



Great Blocks on MainStreet: ***Stimulating Private Reinvestment through Extraordinary Public Infrastructure***

***NM MainStreet Fall Leadership Network Meeting
Las Vegas, NM***

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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 MS/A&C 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 MS/ACD organization and local governing body 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.
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- *A focus in your organization's Economic Transformation Strategies*
 - *Implemented through public/private partnerships using the local Metropolitan Redevelopment Area (MRA) Plan*



Great Blocks on MainStreet Funding Recipients

Raton MainStreet/Arts & Cultural District

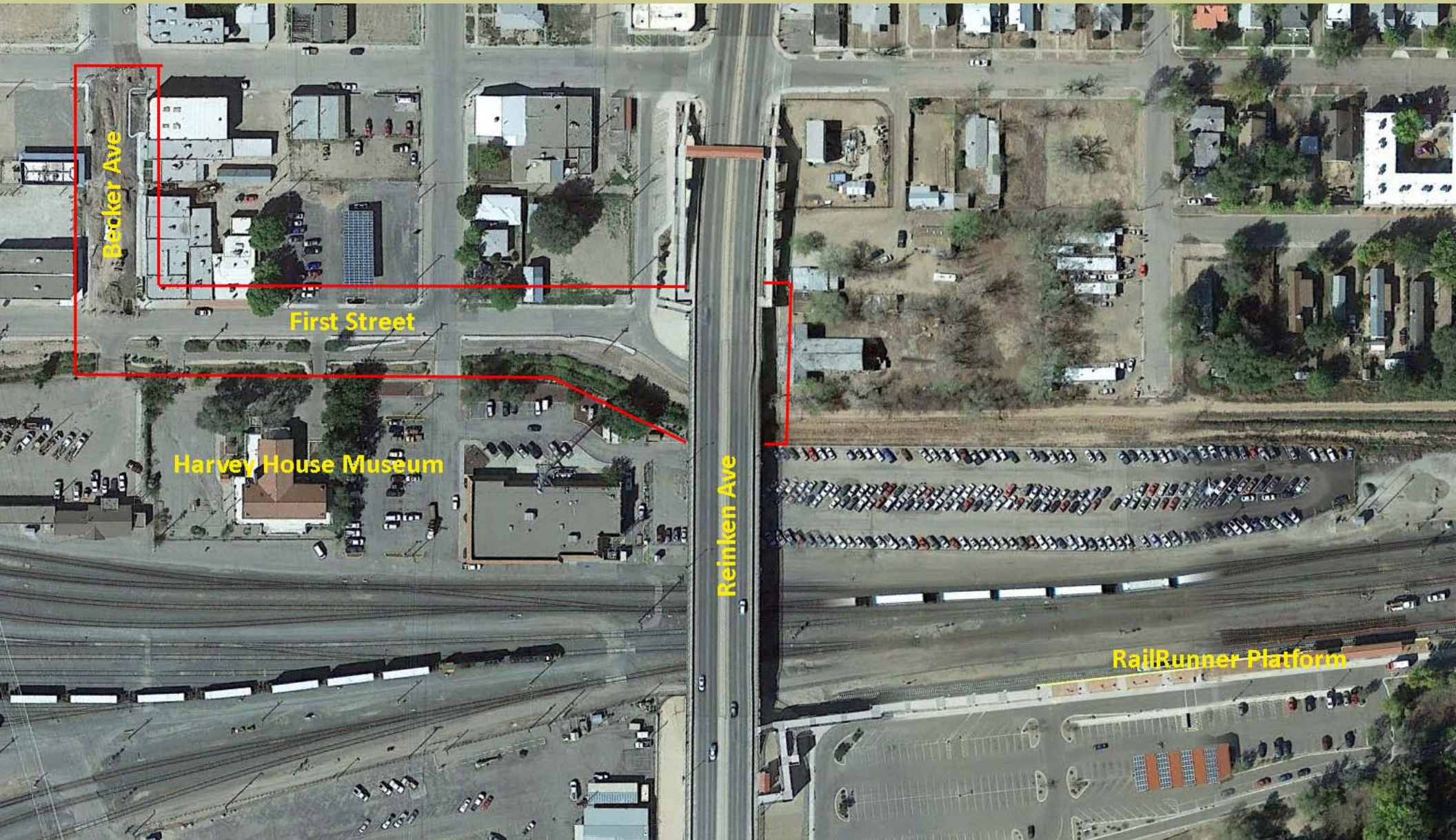
MainStreet de Las Vegas

Tucumcari MainStreet

Belen MainStreet

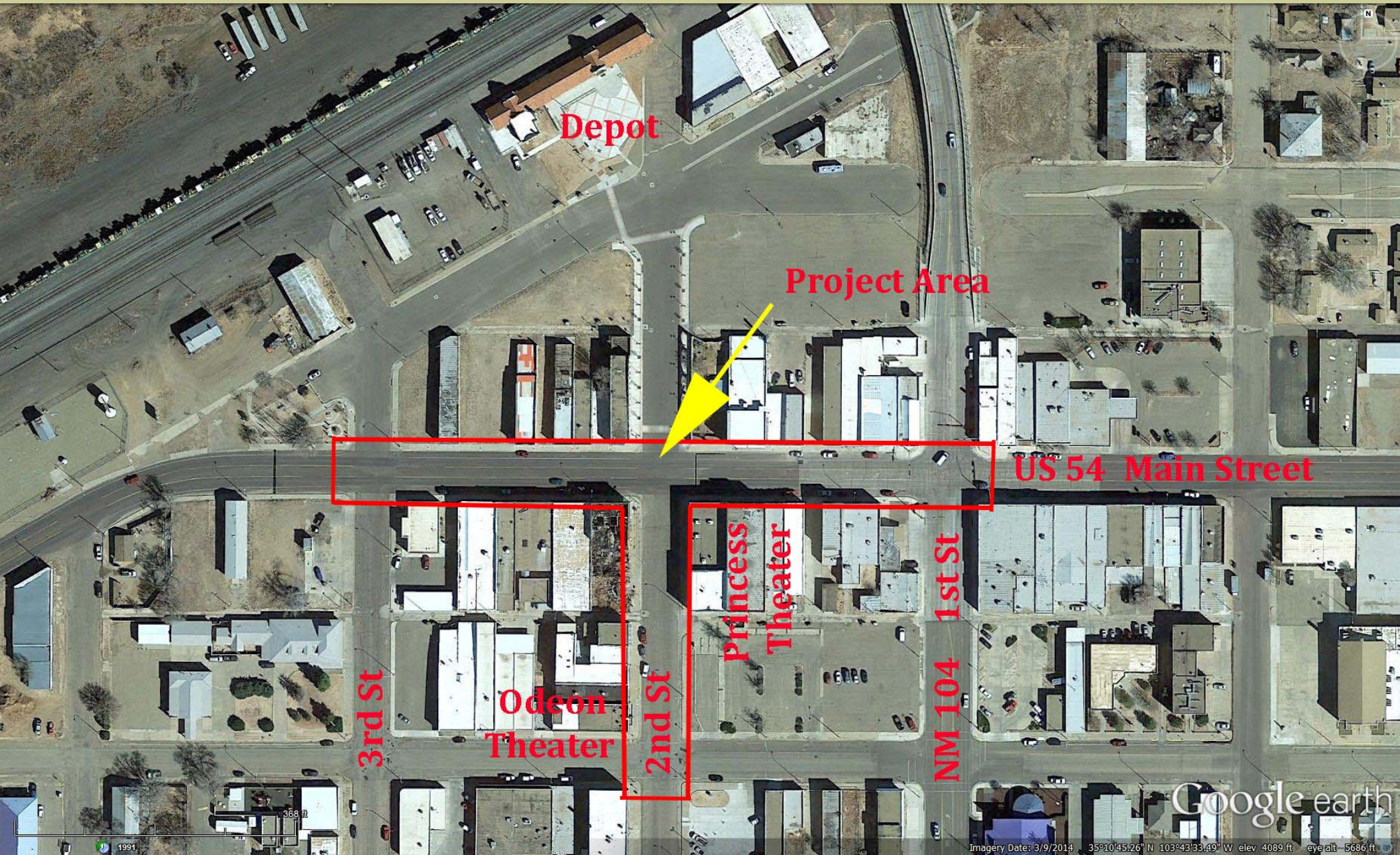


Belen Great Blocks project





Tucumcari Great Blocks project



Depot

Project Area

US 54 Main Street

3rd St

Odeon Theater

2nd St

Princess Theater

NM 104 1st St

Google earth

Imagery Date: 3/9/2014 35°10'45.26" N 103°43'33.49" W elev 4089 ft. eye alt 5686 ft.

Las Vegas Great Blocks project



Lincoln St

Railroad Ave

PNM Bldg

Railroad Depot

Casteneda Hotel

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.

**PHASE 1
PROJECT EXTENT**

MAINTAIN INTERSECTION GEOMETRY
- REPLACE ASPHALT W/ PIGMENTED CONCRETE OR UNIT PAVERS

GATEWAY FEATURE (BOTH SIDES)

STREET TREE, TYP.

RAISED STREET SECTION
- PIGMENTED CONCRETE OR UNIT PAVERS

STEEL RAILROAD RAIL LANE DIVIDER

45° ANGLE-IN PARKING, TYP.

BENCH / SEATING, TYP.

CONCRETE SIDEWALK, TYP.

PERMEABLE UNIT PAVERS

"HAWK" BEACON, TYP.
- PEDESTRIAN CROSSING SIGNAL

PARALLEL PARKING, TYP.
- PERMEABLE PAVERS

PEDESTRIAN CROSSING, TYP.
- PIGMENTED CONCRETE OR UNIT PAVERS

SHRUBS OR GRASSES, TYP.
CONCRETE SIDEWALK, TYP.

SIDEWALK EXTENSION, TYP.
LANDSCAPE BUFFER, TYP.

MID-BLOCK CROSSING

RAILROAD AVE.

BI-DIRECTIONAL MULTI-USE TRAIL, TYP.
STABILIZED FINES TRAIL, TYP.

PNM
WATER-HARVESTING LANDSCAPE
RAISED PEDESTRIAN CROSSING, TYP.

MINOR GATEWAY SIGNAGE (BOTH SIDES)

RE-ALIGNED ENTRY
EXTEND SIDEWALK THROUGH PARKING

DROP-OFF ZONE
- PERMEABLE PAVERS

ENTRY PLAZA W/ BENCHES & SMALL SHADE TREES

LANDSCAPE BUFFER, TYP.

CASTANEDA HOTEL

RAILROAD DEPOT

WELLS FARGO BUILDING

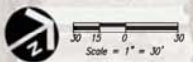
GRAND AVE.

E. JACKSON ST.

E. LINCOLN ST.

E. DOUGLAS AVE.

**FUTURE PHASE
PROJECT EXTENT**

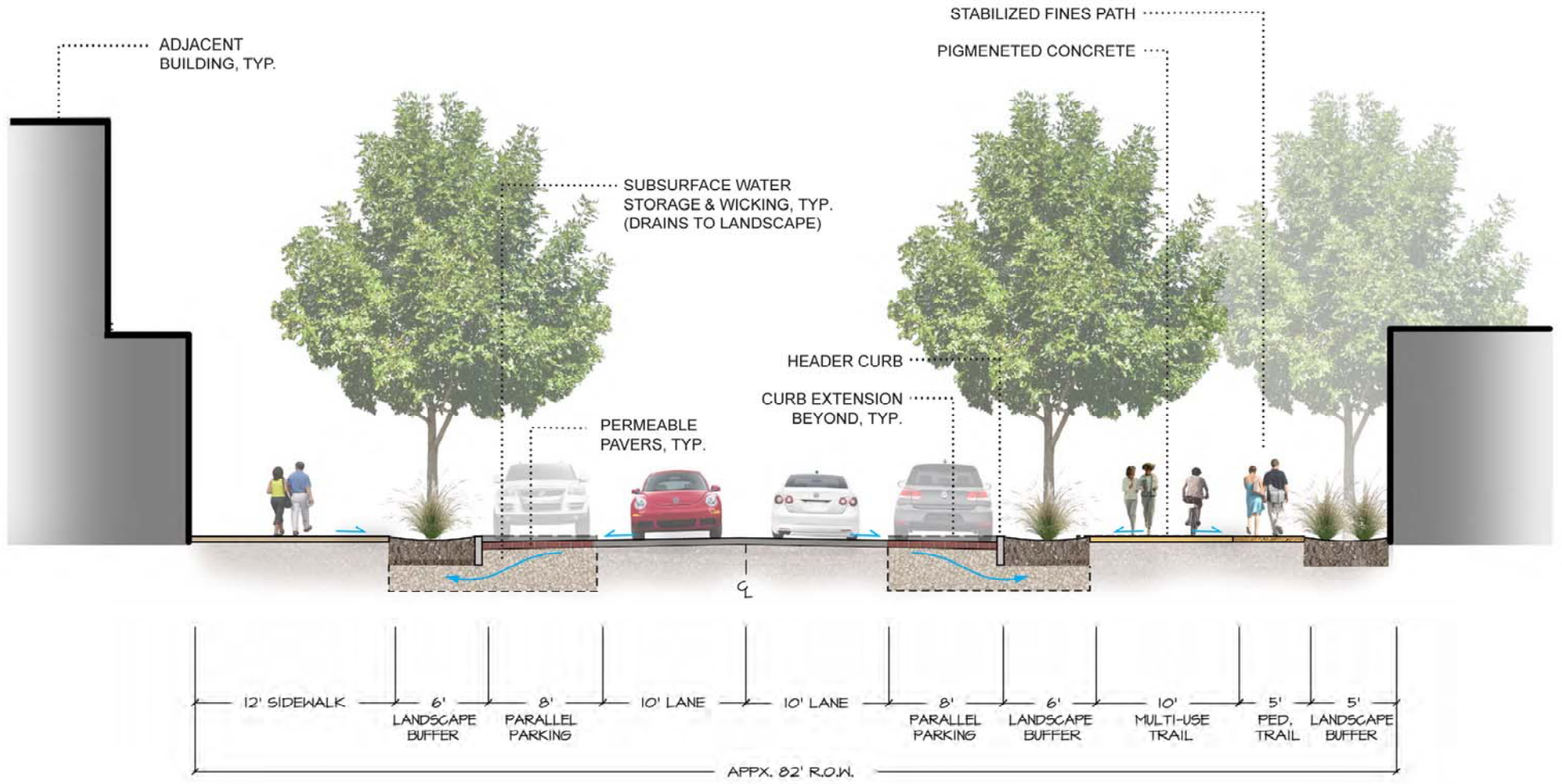


**Great Blocks on Mainstreet
Conceptual Plan**

City of Las Vegas, NM

March 2016





RAILROAD AVE. SECTION

VIEW TO NORTH





Next Steps...

- Pursue Funding sources
- Implement our *Economic Transformation Strategies*
- Create partnerships/incentives with building and business owners within project on building improvements, adaptive reuses, etc
- Update the Las Vegas MRA Plan

Raton Great Blocks Project



PHASE I PLAN VIEW

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- **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.**

Multimodal Area Before



Comparative History

A collection of historical images including a map of the region, a photograph of a building, and a line graph showing population trends over time.

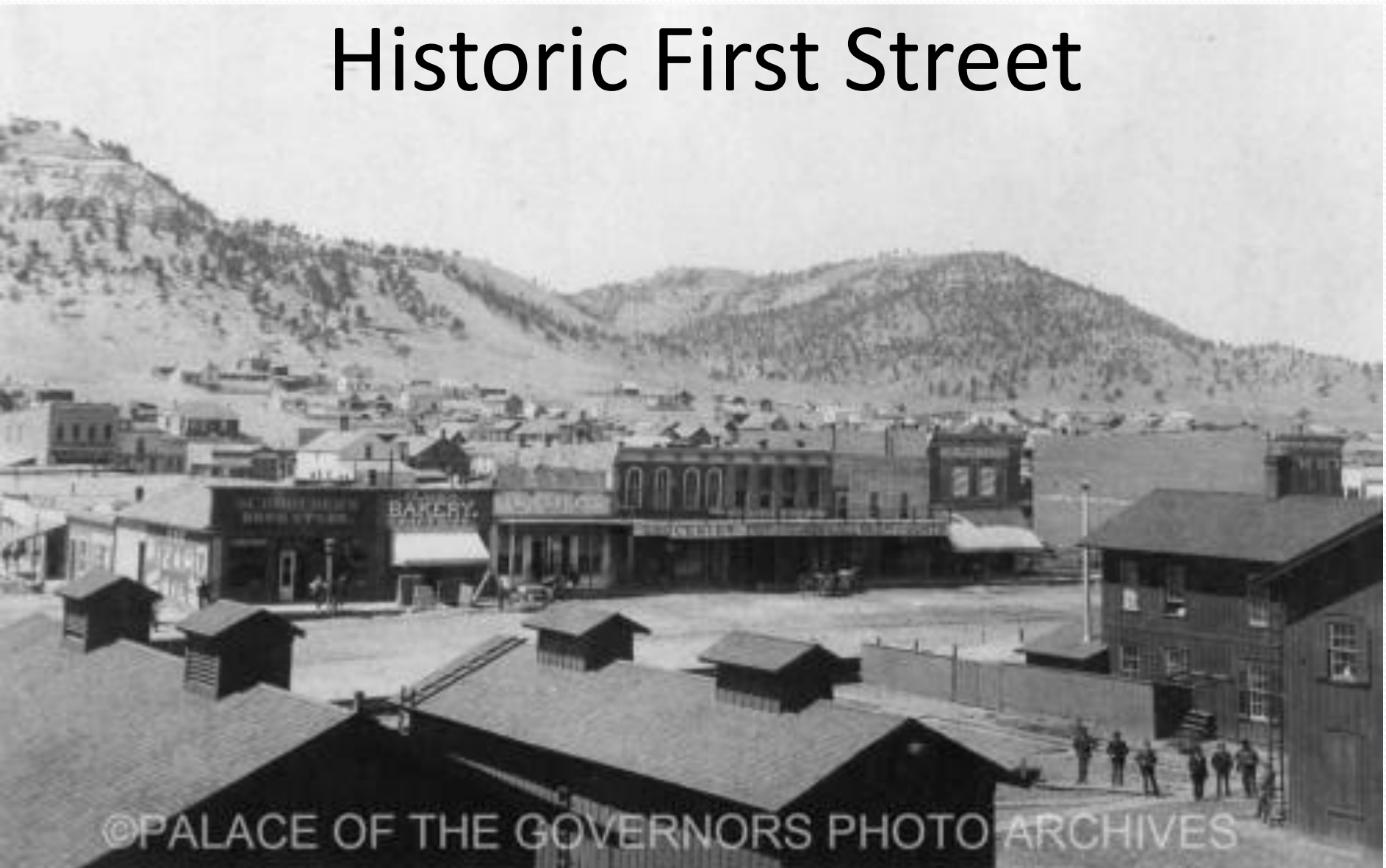
Comparing the location of Baton Rouge, Louisiana and the location of the first colony in the Mississippi Delta. The location of the first colony in the Mississippi Delta is shown in the map. The location of the first colony in the Mississippi Delta is shown in the map.







Historic First Street



First Street 2015











Wells Fargo Building



First Street Today



First Street Today



The Palace – Open for Business



Raton Depot



Great Blocks = The Future



PHASE I PLAN VIEW

- **Project is “Shovel Ready” and construction is partially funded”**
- **Multiple Pending Funding Applications including public and private monies.**
- **Consistent with MRA and Downtown Master Plan goals of revitalization through improved pedestrian access and traffic calming measures.**
- **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**