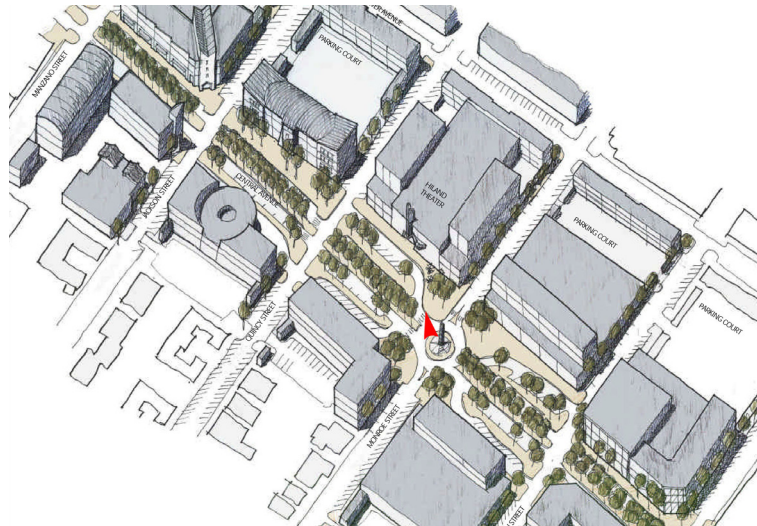


Central-Highland Charrette - Albuquerque, New Mexico

- Large public charrette attended by community at large
- Urban redevelopment of inner-ring suburb
- Transit-Oriented Development (TOD) with streetcar expansion
- New housing prototypes on existing parking lots

Charrette Coordinator/Facilitator - 2004

- At Moule & Polyzoides, Architects & Urbanists
- Planning, executing and documenting charrette
- Coordinating colleagues work before, during and after
- Break-out sessions group moderator
- Lead designer for project book production

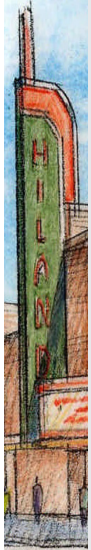


Development Potential			
Type	Area	Dwellings	Parking
Retail	737,680 s.f.	n/a	595
Live/work	70,425 s.f.	47	82
Lofts	180,000 s.f.	120	210
Apartments or Townhouses	172,125 s.f.	172	301
Total	660,200 s.f.	339	1,188

Note: Existing construction in this area is approximately 295,000 s.f., all retail, with no designated housing along the Central Corridor.



Client: City of Albuquerque Planning Department
Albuquerque, New Mexico

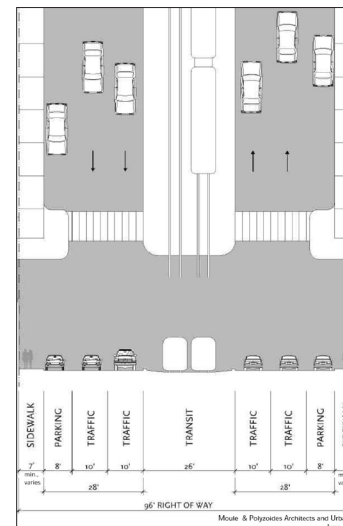


Public Design Charrette



Community Outreach

TOD



- MOVEMENT / SPEED Free / 30 mph
- CROSSING TIME 17 seconds
- ROW WIDTH varies, 96' min.
- TRAFFIC LANES 4 at 10' each
- PARKING Both sides
- CURB TYPE vertical
- CURB RADIUS 5' typical, with bulbouts
- SIDEWALK WIDTH varies, 11' min.
- PLANTER WIDTH varies
- PLANTER TYPE tree grates
- PLANTING varies

*NOTE: Transit is in dedicated R.O.W. in centrally located median.



Urban Infill

Coordinating Stakeholders