



ABQ Uptown

D/P/S designed a mixed-use city neighborhood that has been “dropped” into a vacant 20-acre brownfield site between two retail malls in the city’s Uptown area. ABQ Uptown has the texture and density of downtown, melding lifestyle, 220,000sf of retail, 265 units of multifamily housing, offices, entertainment, restaurants, a hotel, and a corner grocery store located nearby with convenient on-street parking.

ABQ Uptown enjoys a definite sense of place, utilizing a regional architectural motif. Regional materials and colors provide the unifying element to which a broad palette of field and accent colors is applied. Street landscaping, plazas, fountains, outdoor dining areas, residential courtyards and portals are used to reinforce the urban fabric.

This urban infill project accommodates residents and is pedestrian friendly. Offices and apartments are located above retail as well as in on-ground courtyard buildings situated on the periphery. In addition to street parking, parking structures are wrapped inside buildings.

Articulated and defined areas bring prominence to the ground-level retail. Restaurants are mixed throughout the development with a combination of national and local operators.

The impetus for the development was a sector plan adopted by the city of Albuquerque that required construction to be high density. The full build out for ABQ Uptown represents a density of 1.33 FAR (floor area ratio), equivalent to urban downtown areas. Construction began in March 2005 and was completed by fall 2006.

Hunt Development has also secured 11 acres immediately across Indian School road bordering the south edge of this property. Planning and conceptual design is underway for a hotel and entertainment complex that will connect at grade and at pedestrian bridge levels.

ABQ Uptown is 100% leased. Over 2,500 people were employed to build ABQ Uptown and it employs over 200 people in retail, restaurants, and services retail. ABQ Uptown expects to generate over \$100 million in retail sales per year bringing new retailers to the New Mexico market including Pottery Barn, Elephant Bar, Bravo, and Coldwater Creek.

Location: Albuquerque, NM

Cost: \$37 million

Size: 250,000sf

Completion: November 2006

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