

Great Blocks on MainStreet: Revitalizing Rural Downtowns

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Raton

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Design



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

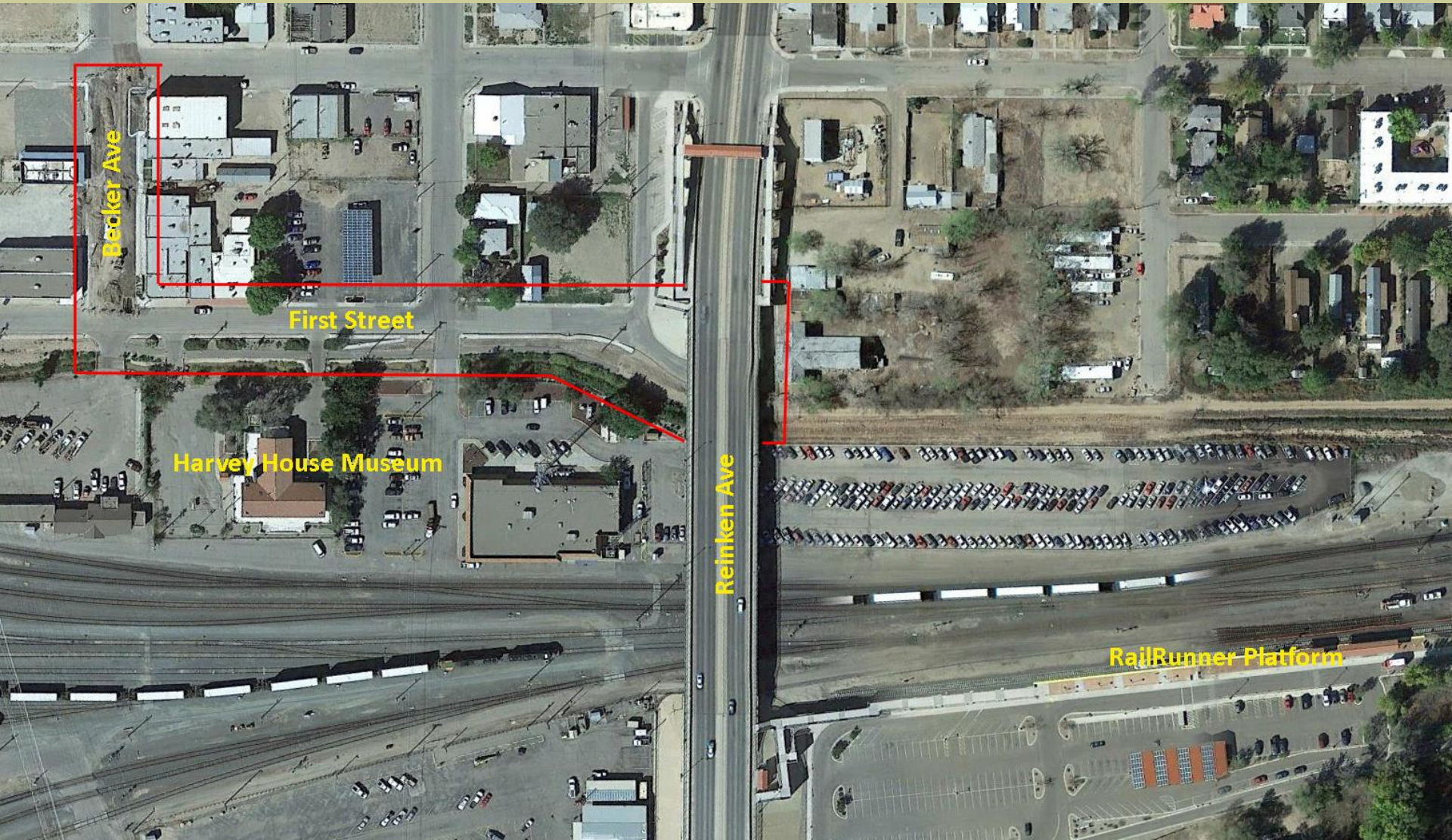
Tucumcari MainStreet

MainStreet de Las Vegas

Raton MainStreet/Arts & Cultural District



Belen Great Blocks project



Becker Ave

First Street

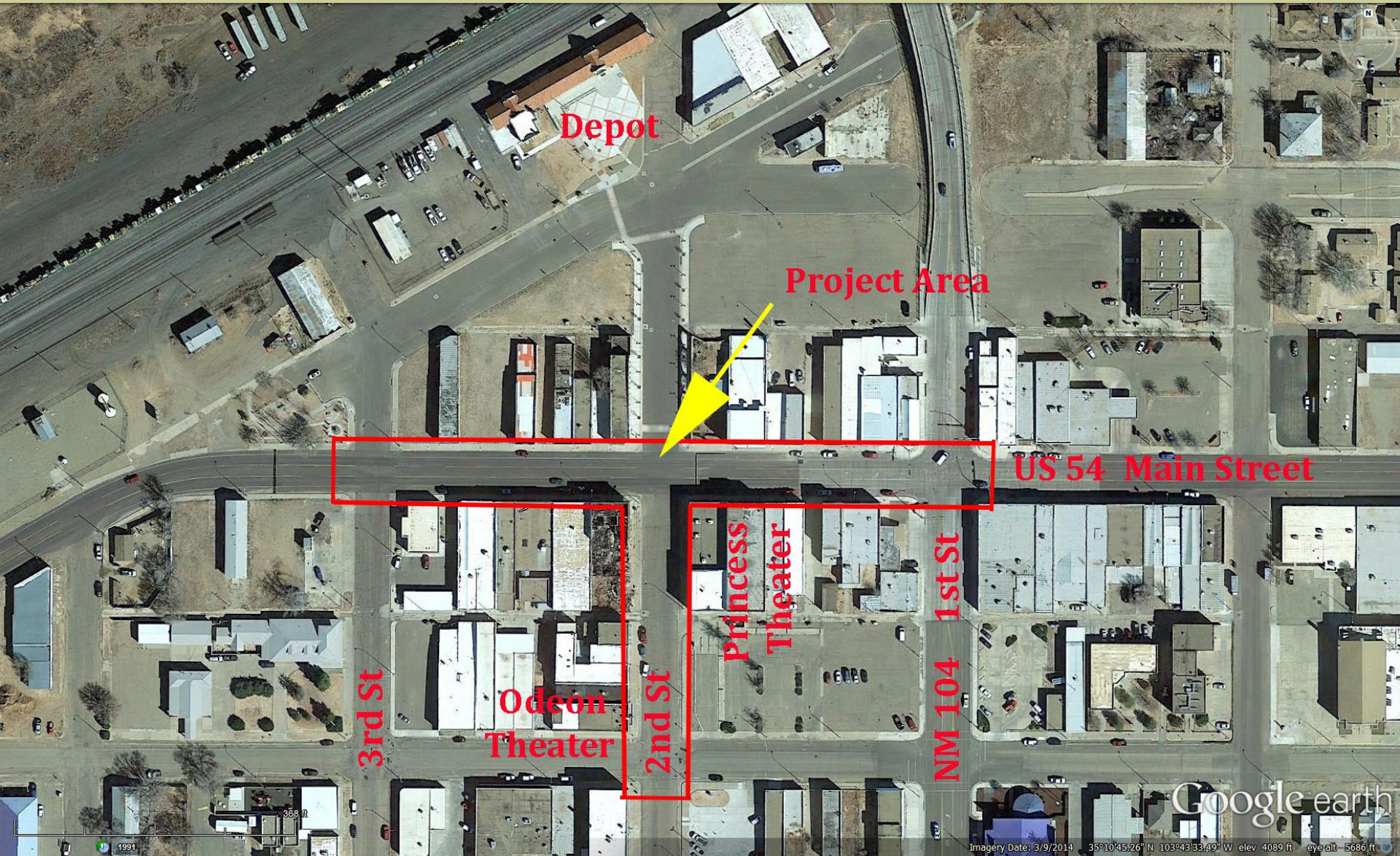
Harvey House Museum

Reinken Ave

RailRunner Platform



Tucumcari Great Blocks project



Depot

Project Area

US 54 Main Street

3rd St

Odson 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

1991



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

MID-BLOCK CROSSING

"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.

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

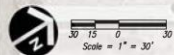
GRAND AVE.

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





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PLANNING
 LANDSCAPE ARCHITECTURE
 MARKET ANALYSIS

CONSULTANTS

Engineering Analytics, Inc.



PROJECT
LAS VEGAS GREATBLOCKS ON MAINSTREET
 RAILROAD AVE. & E. LINCOLN ST.

ADDRESS
 LAS VEGAS, NM, 87701

MARK	DATE	DESCRIPTION
ISSUE SHEET	AUG 18, 2016	
PROJECT NO.	2016053	
CAD DWG FILE:	2016053_SSW_BASILDWG	
DRAWN BY:	VT, ML, DG	
CHECKS BY:	GP	
COPYRIGHT:	Sites Southwest	

PLANTING PLAN

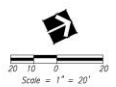
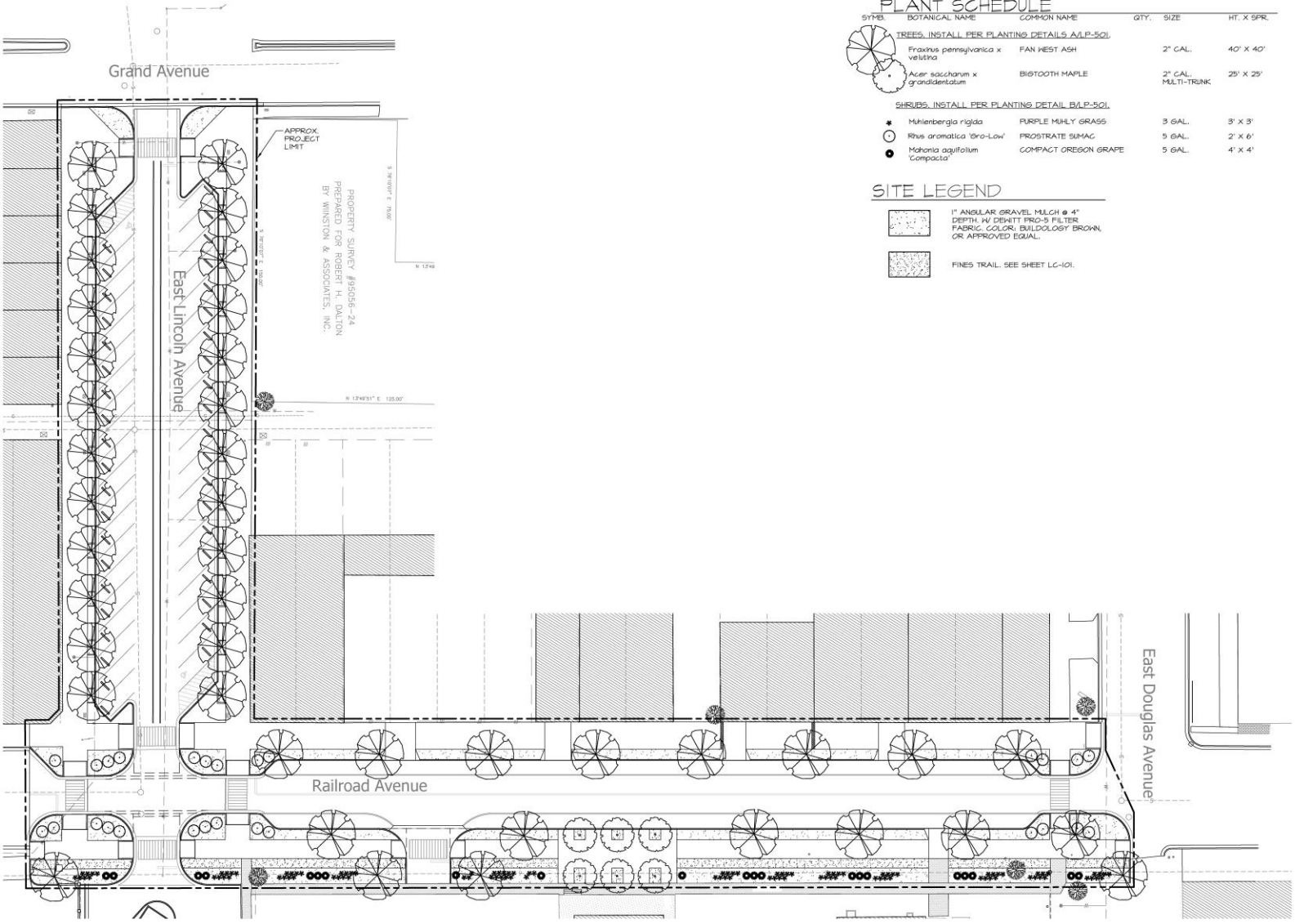
LP-101

PLANT SCHEDULE

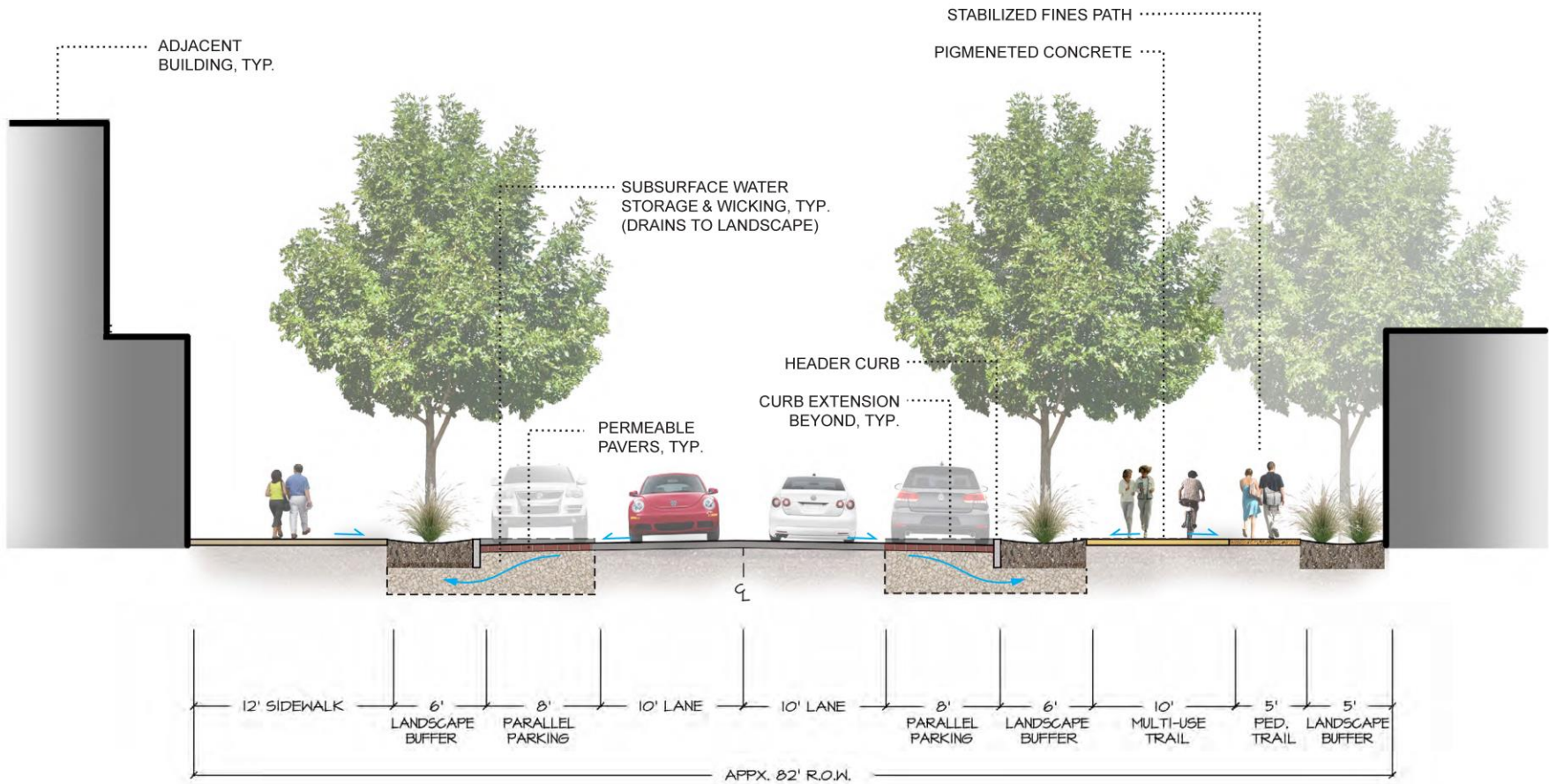
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HT. X SPR.
TREES, INSTALL PER PLANTING DETAILS A/LP-501.					
	<i>Fraxinus pennsylvanica</i> x <i>velutina</i>	FAN NEST ASH	2"	CAL.	40' X 40'
	<i>Acer saccharum</i> x <i>grandidentatum</i>	BIGTOOTH MAPLE	2"	CAL. MULTI-TRUNK	25' X 25'
SHRUBS, INSTALL PER PLANTING DETAIL B/LP-501.					
	<i>Muhlenbergia rigida</i>	PURPLE MUHLY GRASS	3	GAL.	3' X 3'
	<i>Rhus aromatica</i> 'Gra-Lov'	PROSTRATE SUMAC	5	GAL.	2' X 6'
	<i>Mahonia aquifolium</i> 'compacta'	COMPACT OREGON GRAPE	5	GAL.	4' X 4'

SITE LEGEND

- 1" ANGULAR GRAVEL, MESH # 4" DEPTH, HV DEBITT PRO-5 FILTER, FABRIC COLOR, BUILDLOGY BROWN, OR APPROVED EQUAL.
- FINES TRAIL. SEE SHEET LG-101.



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RAILROAD AVE. SECTION

VIEW TO NORTH





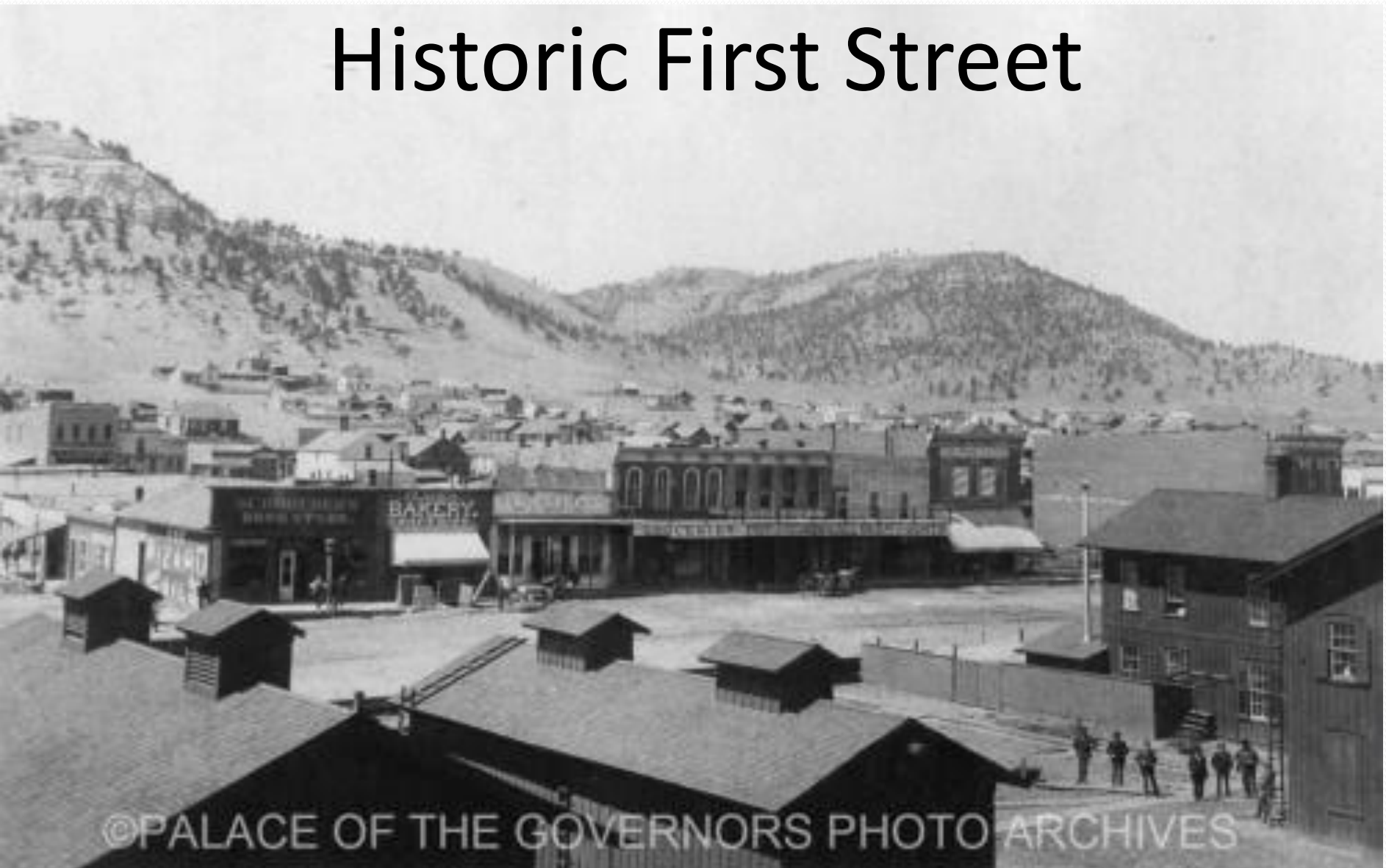
Las Vegas Great Blocks Next Steps...

- 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

Raton Great Blocks Project



Historic First Street



©PALACE OF THE GOVERNORS PHOTO ARCHIVES

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



First Street 2015



Wells Fargo Building



Multimodal Area Before



Multimodal Area After





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 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**