Great Blocks on MainStreet: Stимulating Private Reinvestment through Extraordinary Public Infrastructure

NM MainStreet Fall Leadership Network Meeting
Las Vegas, NM

Rich Williams, Director, New Mexico MainStreet
Charlie Deans, Urban Design Program Associate
Cindy Collins, Executive Director, MainStreet de Las Vegas
Brenda Ferri, Executive Director, Raton MainStreet
Diana Sanchez, President, Raton MainStreet
Scott Berry, City Manager, City of Raton
Jason Phillips, Special Projects Manager, City of Raton
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.

• 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
Tucumcari Great Blocks project
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 feature will eventually be expanded to include a trail connecting with the Calleta 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
March 2019
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
• 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
Historic First Street
Wells Fargo Building
First Street Today
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 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