a 20 year storm the park would flood and in a 100 year storm the whole plaza would flood.

With the grade change in the street around the park, the sidewalk and street are at the same level, thus, creating a need to delineate a boundary at the street edge for cars. This would be forms cast in concrete, 8” high and 5” apart all around the park sidewalk. The shape of this form echoes the copper sculpture in the swales; is low enough to not inhibit entering the park from any side, and also marks the boundary for cars.

There is also the opportunity to capture the water from roof runoff from the buildings in the plaza. Here I have designed a capture funnel, made of copper and tying into the design of the copper swales and parking forms. There would be a 6” separation in the copper downspout so that the water can be seen as it passes. That viewing and hearing the water is part of the celebration of the water when it rains/floods in the Plaza Park.
III. Plaza Design

THE VISION....THE MISSION

The Plaza Floor may be considered as the major element responsible for containing the entire plaza space along with the structural elements partially binding it.

Recognizing this factor, the chief concern was to bring in a difference in the street texture, create an aura of cultural and historical environment and lay out a defined floor-edge. This proposal makes an effort to harness and elevate the unique cultural identity of Socorro. New structures introduced at the plaza to visually tie the Plaza.

Section along the Plaza-Street- Placing a closer link between the structure, street and the plaza park.

Graphical representation of the street, parking area and the plaza-park.

Streets- Repaved with concrete pavement tiles in ‘Herringbone pattern’ to suit vehicular movement. Paved streets terminated at specific junctions to emphasize the spatial entity of the plaza.

Plaza-park and walkway- An effort to visually link the park with the walkway by the use of materials and elements.

Faculty
Prof. Mark Childs
Prof. Chris Wilson

Student
Sajini Mysore

Clay-Brick and cement pavement tiling used for pedestrian walkway and vehicular street respectively.
Elements of design such as the arcaded walkway, parking shelter, seating parapet around the park, and the night lamps have been incorporated to enhance the spirit of the plaza at Socorro.

The picture below shows the street abutting capitol bar, where the existing road is terminated and a canopied walkway is designed, framing the entrance way and also creating an edge to the plaza area.
III. Plaza Design

Socorro City Plaza Project

Veterans Park, located on the South axis off the Plaza, is anchored on the south end by the county courthouse. The park redesign solution continues to honor the Baca memorial that is centrally located, as well as, Jumbo – a fragment of the container which originally was to hold the atomic bomb tested at Trinity Site in 1945. The historic marker is moved to a location at the North end of the park.

A reflecting pool connects the two memorials and provides a place for contemplation and reflection. This design concept partitions to an area of natural beauty and inspiration. A natural pond serves to attract native wildlife and migrating birds with native plant communities providing sanctuary. Inspired by the Bosque del Apache to the south of Socorro, the wildlife sanctuary garden rewards the visitor with peace and relaxation. Gravel paths wind around the pond and stone benches provide seating for observation. Installations of play equipment on the southern end of the park invites families to share in the adventure.
Visiting Socorro for the first time I was attracted to the open lot next to the Brew Pub. Upon further investigation of the lot I wanted to continue the existing context of the site and building elements into a potential Shopping Market. Some of the buildings and design elements included portals, pedestrian walkways (sidewalks), and courtyard spaces.

The first concept for the Socorro Shopping Market was to look at the Brew Pub and its significant architectural features and overlay it onto the new Shopping Market. The Second concept was to look at City Hall and overlay its architectural composition into a type two building for a shopping market.
III. Infill Design

Concept 2

SOCORRO SHOPPING MARKET

PROPOSED

EXISTING

Looking north on Bernard Street

Looking southeast on School of Mines

Massing Model

Perspective
Veterans Park offers a great opportunity for a pedestrian friendly connection from the Court House area to the Plaza and City Hall. This well-used park has playground equipment, a Veterans Monument, benches for sitting, and mature trees. This plan enlarges the park and restricts the parking to the business side of the street. The street is narrowed to the parking lane and two lanes in the present one-way scheme. At the entrances to the park, the pavement is raised to the level of the curb, alerting drivers that they are entering a pedestrian-privileged area. Traffic is also calmed by closing the Court Street north entrance to the park. The exit to the Plaza would remain as is.

Faculty
Mark Childs
Chris Wilson

Student
Bill Slettom
Aerial view of Veterans Park

Raised driveways guard entrances to park loop, slowing traffic.

Brick-patterned paving surrounds park and identifies pedestrian walkways.

Filling in the voids will define the edges of the Park.

A trellis surrounds the park offering shade and beauty to a pedestrian-friendly street.

The space between these streets offers a great site for a patio restaurant.

This pedestrian way connects the park to the parking area.

Existing vacant lots could be converted to parking.

III. Infill Design
III. Infill Design

Proposed Commercial Development for Manzanares and California Block

My design focuses on the important commercial block that anchors the corner of Manzanares and California street.

Two designs were developed, the first is a single level structure that retains some of the existing parking at the site. Although limiting the amount of buildable space, this was well received by the people of Socorro for primarily keeping the parking and adding new facilities to the area.

The second design is a two story structure with retail on the lower floor and office space above. The overall scale of the building and the seemingly lack of interest in the office space above made this a less popular option to the community.
III. Infill Design

Elevation of two level design

First level, small retail spaces

Front Entrance

Second level, office spaces
III. Infill Design

Activities: Mixed use and Farmers Market

The design arises out of a desire to create a space conducive for multiple activities throughout the week and to explore the potential to cater to the interests of all age groups.

The concept primarily addresses two situations: market and non-market days.

The perceived activities on these days, the relationship of any such proposal with the plaza, the adjoining buildings and the streetscape formed the main determinants.

The hopscotch court with hopscotch designs in the paving, trees and seating, the entry court at the plaza and the subtle staggering of the two stall ‘arms’ break the linearity of the site and creates points of interest, pulling people into these areas.

A collonade defines the proposed court (between the bank of America and the city hall) and the edge along the street.

Faculty
Mark Childs
Chris Wilson

Student(s)
Smitha Mysore
III. Infill Design

Photo by Sejal Panchal
SAAP, UNM

VIEW OF THE MARKET FROM THE PLAZA

Shade Structures by Birdair: Quasar type
http://www.shade.birdair.com

Shade Structures by Birdair: Monaco type
http://www.shade.birdair.com

Tensile fabric structures at the entry court and the history wheel form a visually definable edge to the plaza, also marking the extents of the market. Shade structures of the market stalls enhance the dynamic quality. Displays of light on them at night contribute to a stimulating environment.

On the fullest days, the market is expected to extend into the adjoining streets.

Olympics Village: Sydney, Australia.
Company: Unknown

THE PLAN WITH CIRCULATION PATHS
With a little focus and a little visual determination my initial intent was to look at possible ways to “warm” up the west end of the plaza by making the space more inviting. The current postal building is “cold” looking and doesn’t really relate to the plaza at all. How would I relate it to the central area and how would I make it a more inviting space to come to? Simply by giving the Postal building a new “warm” facade make-over and a simple “portal” mall structure, as well as tightening up the street width between the plaza and the far west end. By re-inviting the west end back into the central plaza I believe the entire plaza would benefit in a possible revitalization.
III. Infill Design

A possible idea of what the west end of the plaza could look like after a new facade and a simple "portal" structure.

Images rendered by Bill Suttles
III. Infill Design

In numerous interviews, business owners and city officials consistently expressed a desire to increase tourism in Socorro. At present only national chain motels provide accommodations. The placement of a boutique hotel at the northeast corner of California and Manzanares Streets could fill this market niche. In addition, the hotel could provide a much needed bridge across California between the plaza district and the east end of Manzanares Street. In the short term, this project could complement the larger effort to increase trade in the plaza vicinity as well as the restaurant located in the historic Val Verde Hotel. Over the longer term, revenue from the new hotel could provide capital for the restoration of the historic hotel, an irreplaceable Socorro landmark.

Faculty
Mark Childs
Chris Wilson

Student
George Hubert
III. Infill Design

South Facade

West Facade
On my first visit to the city of Socorro, New Mexico, I came across an abandon church and beautiful stone building sitting side by side. I was immediately attracted by the simplicity of the buildings and the wonderful geometry the two had together. I decided that I wanted to concentrate my part of this class project on these two buildings.

After the first progress critique in class, it was suggested by a guest critic that I broaden my efforts to not just the two buildings on Fisher Avenue, but come up with a plan that looks at the buildings around the outside of the plaza.

I developed Fisher Avenue with new shops, apartments, and housing which make up the "Second Layer" of the plaza district, and suggested examples of the types of businesses that people could remodel existing buildings and lots on other streets in that second layer. I also focused on two concepts for the Fisher Avenue Site. One was a Chapel and Reception Hall with Catering Services and storage for push-cart vendors, and the other was a One Room School or Day Care type facility.
III. Design

Concept One
One Room School

Concept Two
Wedding Chapel

Perspective of One Room School
Perspective of Chapel

Floor Plan of One Room School
Floor Plan of Chapel

CREDITS:
Perspective of Plaza courtesy of Steve Miller
Site plan courtesy of Jose Zelaya and Tom Vu
tAll other drawings and photos by Tom Vu
Designing readily buildable spaces in proximity to Socorro Plaza.

Revitalizing downtown Socorro by creating nodes of interest that engage community members and tourists alike.

Working with abandoned land.

THE GARDEN

Utilizing runoff water by catching it, filtering it, and storing it.

Bringing back the waffle garden.

A usable, educational, accessible space.
MANZANARES/CALIFORNIA

Maintaining functional aspects of parking facilities while defining edges of the space and emphasizing entry corridor to the Plaza.

Multiple uses; Farmer’s Market Stalls Kiosks Signs for Community Events all contribute to the celebration of diversity within the community.
III. Infill Design

Creating an outdoor room. Celebrating community talent.

A place to demonstrate the beauty and variety of plants.

Faculty
Mark Childs
Chris Wilson

Student
Ethan Kane
In the event of larger theatrical productions, the entire street can be blocked off and used for seating. There should be the option of multiple layers of screens for backdrops and props. A film club could take on the task of projecting films on warm evenings.

Informal gathering space.
Bring your own chair.
III. Infill Design

The Corner Shopping Complex

The Plaza as we see it now seems very disintegrated and does not seem contained due to various reasons like the scale of the buildings around it, lack of pedestrian and other human activities. For the same reason the building proposed on the northeast corner plot would emphasize more on the pedestrian activities recommending more of retail spaces at the groundfloor, a corner cafe at the plot, a bookstore and a boutique are a few suggestions. Moreover, a common lobby area between the new building and the existing would help utilize the second floor of the chamber of commerce building, which is otherwise not used. The office spaces are suggested on the second floor.
The architectural language of the Portales is carried on in the new building with glass and steel emphasizing the corner. The Portales is 20 feet wide, so as to facilitate the seating under it without disturbing the pedestrian traffic. The Portales is wide enough to cater to vendors as well as the stalls for Farmer’s Market. Moreover, the built in furniture would make it a more friendly everyday environment.
III. Infill Design: North Block

**NORTH BLOCK DESIGN**

The intent was to develop the block north of the plaza into an entertainment area as a way of attracting more younger generation members and families to the plaza.

The proposed scheme consists of a vibrant arcade, a cafe overlooking the plaza and a bowling alley, all of which would contribute towards creating a ‘hangout place’

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**Faculty**
Mark Childs
Chris Wilson

**Student**
Gauri Vengurlekar
III. Infill Design

view through arcade

sections through arcade showing the different phases of the collinade

view of cafe from plaza

view of massing of scheme
In the following study, I've located a number of areas around the plaza that could be reconsidered for traffic direction or just need the space occupied by the street to be better defined.

Images of suggested street manipulations are keyed to the 3-d map (at right)

At a glance, here’s the new suggested street layout. The gazebo is moved so as to be the focus of as many streets as possible.
1 school of mines rd.

Improves pedestrian usage by providing continuous sidewalks, lighting, and slowing vehicular traffic.

Makes a more formal connection between the plaza and NM Tech.

2 bernard st. at brewery

Suggested building holds the corner where a crucial piece of the plaza is missing.

Accentuates the connection between the plaza and the historic church.

3 bernard st. at abstract title

Aids pedestrian by condensing vehicular traffic to one set of lanes.

Does not require moving curb on east side of current median.

Street terminates in historic brewery building.

Gives potential area for farmers’ market (or just expansion to current site).
Improves pedestrian usage in plaza by eliminating the Park st. exit, thereby limiting the number of vehicular ways that a pedestrian crosses when walking around the plaza. Infill building (or pavilion, landscaping, etc.) helps to define the space of the plaza while still allowing pedestrian access from Park st.

Aids pedestrian by condensing vehicular traffic to one set of lanes. Increases area and safety for children’s play area. Pedestrian park terminates into courthouse on south end.

Implements pedestrian usage in plaza by eliminating Mechem st. vehicular access, thereby limiting the number of vehicular ways that a pedestrian crosses when walking around the plaza. Infill building (or pavilion, landscaping, etc.) helps to define the space of the plaza while still allowing pedestrian access from Mechem st.
PARK SOUTH OF PLAZA & center st.

park space increased

vehicular traffic slowed and condensed

pavilion moved to align with Center St. & Bernard St.

also possible to close Center St. & utilize Court St. instead

plaza edge better defined

a look at some earlier ideas
III. Public Art Design

Socorro Signs

- **freeway sign**: 30' stainless steel crane located at both Socorro exits
- **“crane” streetlight attachments**: from freeway all along California Street
- **archway**: across intersection of California and Manzanares
- **“wing” signs and pedestrian lights**: on California between Abeyta and Winkler—signs could be made of solar panels to generate energy for the lights (all projects could possibly be funded by NEA or State Public Art)
- **plaza furniture**: continue lights and benches down Manzanares to the Val Verde

Faculty
Mark Childs
Chris Wilson

Student
Katie Maguire
III. Public Art Design

- Freeway sign
- "Wing" lights and pedestrian lights
- Archway
- "Crane" streetlight attachments
- Socorro Icons
- Plaza furniture
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