



REQUEST FOR PROPOSALS “Great Blocks on Main Street - 2016”

The New Mexico Main Street (NMMS) Program is pleased to announce a MainStreet and Arts & Cultural District competition for an innovative and intensive design demonstration project in “Placemaking” within the district. The project is designed to dramatically upgrade a site that significantly contributes to public infrastructure along the street through the creative implementation of urban design, architecture, landscape architecture and public art. Volunteer-based design intervention programs such as “tactical urbanism,” “facade squads,” and revitalization plans are among the inspirations for a “great block” project.

A designated New Mexico Main Street community, or a state-authorized Arts & Cultural District that has graduated from its “Start Up” phase*, and in good standing may apply. A single project will be selected by a professional panel, based on a proposal submitted jointly from the local MainStreet and/or Arts & Cultural District organization, and with the local governing body.

A team of designers will be retained by NMMS to conduct a community-based planning and design process to develop plans and construction drawings, which will be provided to the community and the local governing body as a “shovel-ready” project. The project design must be completed by June 15, 2016 (preferably sooner).

The local governing body with the local MainStreet and/or Arts & Cultural District organization is expected to begin to acquire funding and implement the Great Blocks on MainStreet project. The local MainStreet/and or Arts & Cultural District organization is also expected to develop their skills in Community Initiated Development (CID), to ready the private sector for reinvestment, redevelopment and adaptive reuse for property and businesses within the project area.

Great Blocks on MainStreet proposals will be reviewed based on a holistic approach to the site. Proposals should not be single-issue projects, which our NMMS consultant team is already available to assist on. The Great Blocks on MainStreet project may include as part of, but not be limited to:

- Façade improvements
- Second floor adaptive reuses for professional or service businesses and for housing, live/work including studio/gallery combined with living spaces

- Public placemaking
- Street and pedestrian safety and enhancements
- Pedestrian Lighting/signage improvements
- Landscaping appropriate to the commercial and historic context of the street
- Gateway/entry features, “wayfinding,” public art installations when part of a larger placemaking and or streetscape project

Selection Criteria

The Great Blocks on MainStreet proposal submitted by the MainStreet Board or Arts & Cultural District Coordinating Council with a letter of partnership from the local governing body should include:

Maximum 15 page description of the project that addresses the following:

- Information, graphics and/or photos describing the project.
- Organization is in good standing with NMMS. Municipally is in good standing with the state.
- Anticipated economic impact of project (jobs, entrepreneur and/or business development, enhancement of the economic environment catalyzing local economy, etc).
- Ownership of project site and/or improvements (private, public, nonprofit)
- Secured permission by owner to work on the property
- Partnerships that will be involved in the project implementation and maintenance
- Updated Local LEDA ordinance (amended to include 2007 and 2013 state statute provisions) adopted by the governing body which may assist with future state funding of a portion of the project.
- Project is in the adopted Metropolitan Redevelopment Area Plan/Master Plan
- Is the project on the municipality’s Infrastructure Capital Improvement Plan (ICIP)?
- Is the project on the annual MainStreet implementation plan (if not the board needs to certify they understand this is the only design/planning service they will receive this year.)
- Local governing body’s prioritization of the project demonstrated by its willingness to explore (with NMMS assistance) funding through CDBG, LEDA, EDD/LEDA Capital Outlay, NMFA, DOT TAP,HPD grants, ICIP and/or other funding sources as appropriate to the proposed project.
- A letter of support for the proposed project must be submitted from the local governing body’s elected or appointed representative such as a city manager or mayor. An approved resolution from the local governing body is not required but is at the discretion of the local authorities.
- Please include project appropriate surveys, environmental clearances, conceptual design work, site plans and related documentation to be identified in the proposal and, produced by the governing body upon designation of the project.

Further criteria in ranking the proposed project considered by the Selection Panel includes:

- Preservation-based project that can use state historic tax credits.
- State Certified Executive Director employed for minimum 30 paid hours per week.
- Nationally Certified program in the immediate past year.

- Commitment by local MainStreet and/or ACD, in partnership with the governing body, to rehabilitate property and launch a business recruitment plan for buildings in the targeted project area.
- An organization selected for Great Blocks is not eligible during this phase for LEDA C/O or MainStreet C/O.
- Professional, technical assistance from NMMS during the period of Great Blocks project development will be tailored around related revitalization issues in project development.

The Great Blocks on MainStreet project proposal is to be submitted to the NM MainStreet Program no later than **3:00pm on September 4th, 2015** by either delivery (certified carrier, i.e. FedEx or UPS recommended) or as a digital PDF file to:

MainStreet/EDD (Please use the ENTIRE Mailing Address)
 Joseph M. Montoya Bldg.
 1100 South St. Francis Drive
 PO Box 20003
 Santa Fe, NM 87504

Email: rich.williams@state.nm.us

Questions or additional information should be directed to Rich Williams at (505) 827-0168 or rich.williams@state.nm.us. The Department is not responsible for delayed or late mail.

*A State Authorized Arts & Cultural District that has graduated from “Start Up” has the following capacity and tools in place:

- An active ACD Coordinating Council from the district which broadly represents the arts, cultural institutions, cultural entrepreneurs, revitalization organizations and historic or heritage organizations and the local governing body
- An ACD Cultural Plan adopted by the Governing body, either stand alone or included in an ACD MRA Plan
- An adopted Metropolitan Redevelopment Area Plan (MRA) which the governing body has adopted
- Paid staff to work with the Governing Body to assist with the planning process and logistics associated with meeting specifications of the project.