Great Blocks on MainStreet: Revitalizing Rural Downtowns

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Great Blocks on MainStreet

Focusing on a viable core two-to-three block commercial area, Great Blocks on MainStreet (GBoMS) is an innovative and intensive design redevelopment project within the MainStreet/Arts & Cultural district resulting in “shovel-ready” construction documents. This public infrastructure investment is meant to catalyze and leverage private sector reinvestment, resulting in higher economic performance.
Great Blocks on MainStreet

The Municipality and local MainStreet/Arts & Cultural District organization develop a package of economic redevelopment and revitalization strategies and goals for:

- commercial property restoration and adaptive reuse;
- business retention/expansion; and
- private reinvestment/job creation in the core area.

- A focus in the NMMS “Economic Transformation Strategies”
- Implemented through public/private partnerships using the local Metropolitan Redevelopment Area (MRA) Plan
Great Blocks on MainStreet
Funding Recipients

Belen MainStreet
Tucumcari MainStreet
MainStreet de Las Vegas
Raton MainStreet/Arts & Cultural District
Belen Great Blocks project
Tucumcari Great Blocks project

Project Area

Depot

US 54 Main Street

NM 104 1st St

2nd St

Princess Theater

3rd St

Odeon Theater
Las Vegas Great Blocks project
PROJECT DESCRIPTION:

Railroad Ave. is planned as a two-lane street with parallel parking and wide sidewalks on both sides. The east side of the street is wider, with the walk as a multi-use path to accommodate both bicycles and pedestrians. This bikeway will eventually be expanded to include a trail connecting with the Galleta River Trail to the south. A small sidewalk plaza and mid-block crossing at the Castaneda Hotel improves pedestrian access and enhances the streetside entry to this historic property.

E. Lincoln St. is envisioned through this project as both a street and a part-time pedestrian plaza, which can be closed off to vehicular traffic during events. This tree-lined corridor utilizes permeable paving and subsurface wicking to sustain the trees. Street grade along Lincoln St. is elevated, with low mountable curbs, to enhance the pedestrian experience. Gateways at the Grand Ave. intersection mark the entrance to the railroad district, while steel railroad rails embedded in the roadway recall the history of the site.

Sidewalk extensions and paved crossings throughout the project area make pedestrian crossings safer.

Great Blocks on Mainstreet
Conceptual Plan
City of Las Vegas, NM
ADJACENT BUILDING, TYP.

SUBSURFACE WATER STORAGE & WICKING, TYP. (DRAINS TO LANDSCAPE)

PERMEABLE PAVERS, TYP.

HEADER CURB
Curb extension beyond, TYP.

STABILIZED FINES PATH
PIGMENTED CONCRETE

12' SIDEWALK
8' LANDSCAPE BUFFER
8' PARALLEL PARKING
10' LANE
10' LANE
8' PARALLEL PARKING
6' LANDSCAPE BUFFER
10' MULTI-USE TRAIL
6' PED. TRAIL
8' LANDSCAPE BUFFER

APPX. 62' R.O.W.

RAILROAD AVE. SECTION
VIEW TO NORTH
Las Vegas Great Blocks Next Steps...

• Pursue Multiple Funding sources

• Implement the LV MainStreet Economic Transformation Strategies

• Update the Las Vegas MRA Plan

• Create partnerships/incentives with building and business owners within project on building improvements, adaptive reuses, etc
Historic First Street
Raton Great Blocks Project

PHASE I  PLAN VIEW
• City of Raton has implemented several phases of First Street infrastructure improvements;

• Strong catalyst for commitment of private investment in a revitalization plan;

• Stimulate building renovation projects, business startups, increased visitation and tourism, and job creation in the historic railroad district of Raton.
• Catalyst project/ momentum for funding of the Raton Railroad Depot renovation project;

• Increased usage of the Depot and visitation and tourism by Amtrak passengers, bus passengers, and highway travelers.

• Community benefit is realized through increased employment and economic activity, expansion of the tax base, and stabilization of the downtown business environment.
First Street 2015
First Street 2015
Wells Fargo Building
Multimodal Area Before
First Street Today
The Palace – Open for Business
Raton Depot
Great Blocks = The Future
• Project is “Shovel Ready” and construction is partially funded

• Multiple Pending Funding Applications including public and private monies.

• Consistent with Downtown MRA Master Plan goals of revitalization and on ICIP.

• Active public/private partnerships utilizing City Owned Buildings in the project area including the Old Pass Gallery and the Center for Sustainability.

• Palace Building restoration and reopening indicates the willingness of Private Parties to buy in to First Street Revitalization