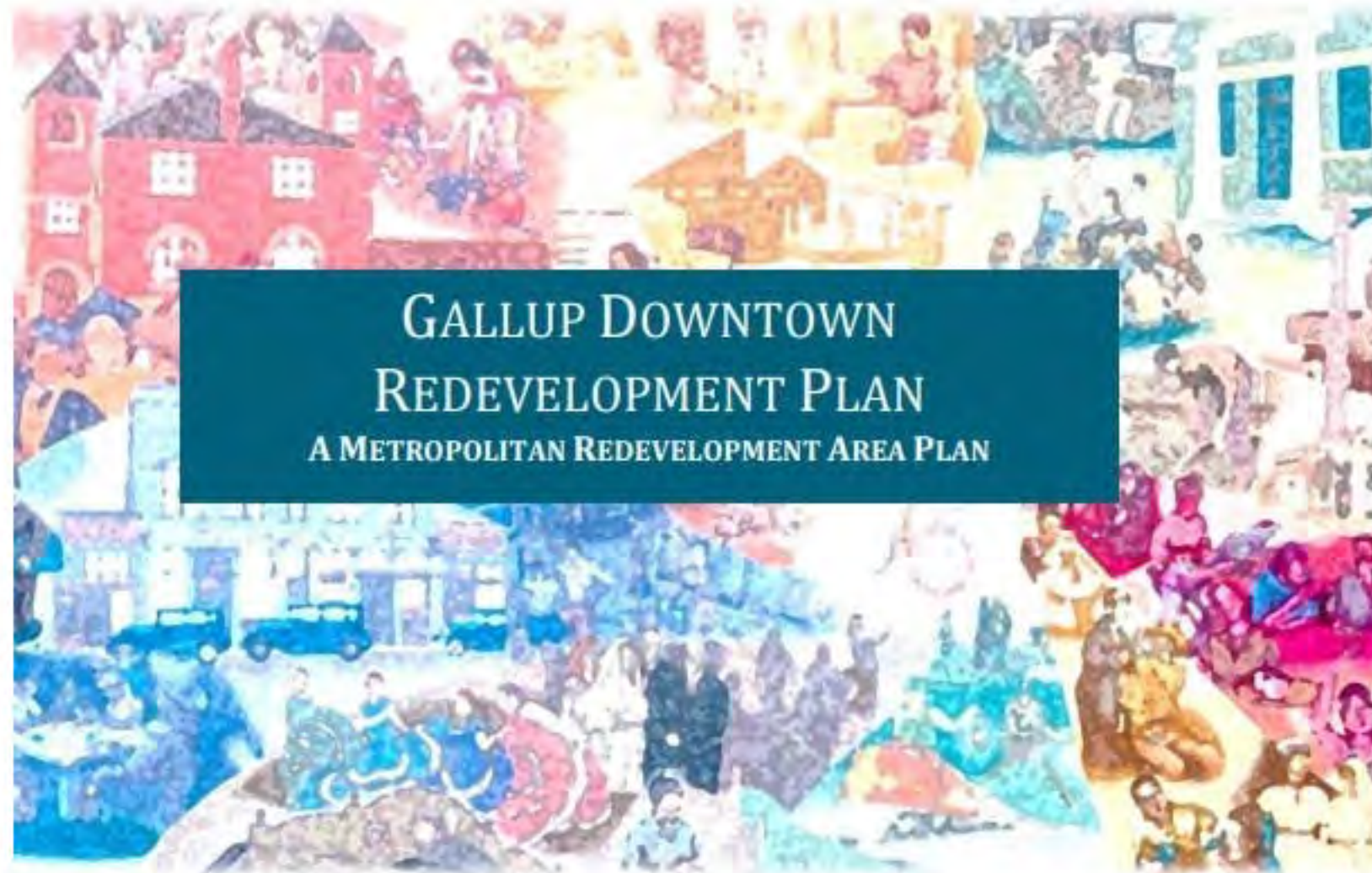


# 7

## APPENDICES

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PREPARED FOR:

CITY OF GALLUP  
GALLUP MAINSTREET/ARTS & CULTURAL DISTRICT  
GALLUP BUSINESS IMPROVEMENT DISTRICT



ADOPTED DECEMBER 15, 2015

# City of Gallup

MRA & A&CD Plans  
Implementation Assessment



### Implementation Matrix

Project Implementation Timeline	Responsible Entities	Funding Sources
<b>Short Term (1-3 years)</b>		
New Main Library on existing Children's Library site- Phase 1: Needs Assessment/Programming/Site planning	CoG, MC	1, 3, 4, 5, 15
Coal Ave "Event Street": Phase 1 Improvements	CoG, NMDOT, NWNMCOG	3, 4, 5, 6, 9, 16,
Alleyway Pedestrian Improvements	CoG, BID, MS/A&CD, NWNMCOG	1, 3, 4, 5, 6, 9, 16
"Little Puerky" Interpretative Viewing Deck	CoG, MS/A&CD, BNSFF	1, 3, 4, 5, 16
South Entry on Second St: Community Art Garden	CoG, MC, NMDOT, MS/A&CD, MG/WIB, BNSFF	1, 4, 5, 16, 17, 18
Establish Quiet Zones at Rail Crossings- Phase 1: Pedestrian Crossing Improvements	CoG, NMDOT, NWNMCOG, BNSF	3, 4, 5, 6
Raised Rotosphere/Interstate Display	CoG, BID, MS/A&CD	4, 5, 17
Facade Improvement Program	CoG, BID, MS/A&CD	1, 4, 9, 12
Planned Skatepark	CoG, BNSFF	1, 3, 4, 5
Aztec, 2nd & 3rd St bike lanes, and BikeShare program	CoG, NWNMCOG	4, 5, 6, 16, 17
<b>Mid-Term (4-6 years)</b>		
Youth Arts/Performance Center	CoG, , MC, UNM-G, BNSFF	1, 2, 3, 4, 5, 15, 19, 21
Bike and Pedestrian Railway Underpass	CoG, NMDOT, NWNMCOG	1, 3, 4, 5, 6, 9, 15
Oasis Park	CoG, BID, MS/A&CD, PD/O	1, 4, 5, 16
Multi-Cultural Event Center	CoG, MC, UNM-G, BIA	1, 3, 4, 5, 15, 18, 21
Courthouse Square Enhancements	MC, CoG	1, 4, 5, 16
Proposed Skatepark Expansion	CoG, BNSFF	1, 3, 4, 5
Rio Puerco Pathways with Underpasses	CoG, NMDOT, NWNMCOG	4, 5, 6, 16, 17
Makerspace/Fabrication Shop	CoG, MS/A&CD	1, 2, 3, 4, 5, 10, 12, 18, 19, 20
<b>Long Term (7-10 years)</b>		
Library Adaptive Re-Use: Museum	CoG, MC, UNM-G	1, 3, 4, 5, 18
Comcast Adaptive Re-Use: Museum	CoG	1, 2, 3, 4, 5, 12,
Native American Community Center	BIA/NN, CoG	1, 5, 9
Railroad Themed Parking Lot with Railroad Observation Deck	CoG, BNSFF	1, 4, 5, 17
Potential Mixed Use Parking Structure	CoG	1, 3, 5, 15
<b>Private-Sector Initiated (Market-dictated)</b>		
Retail/Commercial & Retail/Hotel	PD/O, CoG	1, 2, 8, 10, 11, 15
Residential Mixed-Use: Corner of E. Coal Ave. and S. Puerco Dr	PD/O, CoG	1, 4, 5, 7, 9, 14, 20
Retail Mixed-Use: SW corner of Coal Ave. and First St	PD/O, CoG	1, 2, 8, 10, 15
Potential Walkway Connection	PD/O, CoG	1, 2, 8, 10, 15
Retail Mixed-Use: SW corner of Coal Ave. and Second St	PD/O, CoG	1, 4, 5, 12, 14, 20
Mixed-Use: NW corner of Fourth St and Aztec Ave., and SE corner of Fifth St. & NM 118 (Rt. 66)	PD/O, CoG	1, 4, 5, 12, 14, 20
Mixed-Use/Residential - SW corner of Third St. and NM 118 (Rt. 66)	PD/O, CoG	1, 4, 5, 7, 9, 14, 20

# Implementation Assessment

NMMS guidance is to assess and update the implementation section of plan rather than go through a comprehensive update.



# 3 Words to Define Downtown Gallup

historic diverse  
art filled vibrancy  
brimming with potential  
precarious  
commerce artful community

# What does downtown revitalization mean to you?

More businesses and place to gather. GRT

Building community, increasing use value, preserving resources, building the economy, laying groundwork for the future

<b>Project Implementation Timeline</b>	<b>Responsible Entities</b>	<b>Funding Sources</b>
<b>Short Term (1-3 years)</b>		
New Main Library on existing Children’s Library site- Phase 1: Needs Assessment/Programming/Site planning	CoG, MC	1, 3, 4, 5, 15
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Planned Skatepark	CoG, BNSFF	1, 3, 4, 5
Aztec, 2nd & 3rd St bike lanes, and BikeShare program	CoG, NWNMCOG	4, 5, 6, 16, 17

## Short-Term Projects



#### Library/Civic Uses

The Octavia Fellin Public Library needs a new building to meet present and projected needs. The Library should remain downtown in the civic heart of Gallup. The future Library could occur on the current Children's Library site (razed) and a new two-story building constructed on the existing west parking lot and over the existing walkway. The Aztec Ave. pedestrian crossing would be a raised pedestrian table with pedestrian-activated blinking lights to connect to the parking lot across Aztec.

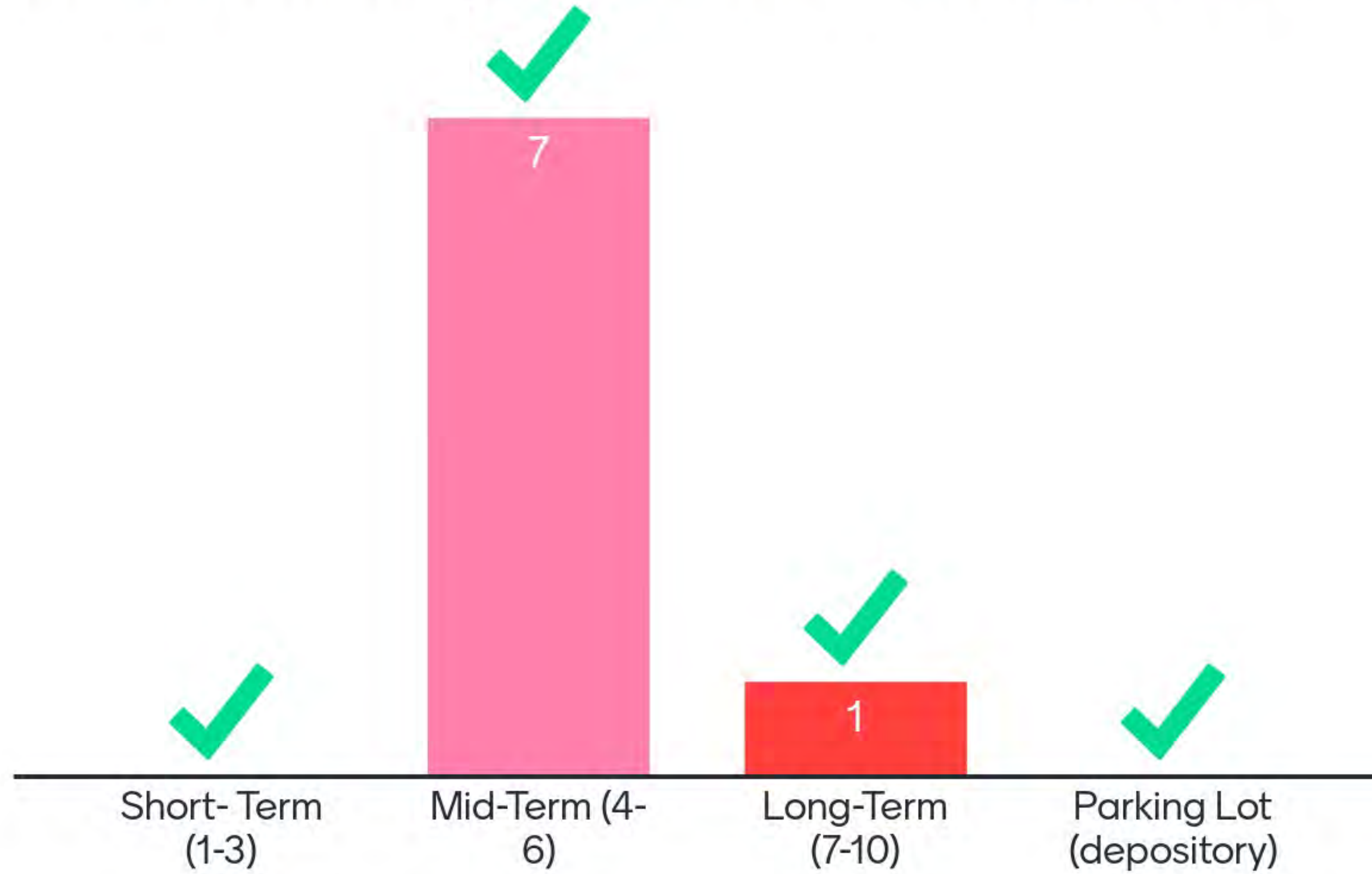
# New Library

- Term: Short (1-3 years)
- Location: Existing Children's Library Site
- Lead(s): City, County

# Project Status:

- Conceptual site plans were completed for Children's Library site.
- Library wishes to explore other options/locations.
- Project remains a priority but no available funds.

# How Soon Can Project Be Completed?





#### Coal Avenue "Event Street"

Coal Ave. between First and Third Streets is the historic main street and would be retrofitted and enhanced to increase pedestrian comfort, walkability and serve as an event space when the street is closed to traffic, such as for the Ceremonial Parade or ArtsCrawl. This segment of Coal Avenue would be a curbside continuous surface that includes 12' wide sidewalks, and an 8' flex zone for parallel parking and/or community outdoor seating for restaurants using removable bollards, raised planters and distinctive pavement treatment. Other features also include a raised intersection at Second and Coal Ave. and specialty paving at intersections and cross walks.

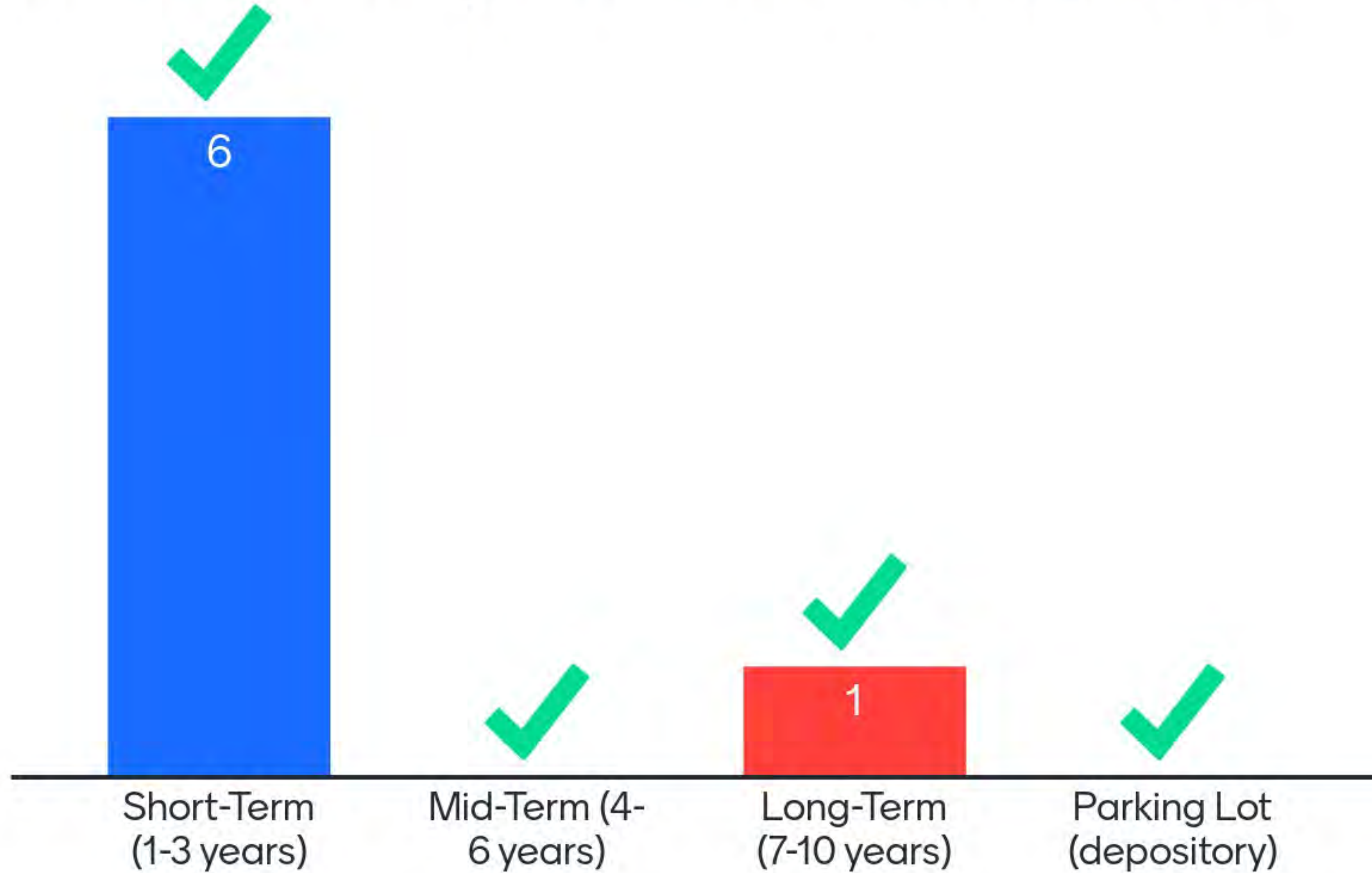
# Coal Avenue

- Term: Short (1-3 years)
- Location: Coal Avenue
- Lead(s): City, NMDOT, COG

# Project Status:

- Design complete.
- Phase I of III is currently in progress, with a March 2021 projected completion date.
- Phase II funding not secured.
- Programming of Street upon completion is not part of MRA

# How Soon Can Project Be Completed?





#### Alleyway Pedestrian Improvements

Enhance the existing alleys between Coal/Aztec Aves. and Coal/NM 118 (Route 66) between First and Third St. This will beautify the parking areas, increase pedestrian and bicycle circulation and provide improved employee and visitor access to the rear entrances of businesses and government offices, while still allowing service access. Key elements for success include placing utilities underground, specialty paving, lighting, benches and planters.

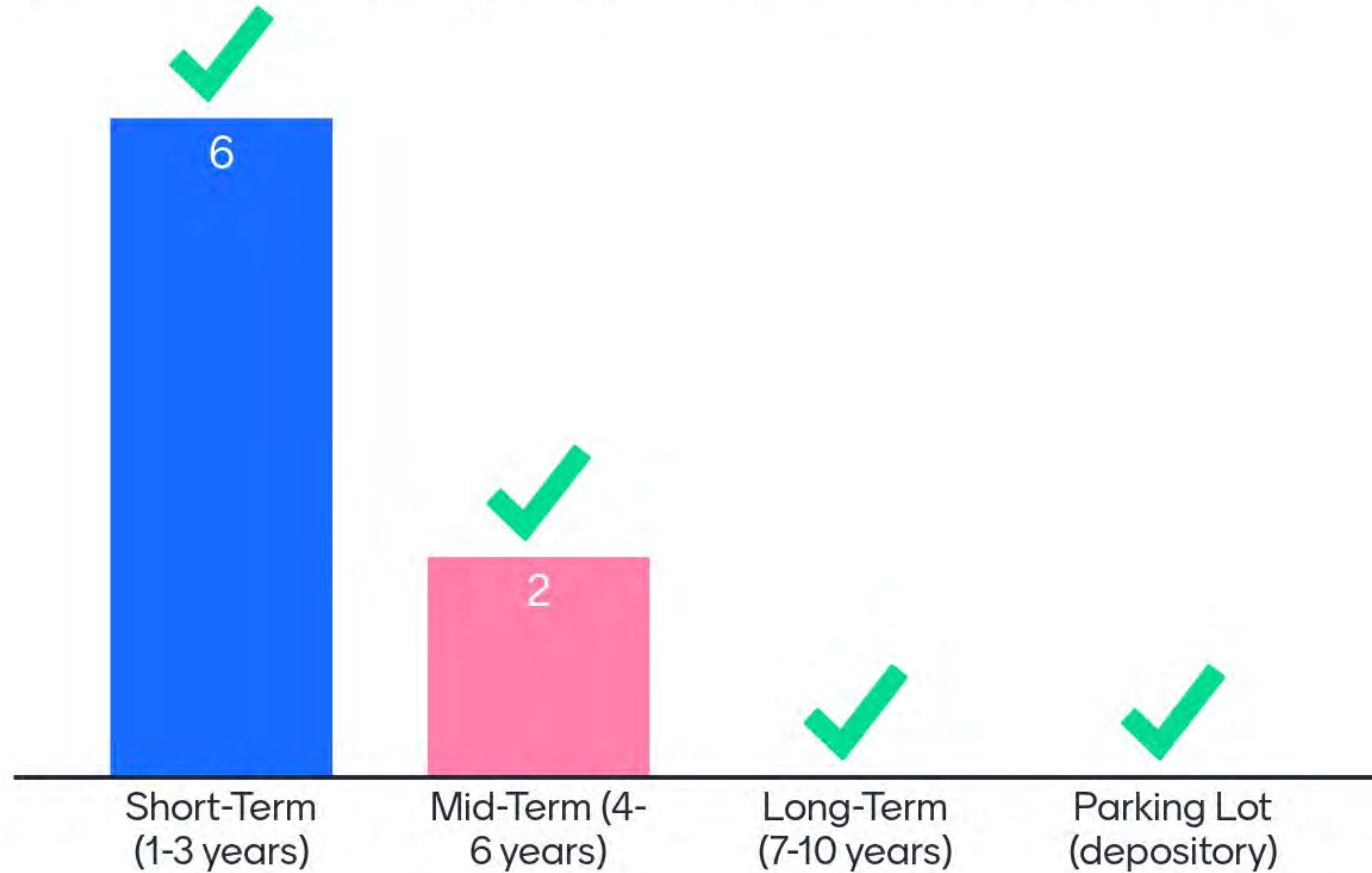
# Alleyway Pedestrian Improvements

- Term: Short (1-3 years)
- Location: Downtown alleys
- Lead(s): City, BID, MS/A&CD, COG

# Project Status:

- Phase I in progress and completion date extended.
- Project costs increased due to unforeseen complications .
- Phase II partially funded and completion date extended

# How Soon Can Project Be Completed?





#### **Puerky Interpretive Viewing Deck**

This is an interpretive park on a raised wood deck where people can view the underground watercourse that flows below the city, and learn the story of place that is historic Gallup and how the downtown is built over top of this arroyo. This hidden segment of the "Little Puerky" arroyo is presently behind a screen fence on a lot fronting Aztec Ave. just east of Third St.

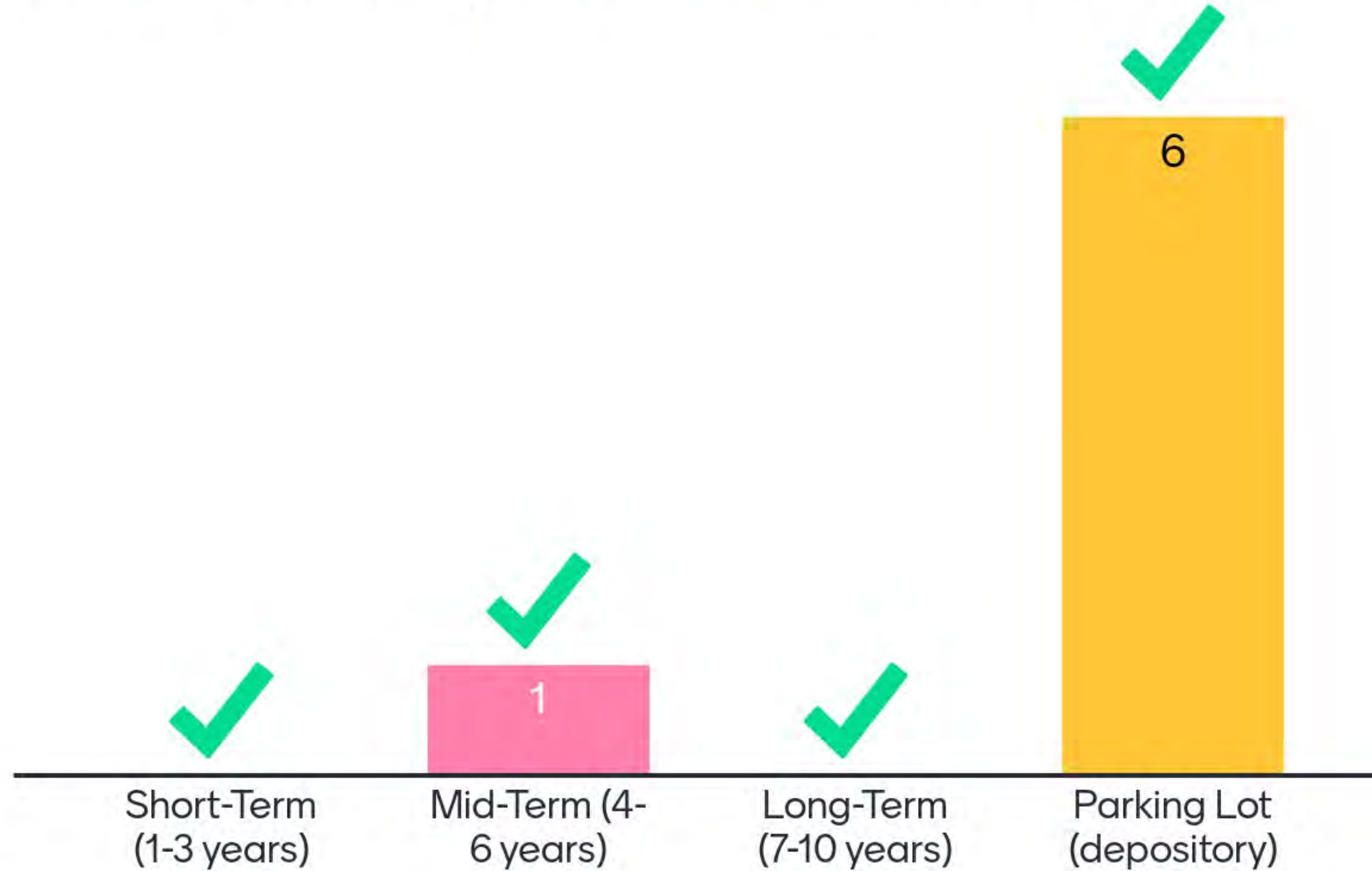
## "Little Puerky" Interpretative Viewing Deck

- Term: Short (1-3 years)
- Location: Between Gallup Trading and Dental Innovations Buildings
- Lead(s): City, BID, MS/A&CD, BNSFF

# Project Status:

- No progress or movement
- Not a priority project

# How Soon Can Project Be Completed?





#### South Entry into Downtown on Second St

This entrance into downtown involves several projects that create a dynamic community space. An active **Community Art Garden** area on the site formerly occupied by NWNMCOG offices, a **Food Cart park** on the existing parking lot, a **mural on the Post Office façade**, and enhanced crosswalks, will provide opportunities for the neighborhood and employees to eat and listen to music or garden during their lunch hour. Community stewardship of the community garden for growing local food and participation by artists and musicians can foster the arts in all forms for all ages.

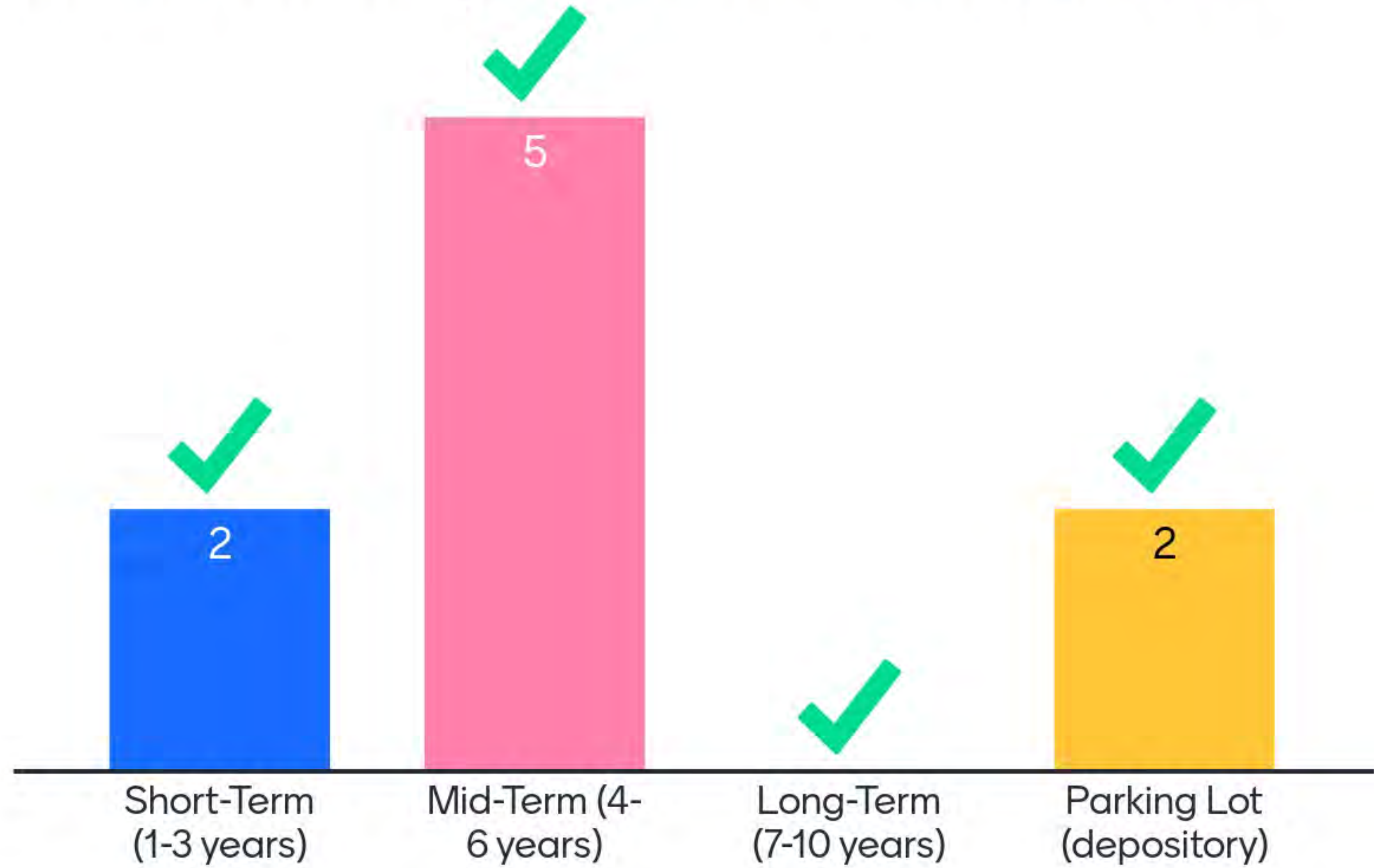
## South Entry on 2nd St: Community Art Garden

- Term: Short (1-3 years)
- Location: 2nd St & Mesa Ave (old COG location)
- Lead(s): City, County, NMDOT, MS/A&CD, BNSFF

# Project Status:

- No progress or movement
- Not feasible?

# How Soon Can Project Be Completed?





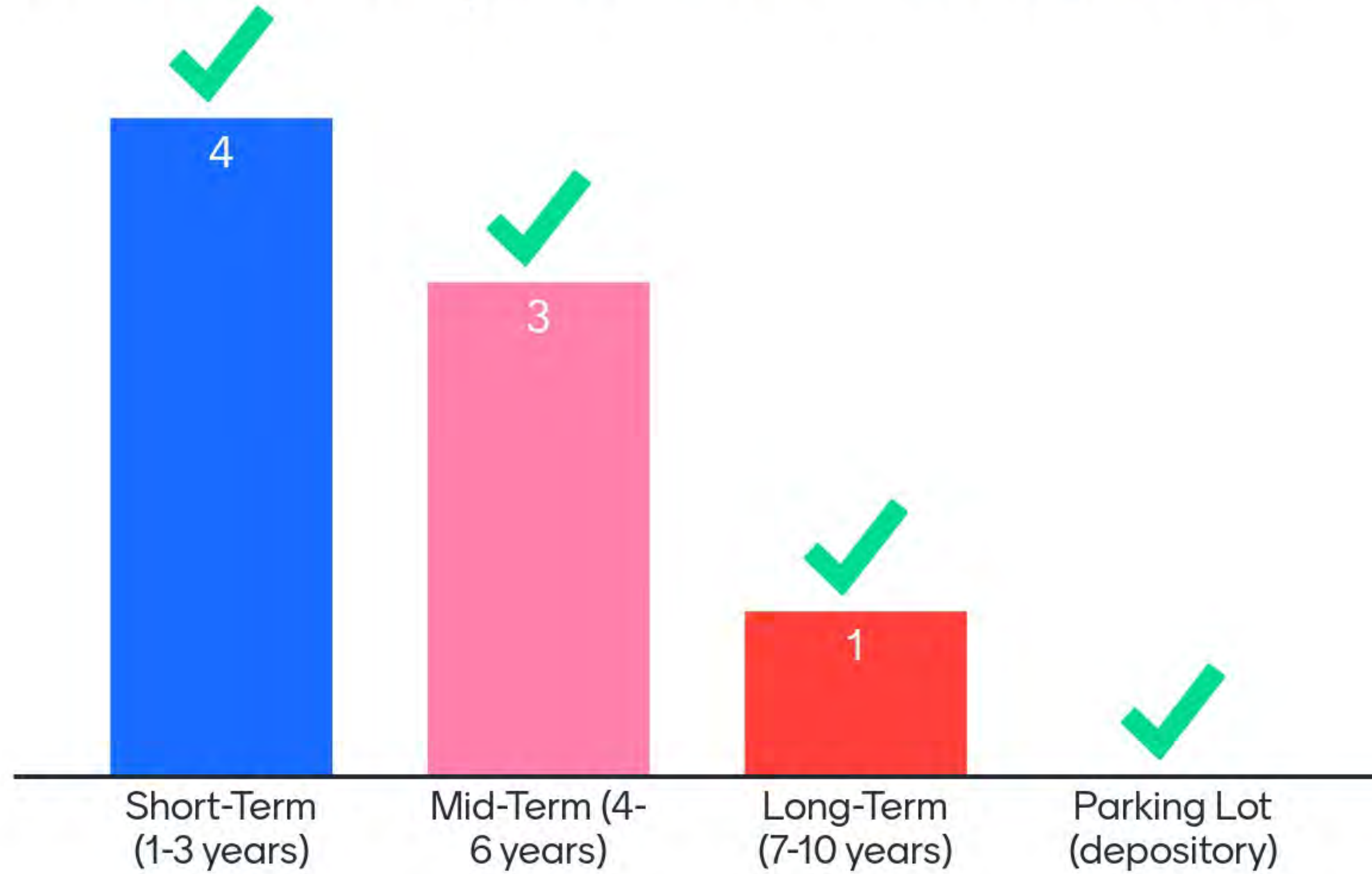
## Quiet Zones at Rail Crossings

- Term: Short (1-3 years)
- Location: 2nd & 3rd Streets
- Lead(s): City, NMDOT, COG, BNSF

# Project Status:

- Project still a possibility.
- Negotiations with BNSF continue
- Activity coincides with other larger projects

# How Soon Can Project Be Completed?





## Raised Rotosphere / Interstate Display

- Term: Short (1-3 years)
- Location: 2nd Street & R66
- Lead(s): City, BID, MS/A&CD

# Project Status:

- Owner sold rotosphere to Neon Sign Museum
- No longer feasible

# How Soon Can Project Be Completed?





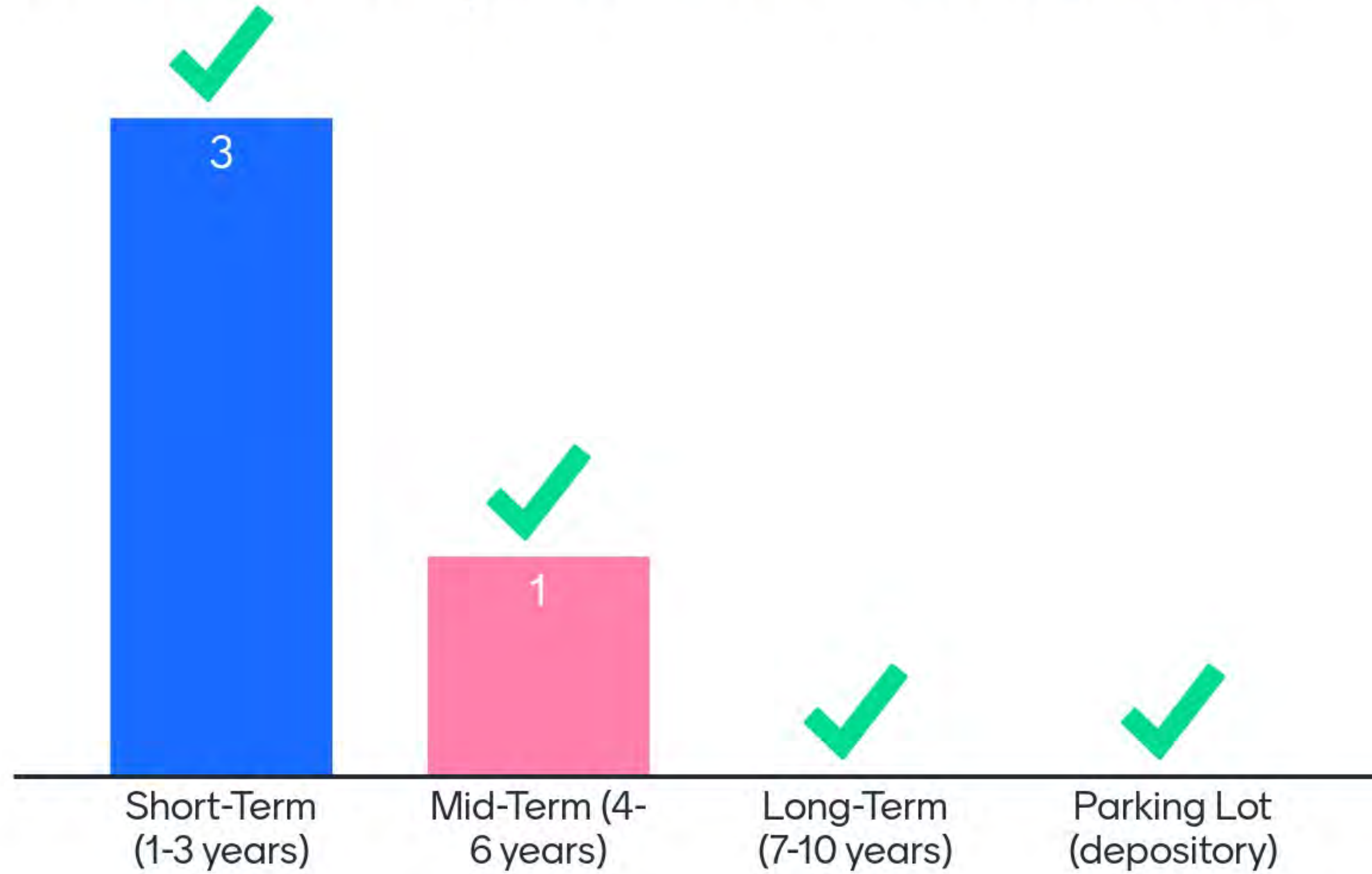
# Facade Improvement Program

- Term: Short (1-3 years)
- Location: Various Locations
- Lead(s): City, BID, MS/A&CD

# Project Status:

- Program open but has limited capacity
- Recent Mainstreet Grants could provide momentum

# How Soon Can Project Be Completed?





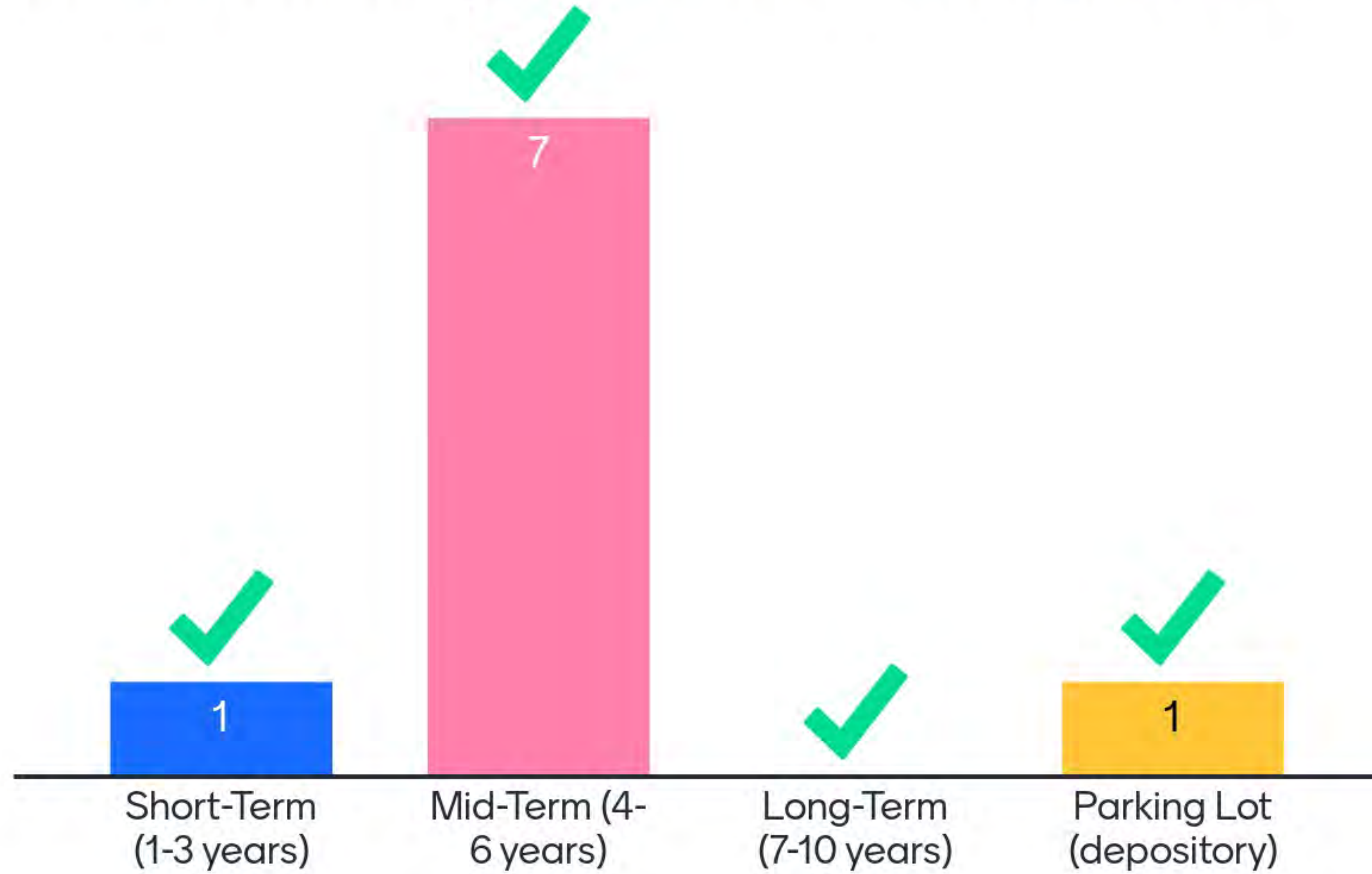
# Downtown Bike Share Program

- Term: Short (1-3 years)
- Location: Aztec Ave, 2nd & 3rd Streets
- Lead(s): City, COG

# Project Status:

- No progress or movement
- Still a viable project but needs champion

# How Soon Can Project Be Completed?



# Proposed Short-Term Projects

These projects were submitted via the Survey





# Downtown Safety Improvements

- Term: Short (1-3 years)
- Location: Downtown District
- Lead(s): City, Mainstreet, BID, GPD

# What is needed to increase downtown safety?

Police substation and security cameras.

Increased presence of police/public safety officers

Police presence, Cameras,

Visible police presence, perhaps blue phone (emergency phones), friendly engagement of officers

More community-based activities, more regular events and programs, more pedestrian/shopper traffic, businesses open longer hours and more days per week.

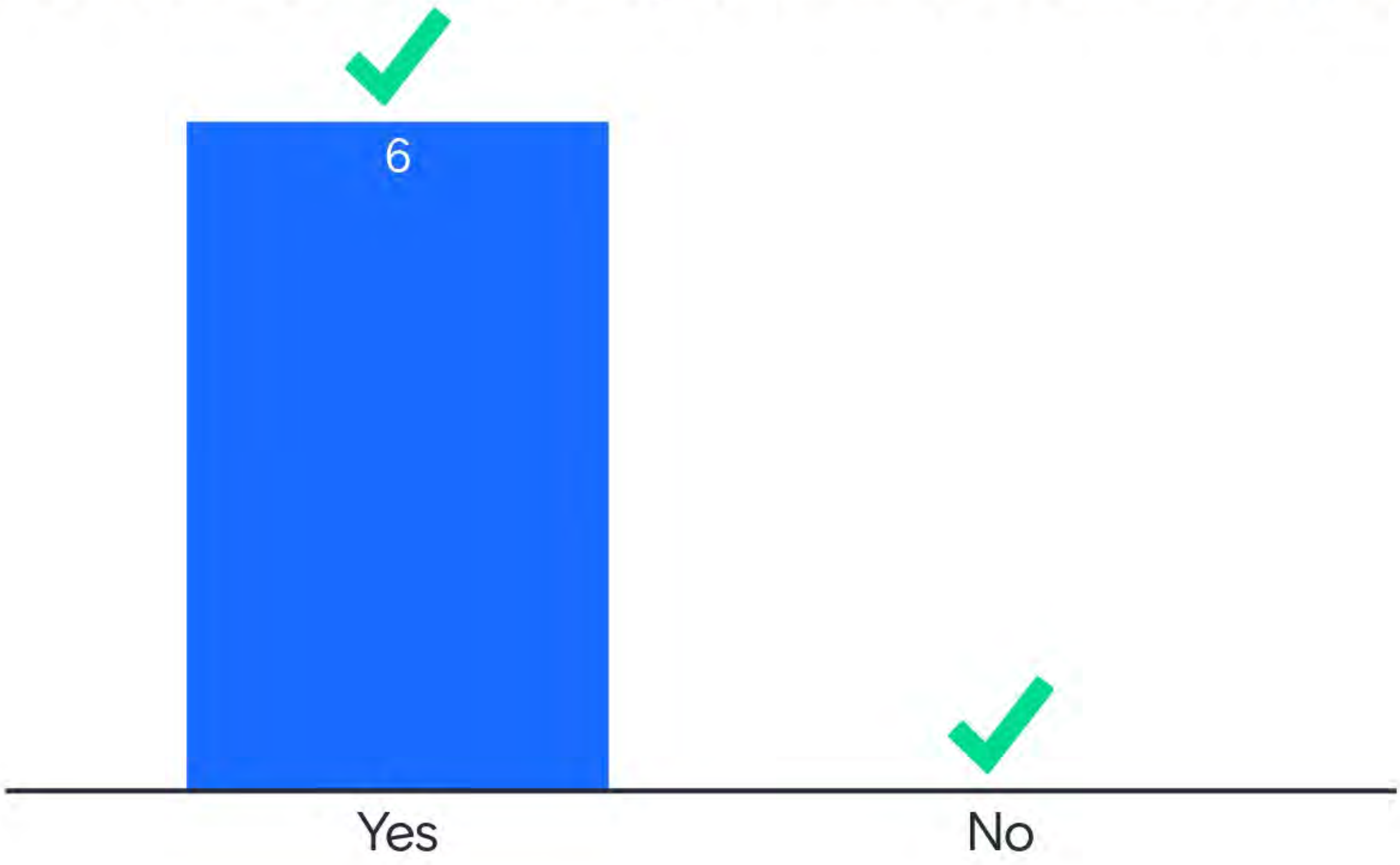
Better lighting, more businesses, strategic facade improvement designs for business owners: lighting, reduced window tinting, etc. - increased PSOs

Extended store hours

For any improvement project - proactive design and safety should be a focus and objective of the project.

Increase businesses, develop police substations, advocate to general safety in the downtown area. More social venues

# Include Downtown Safety Initiatives into plans?

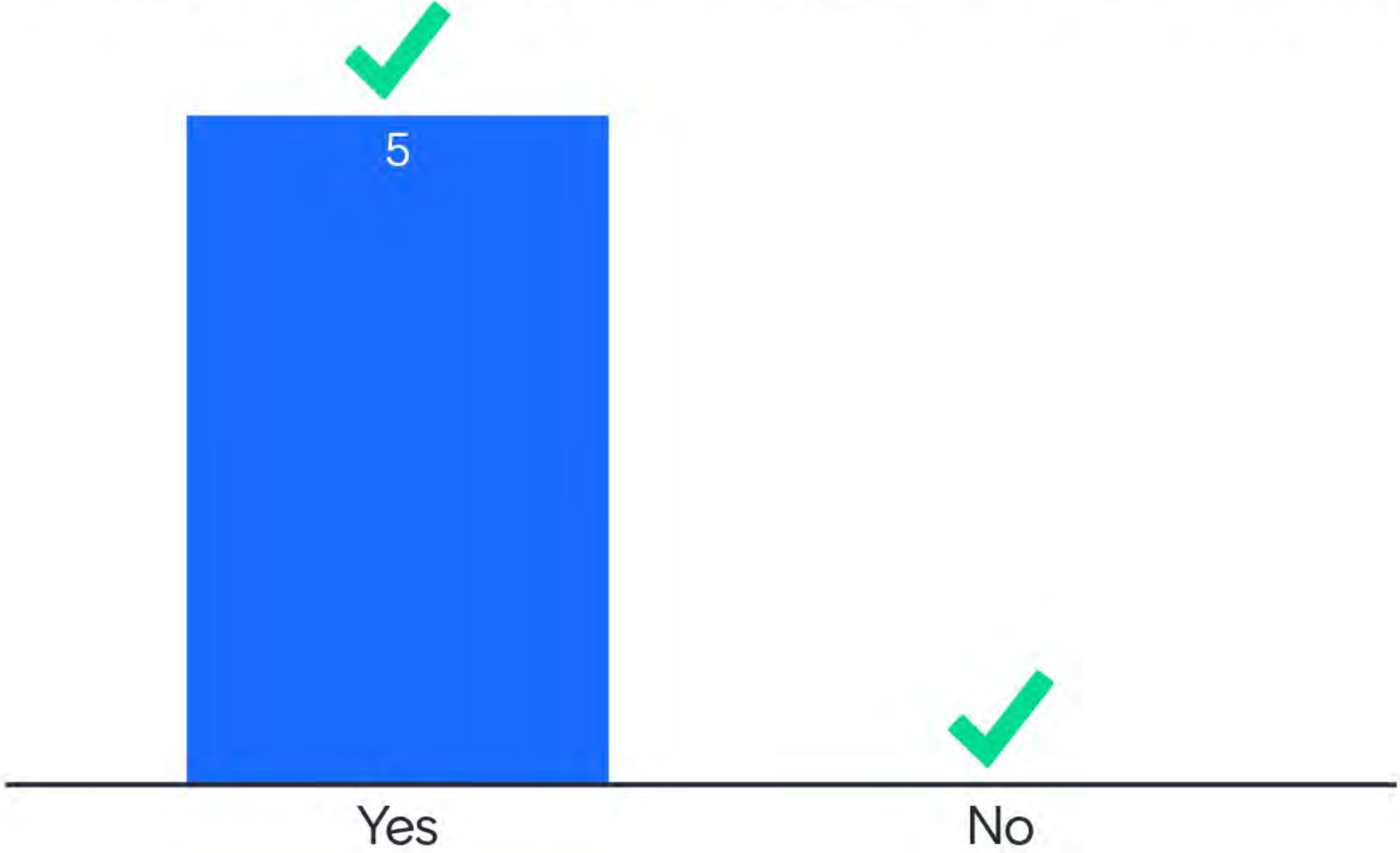




# Vacant Building Ordinance

- Term: Short (1-3 years)
- Location: Downtown District
- Lead(s): City, Mainstreet, BID

# Include Vacant Building Ordinance into plans?

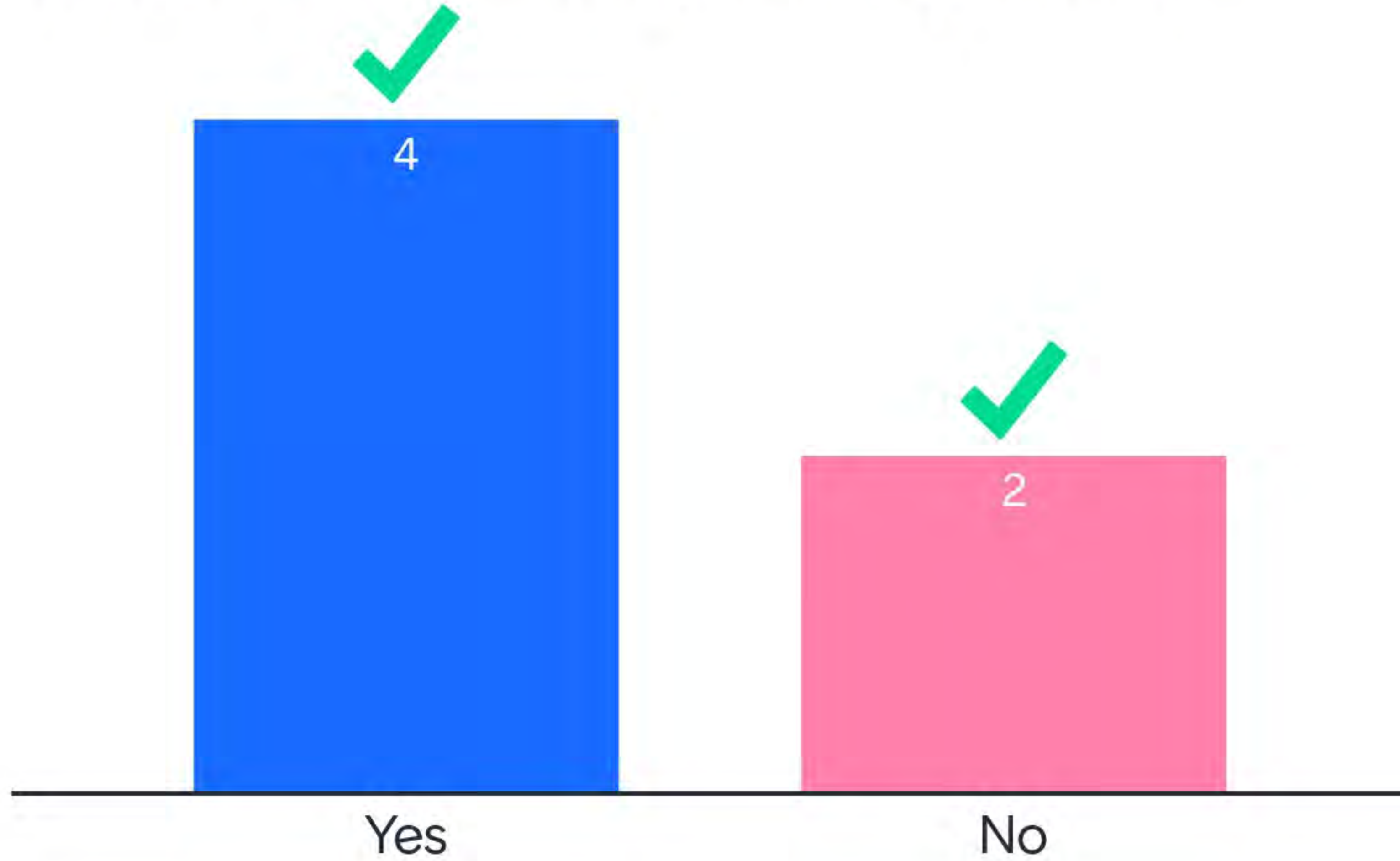




# Historic Overlay Zone with Code Adjustments

- Term: Short (1-3 years)
- Location: Downtown District
- Lead(s): City, Mainstreet, BID

# Include Historic Overlay into plans?



# Other Short-Term Projects to Consider

- Downtown Mural Initiative (Mainstreet/GallupArts)
- Implementation of Retail & Housing Plans
- Downtown Resource Center (Mainstreet)
- Levitt Grant Concert Series (Mainstreet)



**QUICK**

**BREAK**

Mid-Term (4-6 years)		
Youth Arts/Performance Center	CoG, , MC, UNM-G, BNSFF	1, 2, 3, 4, 5, 15, 19, 21
Bike and Pedestrian Railway Underpass	CoG, NMDOT, NWNMCOG	1, 3, 4, 5, 6, 9, 15
Oasis Park	CoG, BID, MS/A&CD, PD/O	1, 4, 5, 16
Multi-Cultural Event Center	CoG, MC, UNM-G, BIA	1, 3, 4, 5, 15, 18, 21
Courthouse Square Enhancements	MC, CoG	1, 4, 5, 16
Proposed Skatepark Expansion	CoG, BNSFF	1, 3, 4, 5
Rio Puerco Pathways with Underpasses	CoG, NMDOT, NWNMCOG	4, 5, 6, 16, 17
Makerspace/Fabrication Shop	CoG, MS/A&CD	1, 2, 3, 4, 5, 10, 12, 18, 19, 20

## Mid-Term Projects





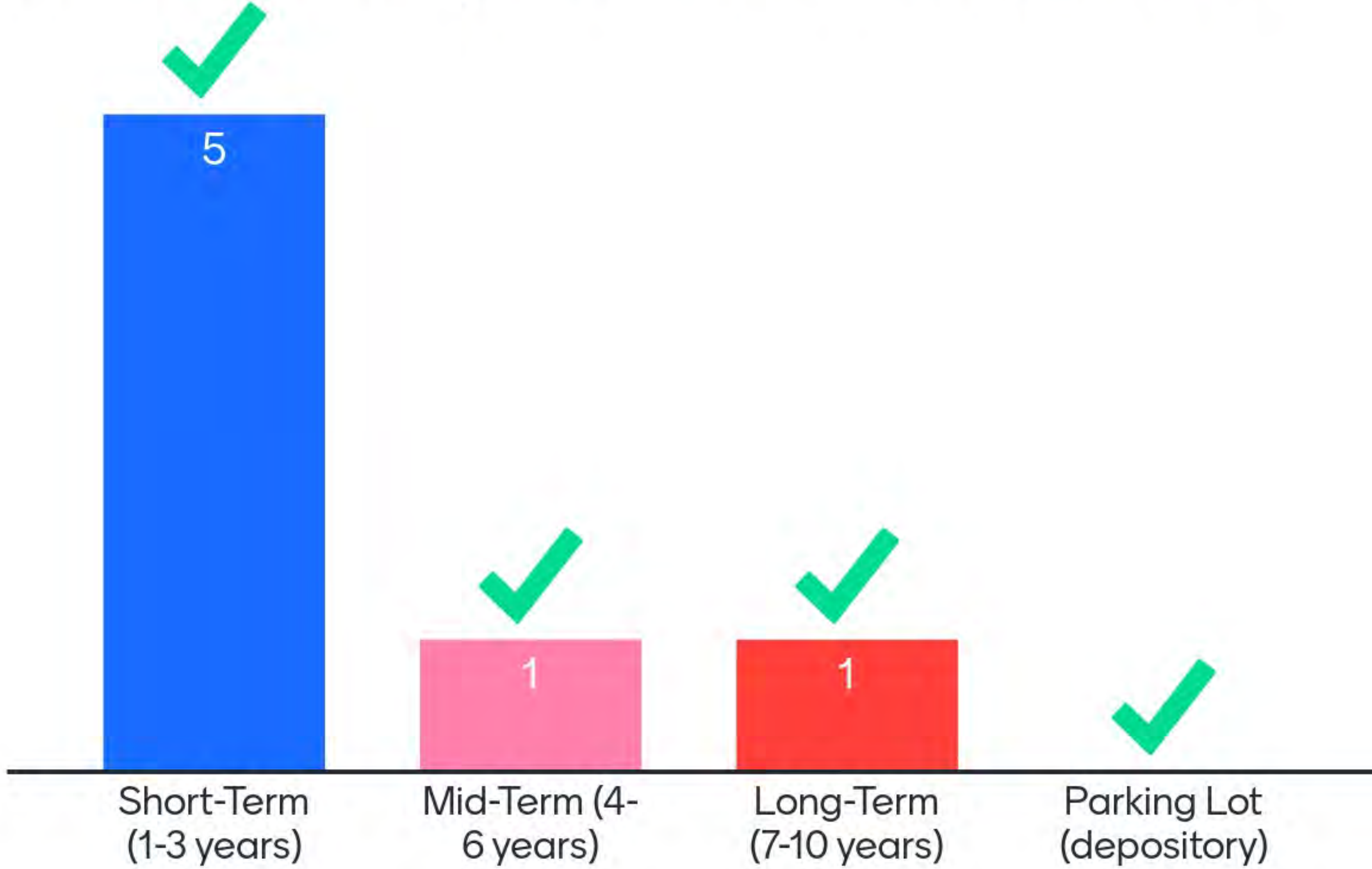
# Youth Arts / Performance Center

- Term: Mid (4-6 years)
- Location: Vacant site next to Skate Park
- Lead(s): City, County, UNM-G, BNSFF

# Project Status:

- No progress or movement
- Youth programs and activities are present but no formal location
- BNSF will not allow use of the site
- Program into El Morro Use?

# How Soon Can Project Be Completed?





#### **Bike & Pedestrian Railway Underpass and Two-Way Pathway**

An underpass below the railroad tracks will allow safe and full-time connection between the downtown and the areas to the north. There will also be a two-way bike and pedestrian pathway along the west side of Second Street since it will remain to be one-way northbound.

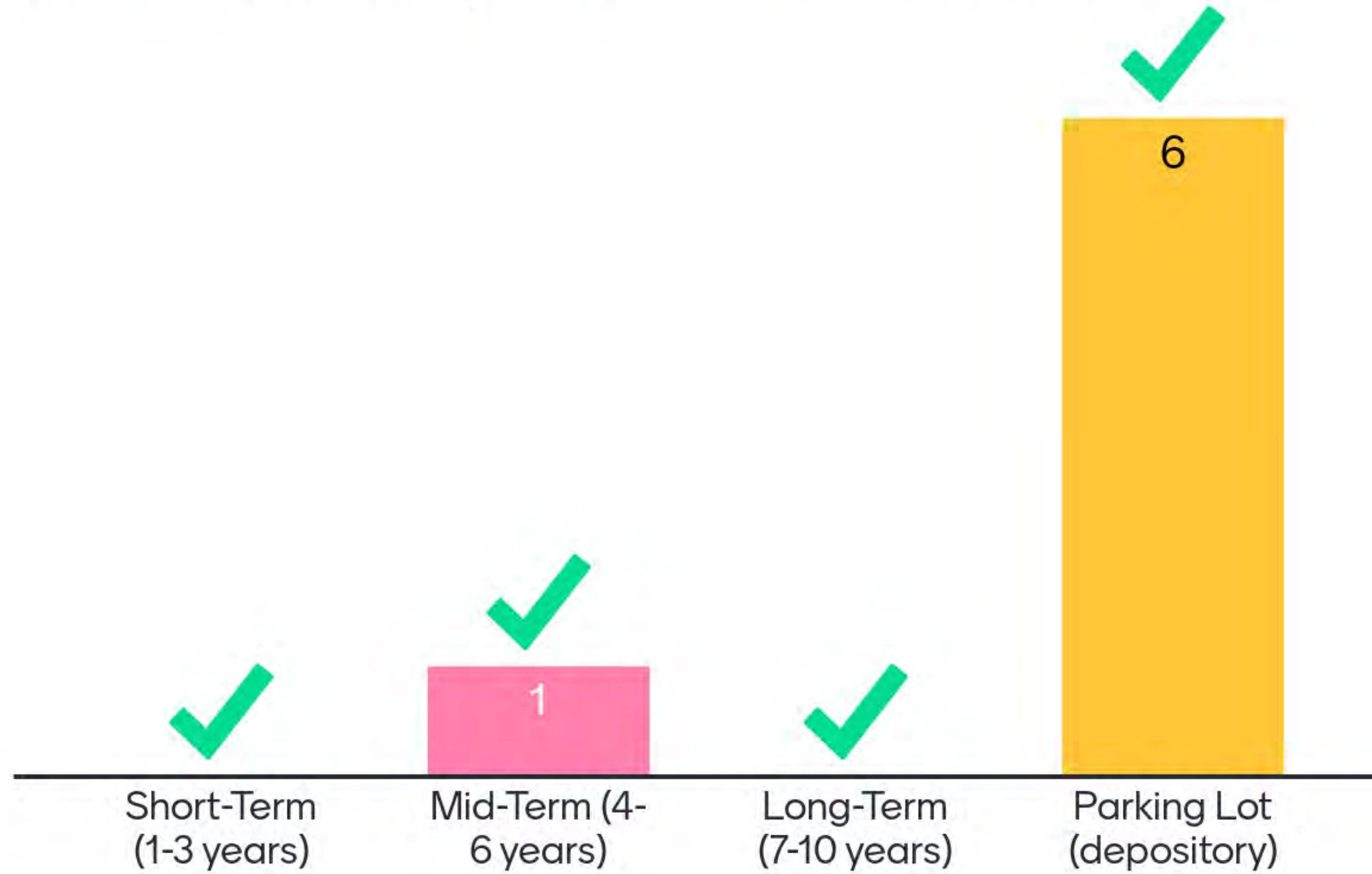
## Bike and Pedestrian Railway Underpass

- Term: Mid (4-6 years)
- Location: 2nd Street
- Lead(s): City, NMDOT, COG

# Project Status:

- No progress or movement
- Not Feasible

# How Soon Can Project Be Completed?





#### Oasis Park

On both sides of the midblock walkway are small underutilized outdoor areas that are defined by surrounding buildings. Together these areas should be connected and improved to provide green space and shade; a pocket oasis, where people can relax, children can play and community events can take place. Elements include adding lighting, signage, landscaping including trees and grass, outdoor furniture and play structures.

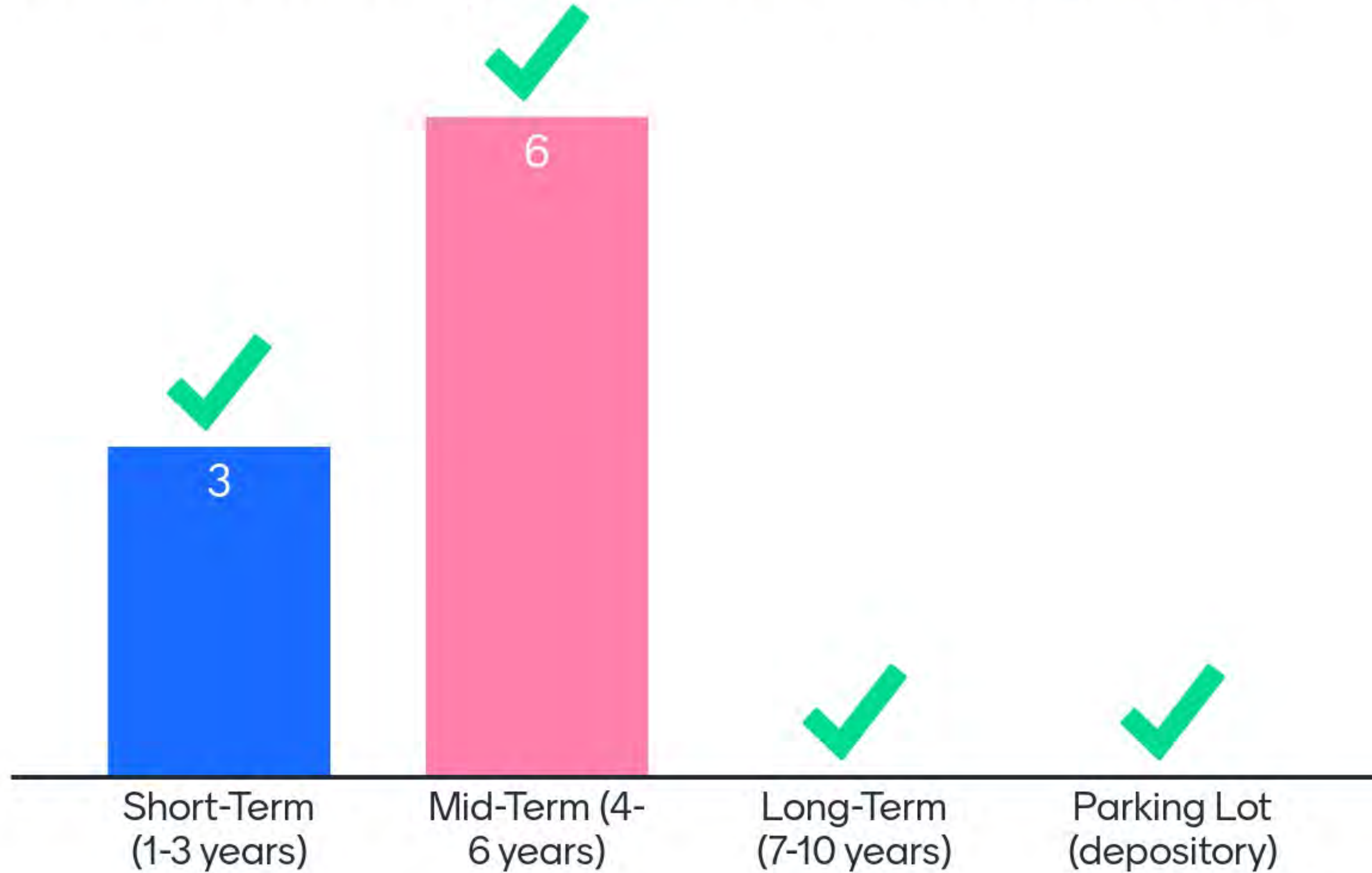
## Oasis Park

- Term: Mid (4-6 years)
- Location: Downtown Walkway
- Lead(s): City, BID, Ms/A&CD, Private

# Project Status:

- Worked into Coal Ave Commons but scaled back
- Still needs additional beautification efforts

# How Soon Can Project Be Completed?





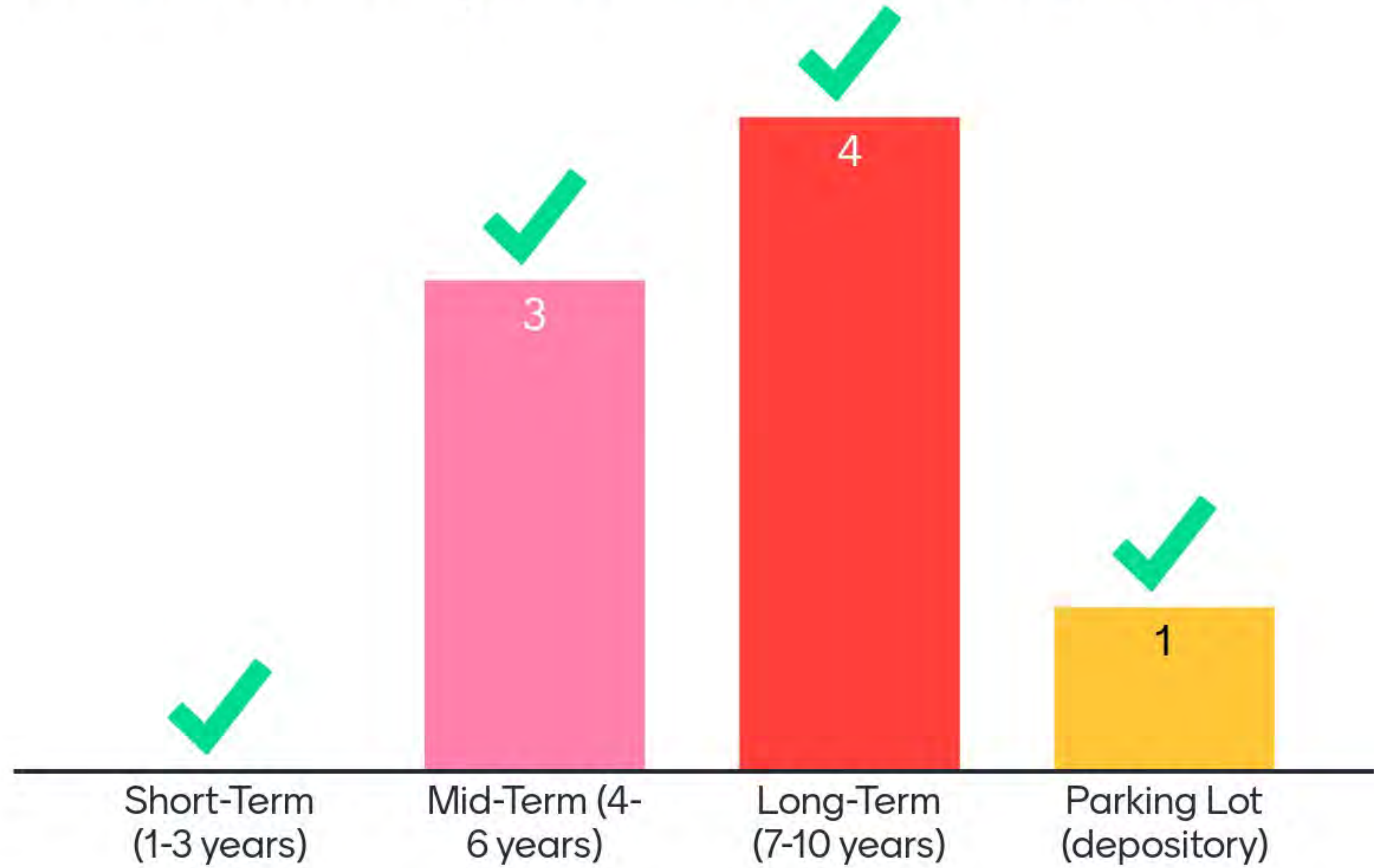
# Multi-Cultural Event Center

- Term: Mid (4-6 years)
- Location: Vacant Lot north of Railroad Tracks between 2nd & 3rd
- Lead(s): City, County, UNM-G, BIA

# Project Status:

- No progress or movement
- Quiet Zone Comes First

# How Soon Can Project Be Completed?





#### Courthouse Square Enhancements

The highly valued Ceremonial Plaza hosts Native American dances, large community events and is a unique place for people to gather on a daily basis. The addition of shading that follows the geometries of the plaza will increase visitor comfort and length of stay. It will also provide additional visual attention to the Courthouse Square since it isn't apparent due to being raised above the streets and parking areas.

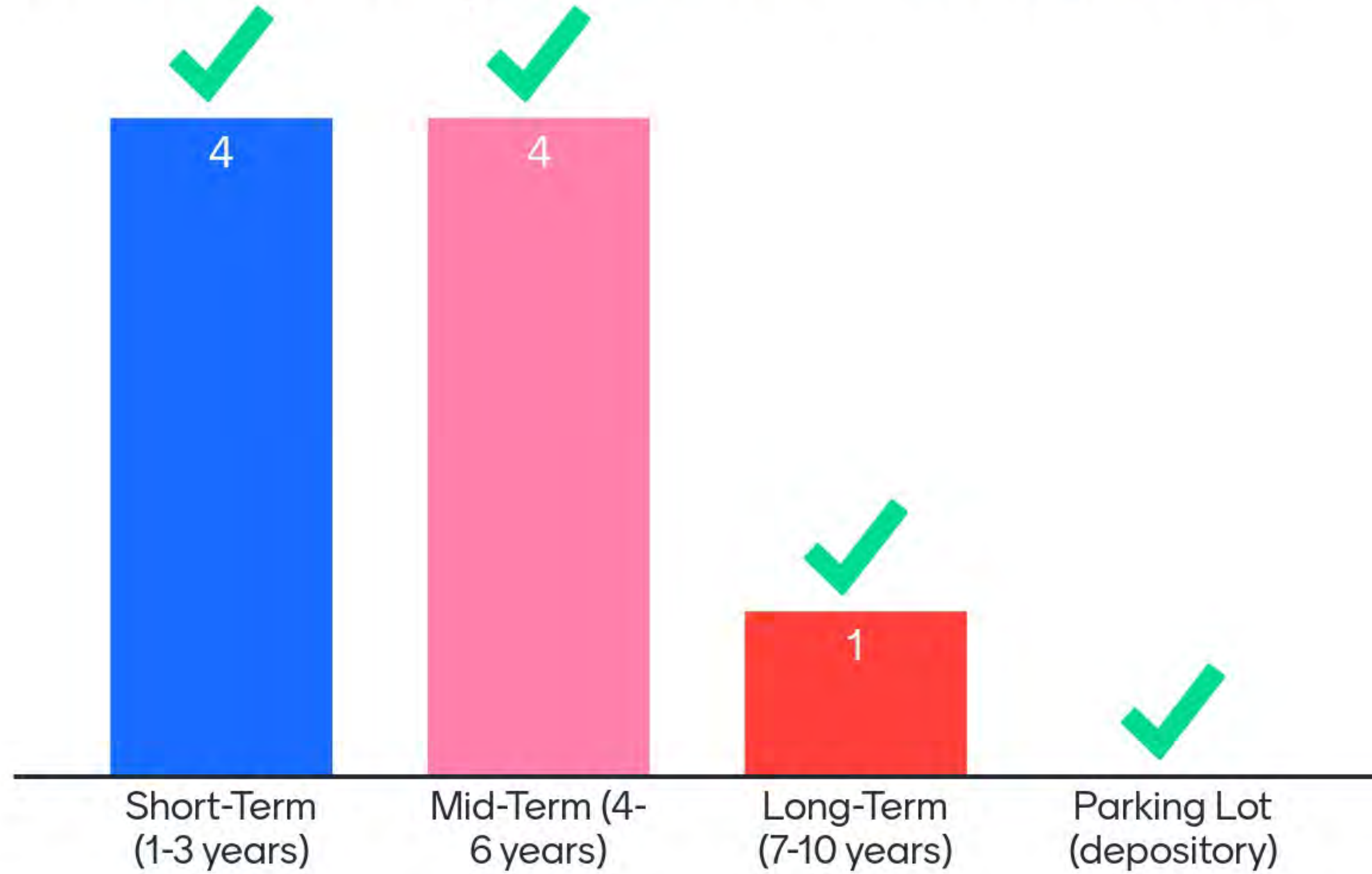
## Courthouse Square Enhancements

- Term: Mid (4-6 years)
- Location: Courthouse Square
- Lead(s): County, City

# Project Status:

- Was focal point of Creative Placemaking Challenge but lost steam
- Viable Project but has yet to gain momentum
- Levitt Concert series could be launch pad for improvements

# How Soon Can Project Be Completed?





# Proposed Skatepark Expansion

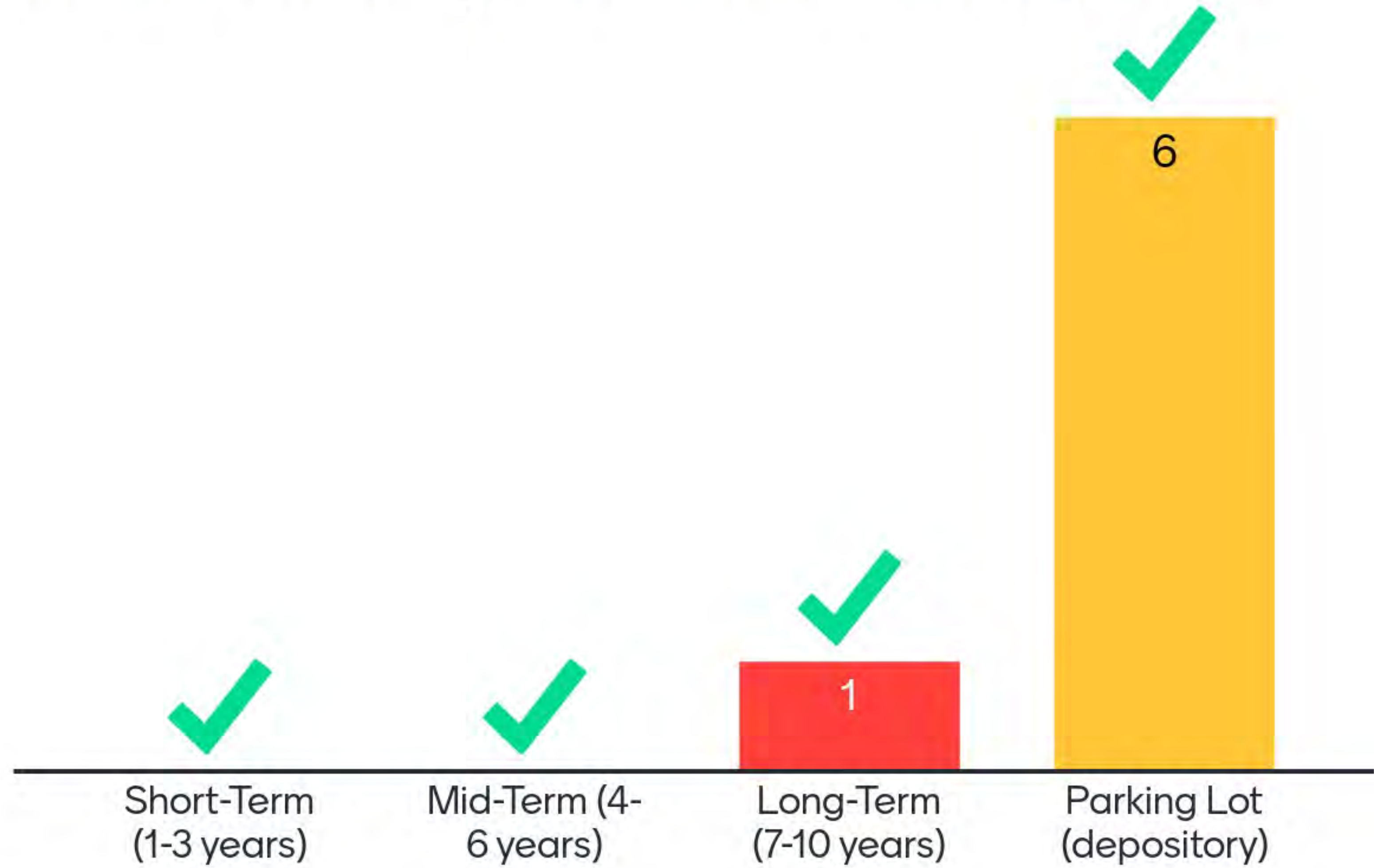
- Term: Mid (4-6 years)
- Location: Cultural Center Lot
- Lead(s): City, BNSFF



# Project Status:

- Expansion has not been prioritized
- Adjacent land cannot be used - per BNSF

# How Soon Can Project Be Completed?





#### River Pathways with Retrofitted Underpasses

The development of a pedestrian and bike pathway along the south bank of the Rio Puerco will add natural beauty and provide open space and connections to regional trails. The pathway is envisioned to be retrofitted to include bridge underpasses and at grade crossing at its intersections with Second and Third Streets. The existing river trail along the north bank of the Rio Puerco which connects to the broader area around downtown should be maintained and enhanced to increase user's sense of safety and comfort.

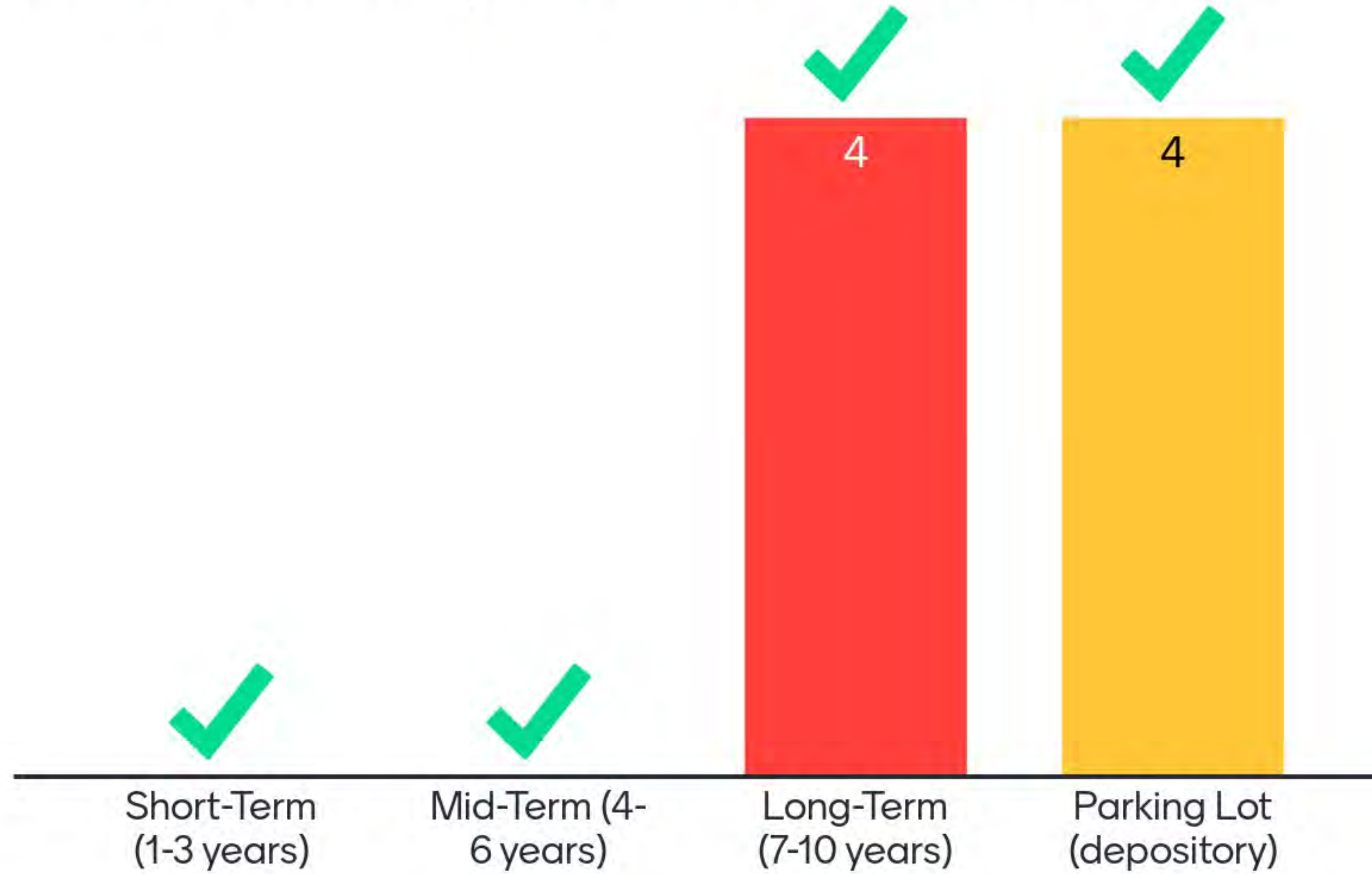
## Rio Puerco Pathways with Underpass

- Term: Mid (4-6 years)
- Location: Rio Puerco Channel
- Lead(s): City, NMDOT, COG

# Project Status:

- No progress or movement
- Feasible project but comes with additional challenges
- Might be a long-term project

# How Soon Can Project Be Completed?





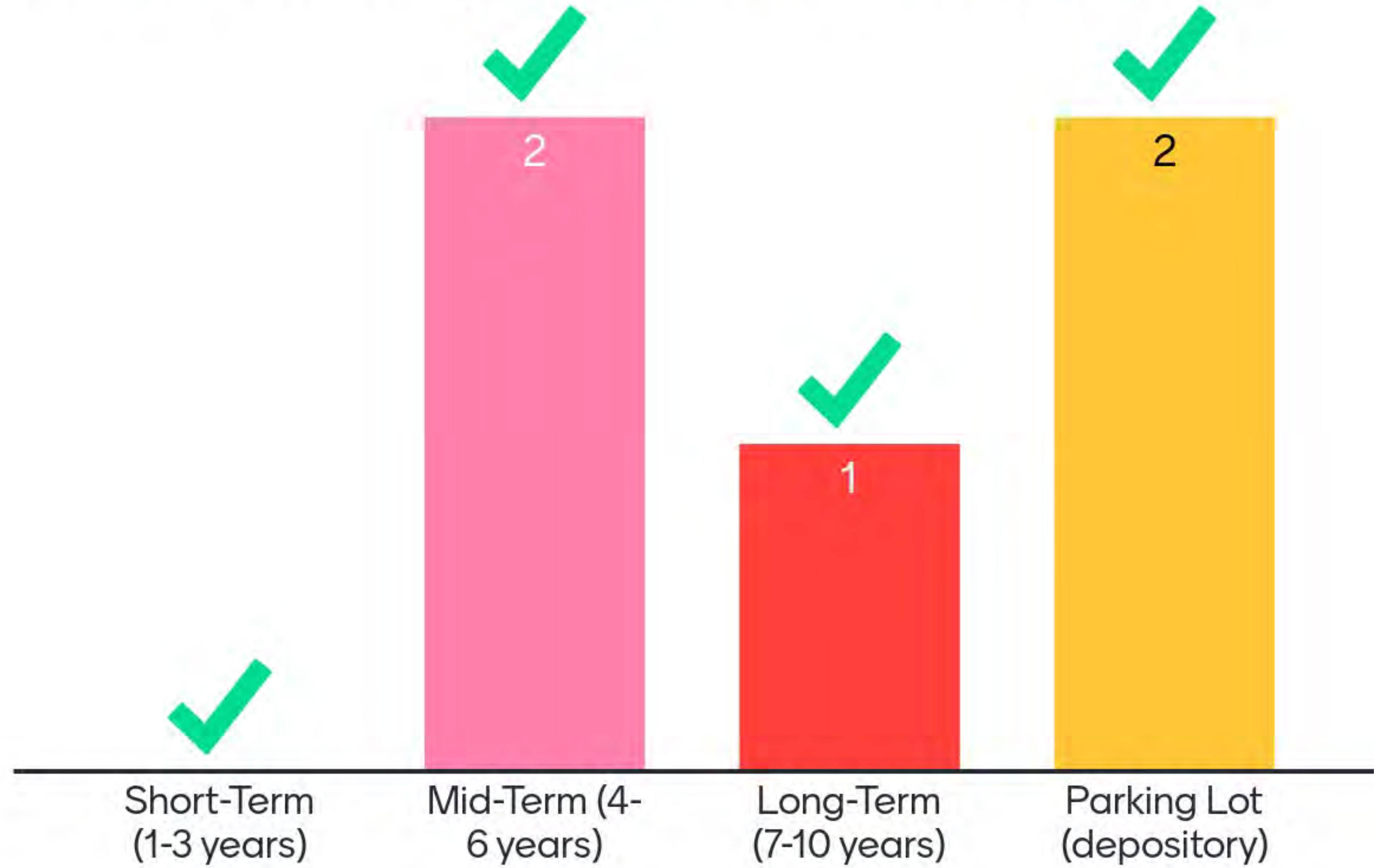
# Makerspace / Fabrication Shop

- Term: Mid (4-6 years)
- Location: Alpine Lumber Site
- Lead(s): City, MS/A&CD

# Project Status:

- No progress or movement
- Code Issues and High Renovation Costs
- Might Consider consolidating with other projects such as library, cultural center, etc.

# How Soon Can Project Be Completed?



# Proposed Mid-Term Projects

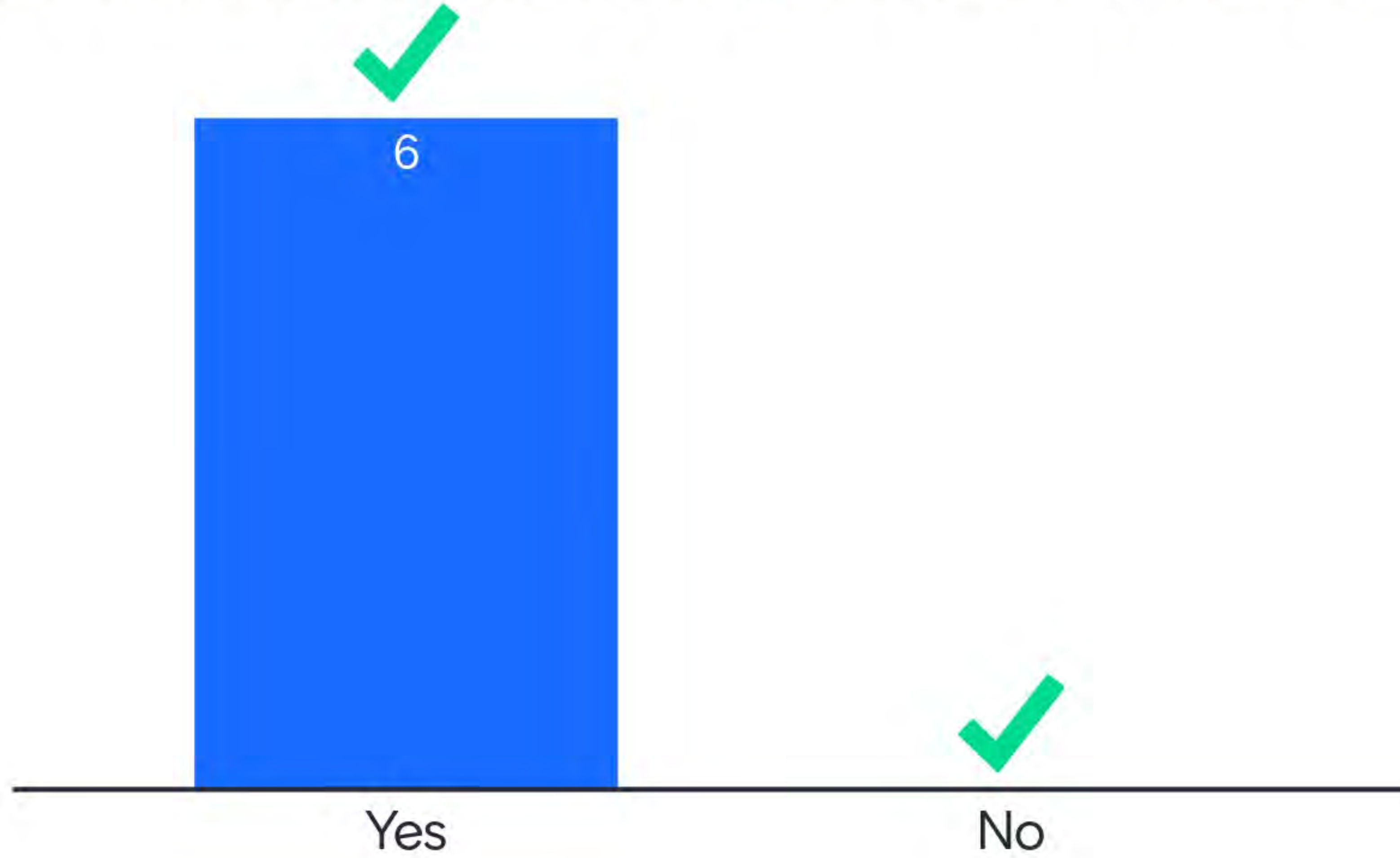
These projects were submitted via the Survey



# Gallup New Deal Art (Virtual Art Museum)

- Term: Mid (4-6 years)
- Location: Interweb
- Lead(s): Gallup Arts

# Include Virtual Museum project into plans?



# Other Mid-Term Projects to Consider

→ Route 66 Road Diet & Roundabouts (City/NMDOT)



<b>Long Term (7-10 years)</b>		
Library Adaptive Re-Use: Museum	CoG, MC, UNM-G	1, 3, 4, 5, 18
Comcast Adaptive Re-Use: Museum	CoG	1, 2, 3, 4, 5, 12,
Native American Community Center	BIA/NN, CoG	1, 5, 9
Railroad Themed Parking Lot with Railroad Observation Deck	CoG, BNSFF	1, 4, 5, 17
Potential Mixed Use Parking Structure	CoG	1, 3, 5, 15
<b>Private-Sector Initiated (Market-dictated)</b>		

## Long-Term Projects



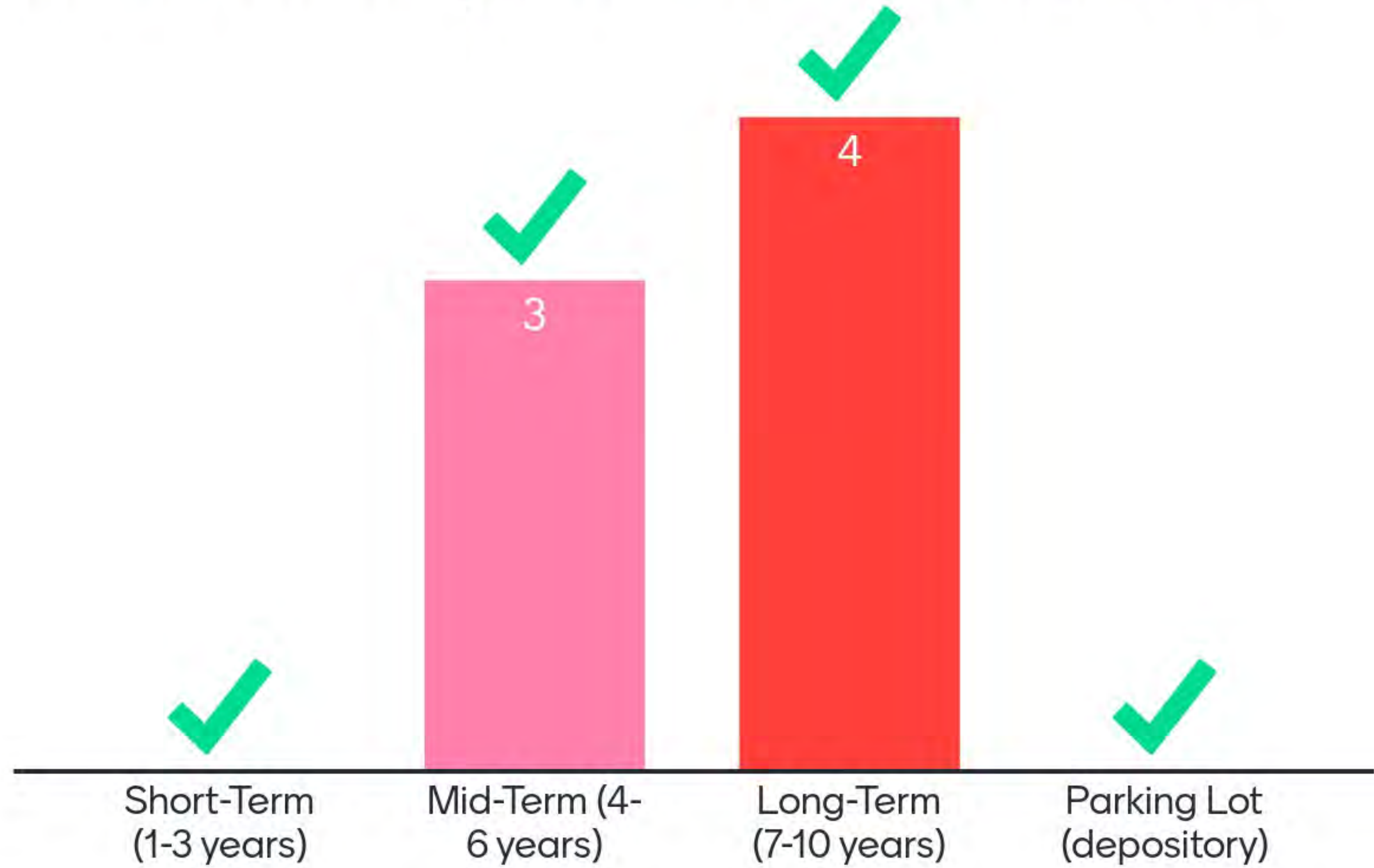
# Library Adaptive Re-Use: Museum

- Term: Mid (4-6 years)
- Location: Current Public Library Site
- Lead(s): City, County, UNM-G

# Project Status:

- No progress or movement
- Dependent on Library Relocation

# How Soon Can Project Be Completed?



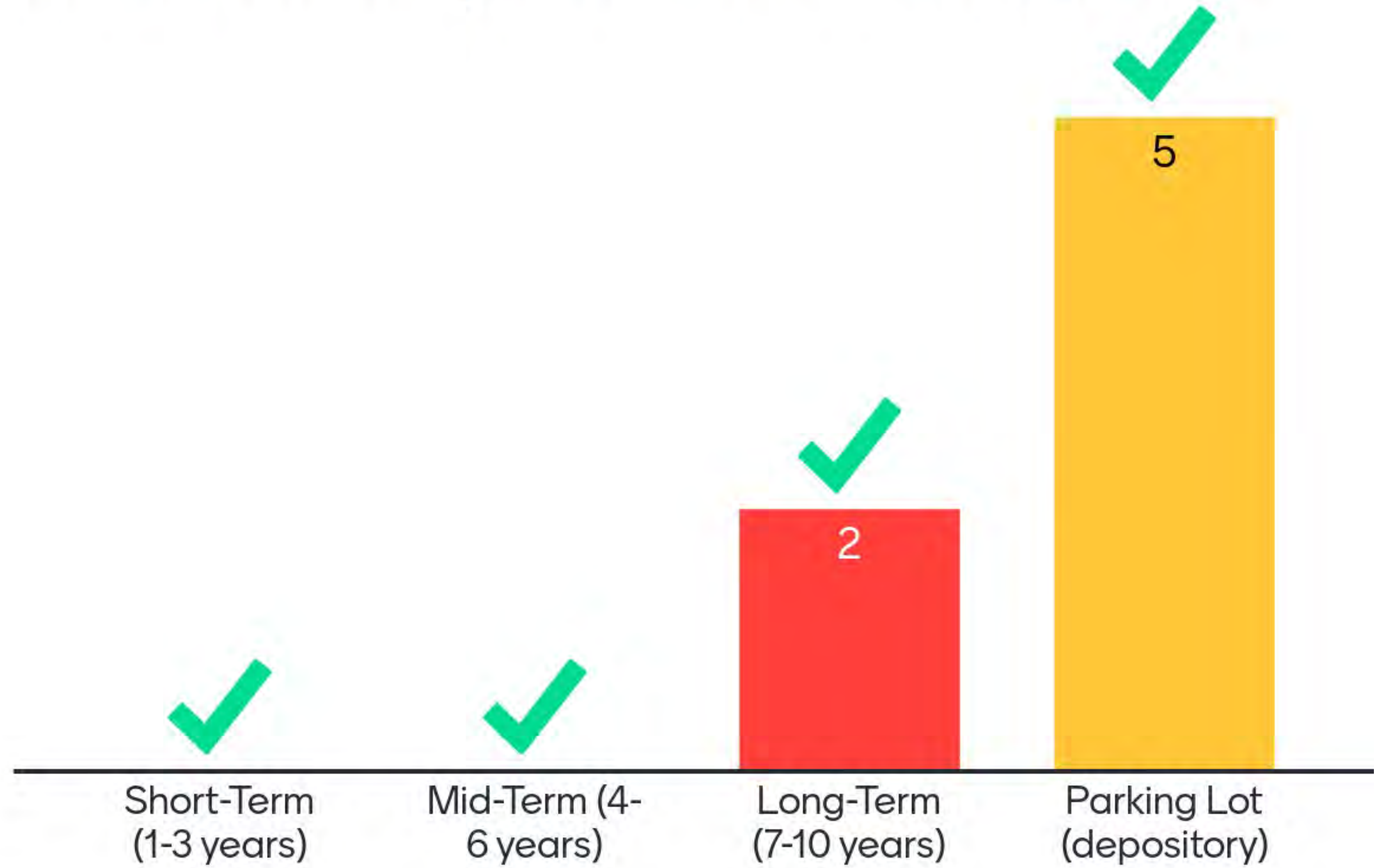
# Comcast Adaptive Re-Use: Museum

- Term: Mid (4-6 years)
- Location: Current Comcast Site
- Lead(s): City

# Project Status:

- Comcast has no intention to relocate
- Not feasible

# How Soon Can Project Be Completed?



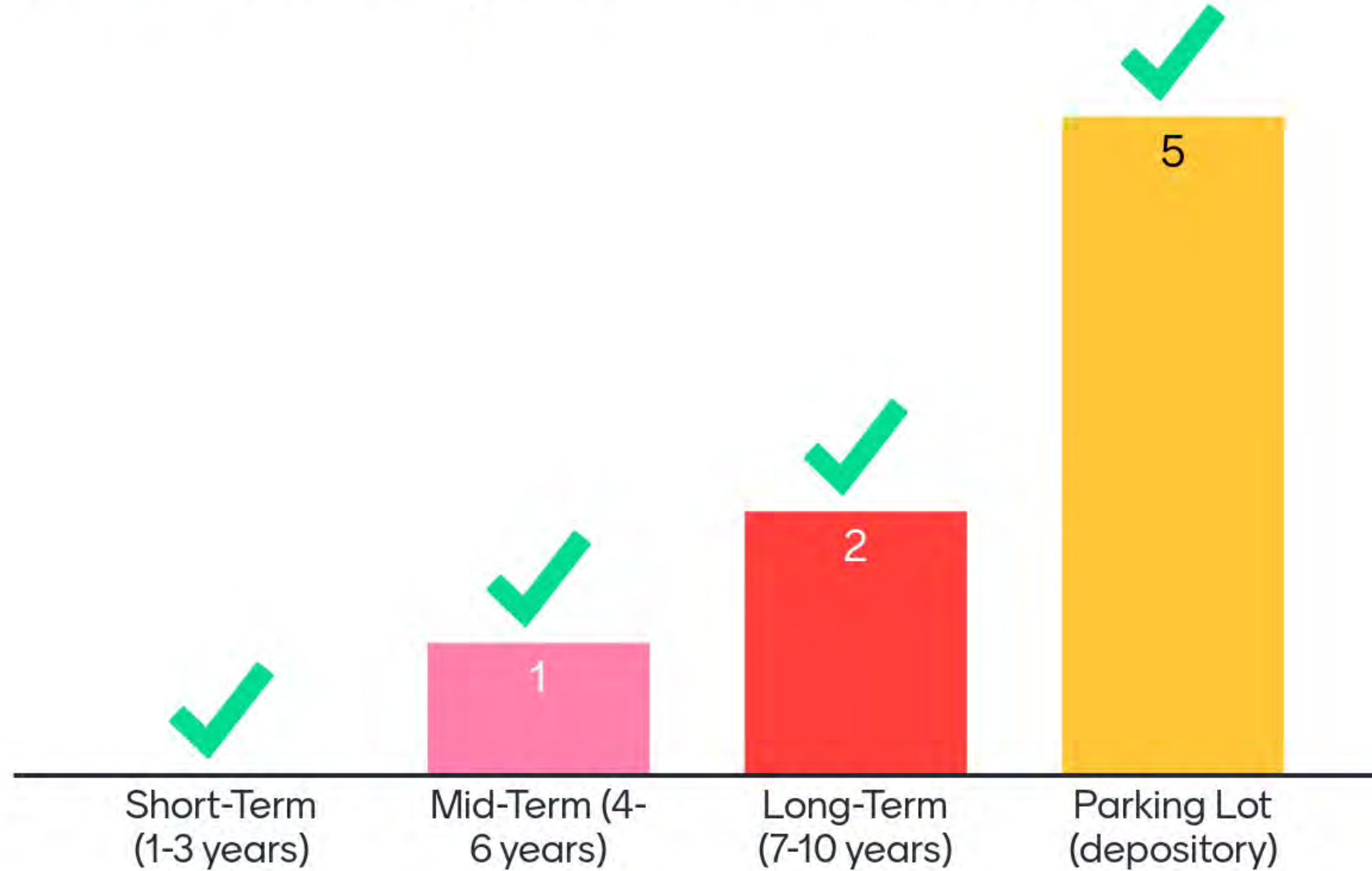
# Native American Community Center

- Term: Mid (4-6 years)
- Location: TBD
- Lead(s): BIA, Navajo Nation, City

# Project Status:

- No progress or movement
- Has not been a high priority for any agency

# How Soon Can Project Be Completed?



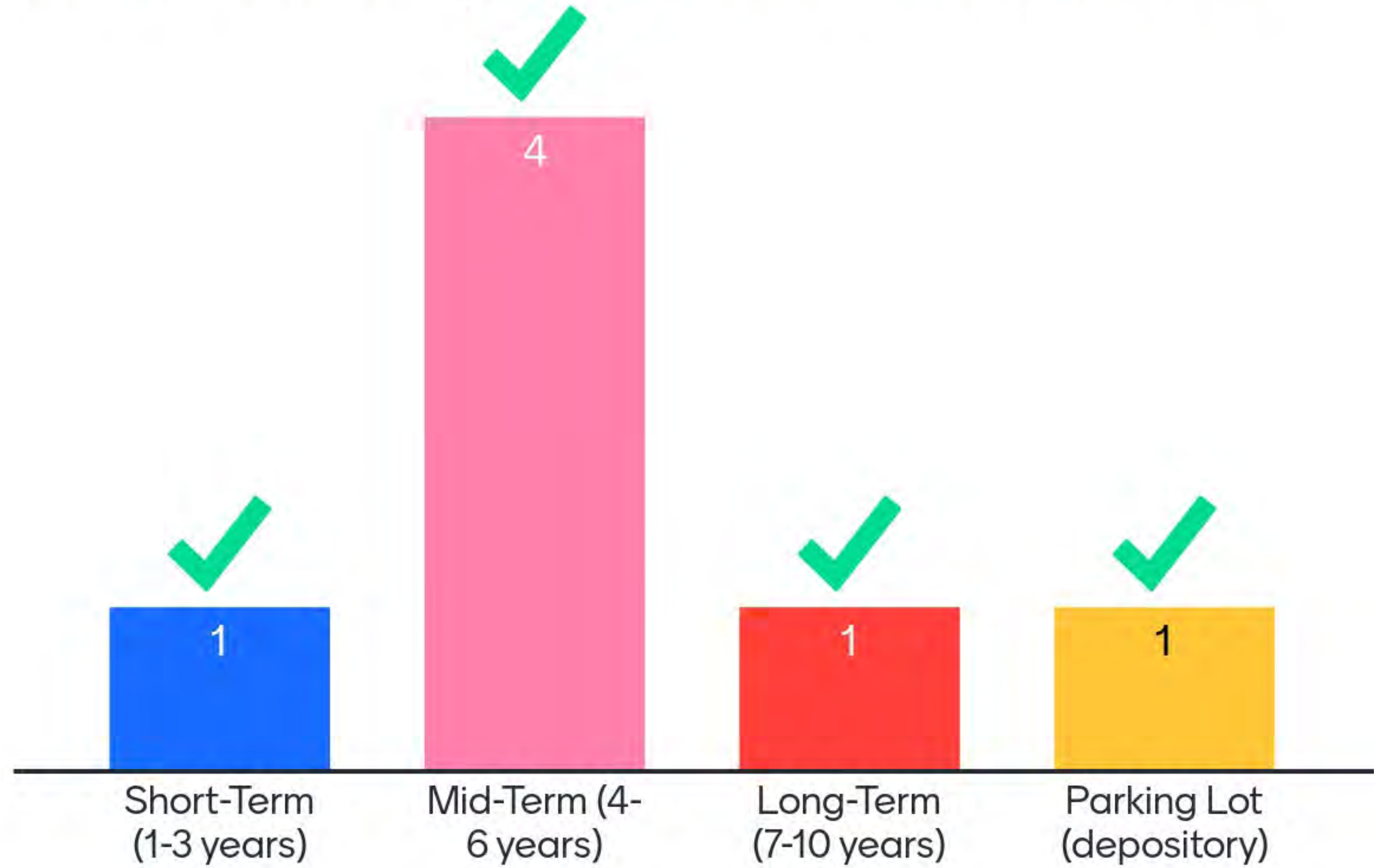
# Railroad Themed Parking Lot w/ Railroad Observation Deck

- Term: Mid (4-6 years)
- Location: Cultural Center Lot
- Lead(s): City, BNSFF

# Project Status:

- No progress or movement
- Viable project but needs lead agency and funding

# How Soon Can Project Be Completed?



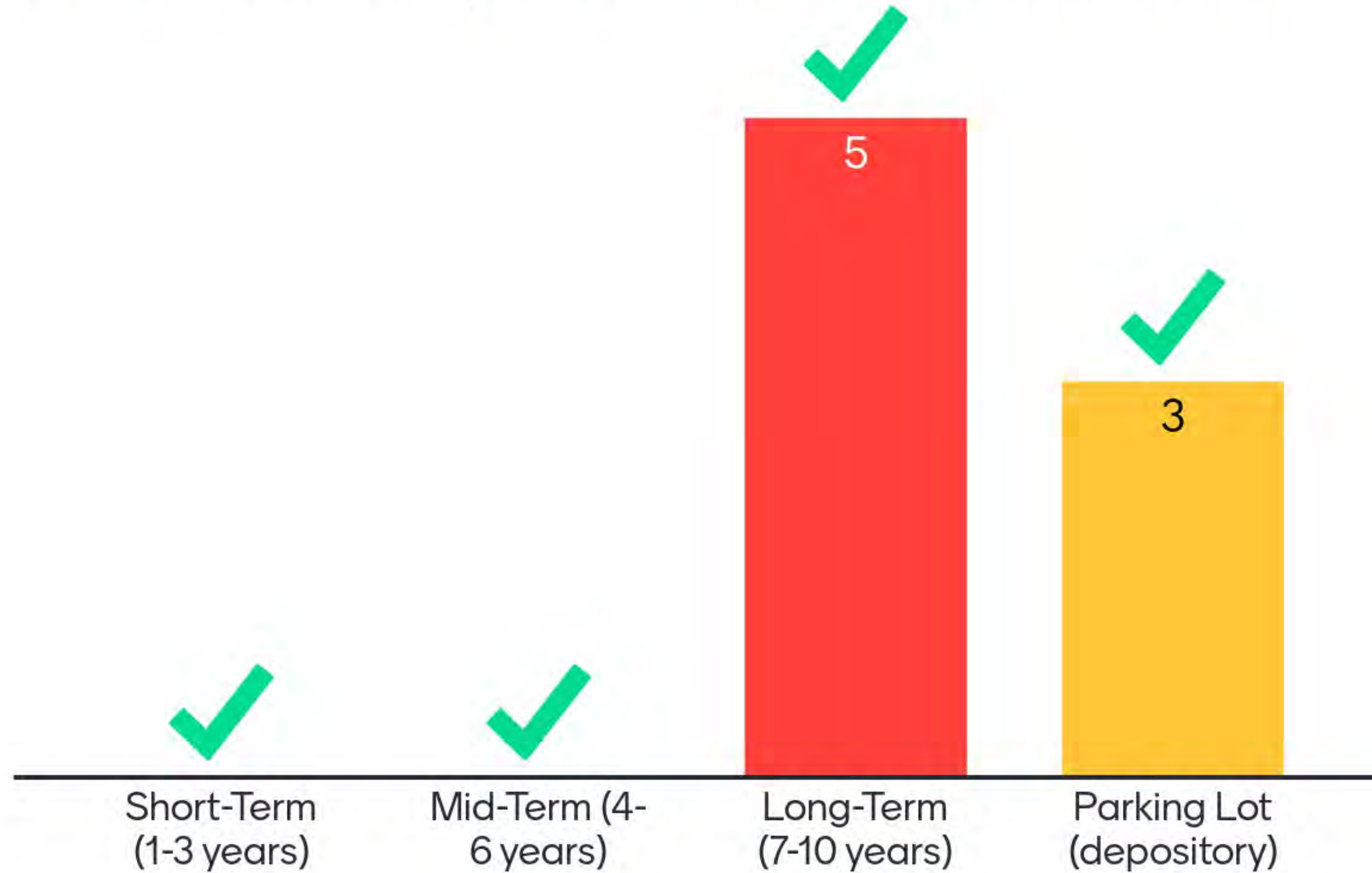
# Potential Mixed Use Parking Structure

- Term: Mid (4-6 years)
- Location: TBD
- Lead(s): City

# Project Status:

- No progress or movement
- Project is feasible but costs are beyond local capacity

# How Soon Can Project Be Completed?

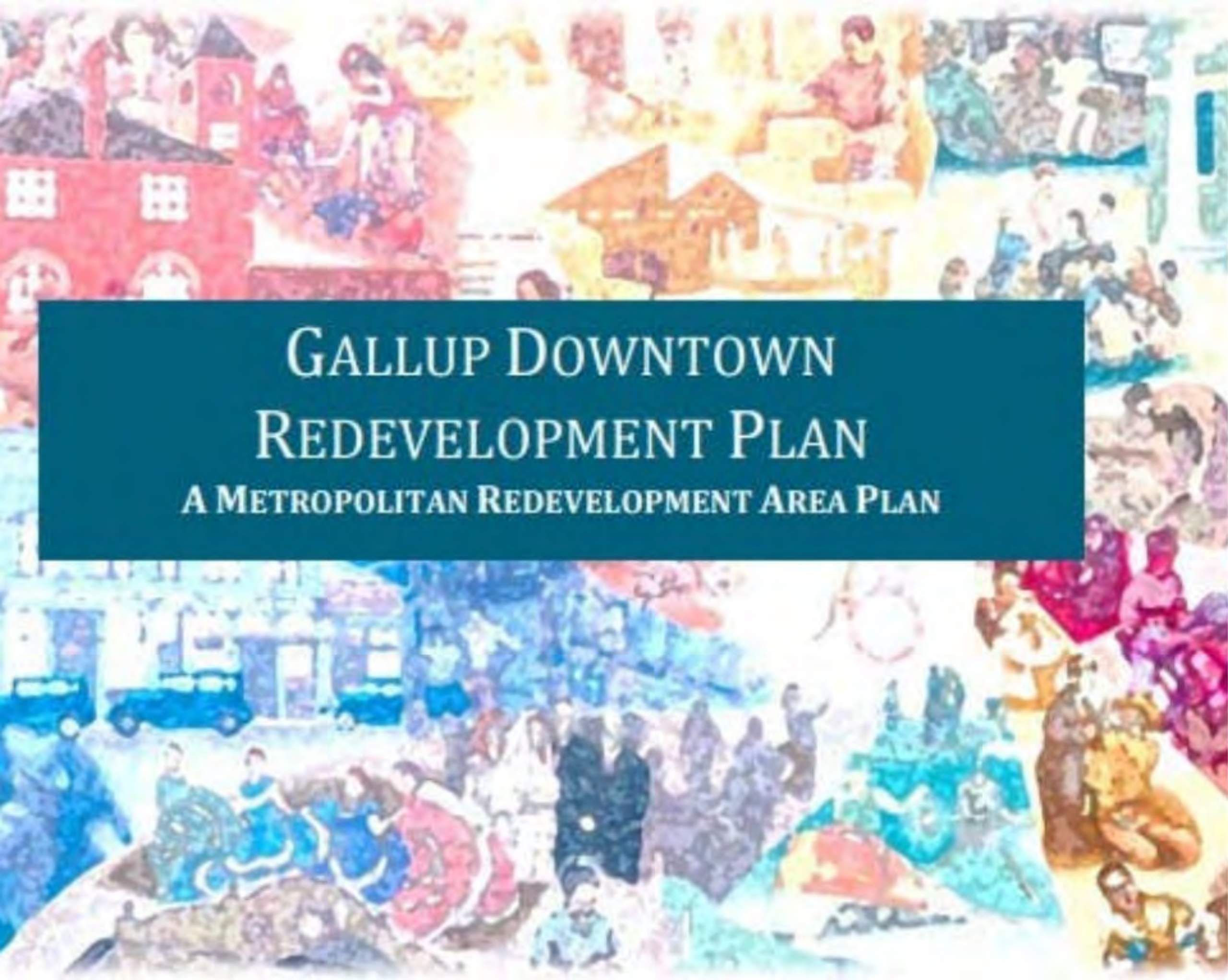


# Other Long-Term Projects to Consider

- Lowe's Site Redevelopment (BID/City/Private)
- Aztec & 9th Mixed Use Project (BID/City/Private)

# Next Steps

- Update Project Term Matrix
- Add or remove narrative
- Update Maps
- Present Final to DCC



**GALLUP DOWNTOWN  
REDEVELOPMENT PLAN  
A METROPOLITAN REDEVELOPMENT AREA PLAN**

# City of Gallup

MRA & A&CD Plans  
Implementation Assessment  
Meeting #2  
March 3, 2021

 *gallup mainstreet arts & cultural district*  
DOWNTOWN GALLUP, NEW MEXICO

**PREPARED FOR:**

**CITY OF GALLUP  
GALLUP MAINSTREET/ARTS & CULTURAL DISTRICT  
GALLUP BUSINESS IMPROVEMENT DISTRICT**

 **CITY OF  
GALLUP**

ADOPTED DECEMBER 15, 2015



# Agenda

1. Recap of Previous Meeting
2. Implementation Matrix Review
3. Policy Suggestions - Rhea Serna (NMMS)
4. Private/Public Project Assessment
5. Projecteering
6. Next Steps



# Matrix Review



Short Term (1-3 years)	
<u>Old List</u>	<u>New List</u>
New Main Library on existing Children's Library Site Phase 1: Needs Assessment/Programming/Site Planning	Coal Ave "Event Street": Phase II Improvements
Coal Ave "Event Street": Phase 1 Improvements - <i>Phase 1 was originally the two-block project with walkway</i>	Alleyway Pedestrian Improvements
Alleyway Pedestrian Improvements - <i>Rename/Rebrand</i>	Establish Quiet Zones at Rail Crossings- Phase 1: Pedestrian Crossing Improvements
"Little Puerky" Interpretative Viewing Deck	Façade Improvement Program
South Entry on Second St: Community Art Garden	Youth Arts/Performance Location(s)
Establish Quiet Zones at Rail Crossings- Phase 1: Pedestrian Crossing Improvements	Courthouse Square Programming
Raised Rotosphere/Interstate Display	<b>*Downtown Safety Improvements</b>
Façade Improvement Program	<b>*Vacant Building Ordinance</b>
Planned Skatepark	<b>*Historic Overlay Zone</b>
Aztec, 2nd & 3rd St bike lanes, and BikeShare program	<b>*Mural Initiative</b>

\* = new projects



Mid-Term (4-6 Years)	
<u>Old List</u>	<u>New List</u>
Youth Arts/Performance Center	New Main Library
Bike and Pedestrian Railway Underpass	South Entry on Second St: Temporary Use / Project / Installation
Oasis Park - <i>IN WALKWAY</i>	Aztec, 2nd & 3rd St bike lanes, and BikeShare program
Multi-Cultural Event Center	Walkway / Pedestrian Corridor Enhancements
Courthouse Square Enhancements	Courthouse Square Infrastructure Improvements
Proposed Skatepark Expansion	Railroad Themed Parking Lot with Observation Deck
Rio Puerco Pathways with Underpasses	Makerspace/Fabrication Shop
Makerspace/Fabrication Shop	<b>*Virtual Art Museum</b>
	<b>*Route 66 Road Diet &amp; Roundabouts</b>

\* = new projects



Long-Term (7-10 years)	
<u>Old List</u>	<u>New List</u>
Library Adaptive Re-Use: Museum	Library Adaptive Re-Use
Comcast Adaptive Re-Use: Museum	Multi-Cultural Event Center
Native American Community Center	Rio Puerco Pathways with Underpasses
Railroad Themed Parking Lot with Railroad Observation Deck	Potential Mixed Use Parking Structure
Potential Mixed Use Parking Structure	

\* = new projects



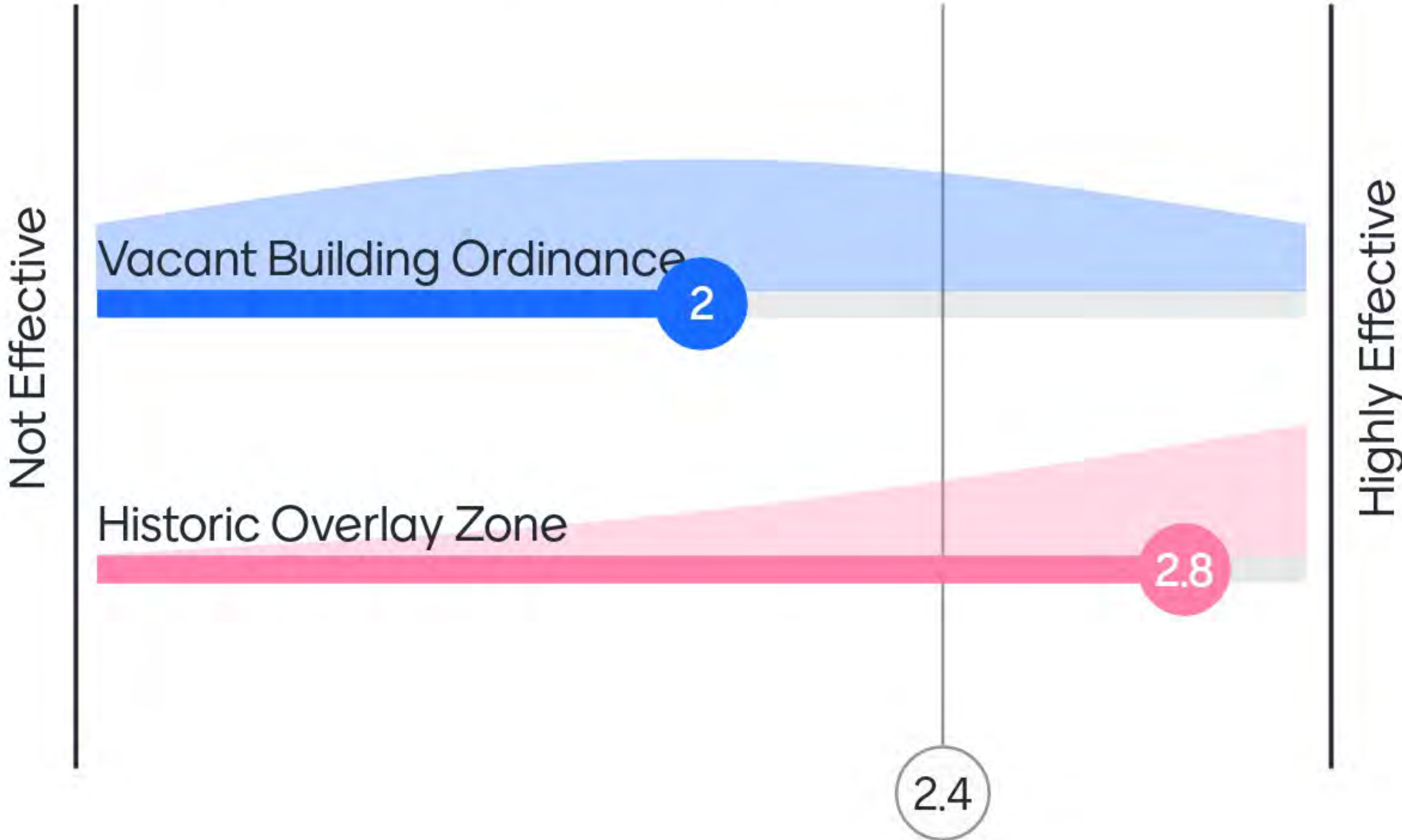
# Policy for Revitalization



# Policy Recommendations

- Vacant Building Ordinance
- Historic Overlay Zone

# How effective do you think these policy recommendations will be at spurring redevelopment?



# Barriers do we need to overcome to incorporate into our redevelopment/revitalization strategy?

Inertia.

Gaining public interest and public buy-in

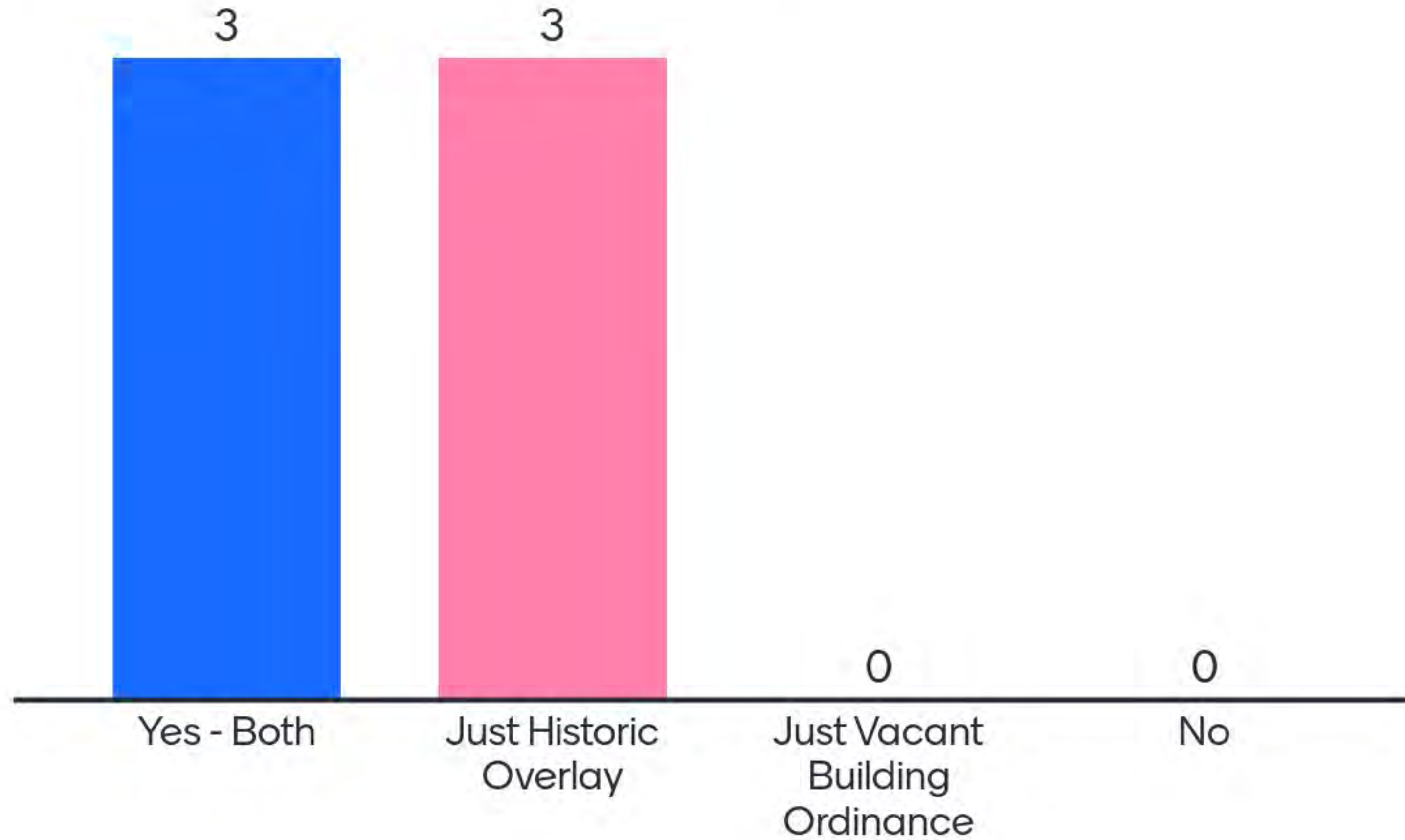
Community Support

Support in enforcement

property owner buy-in, resources to enforce, incentives (i.e., resources) to aid compliance,

With a strong partnership between BID and MainStreet + other partners and start with an education campaign to bring people on board - leverage Ricca's Merc restoration - leverage Coal Avenue Commons

# Do we include these policy recommendations into the Short-Term Implementation Strategy?



# Private Sector Projects



Private-Sector Initiated (Market-dictated)		
Retail/Commercial & Retail/Hotel	PD/O, CoG	1, 2, 8, 10, 11, 15
Residential Mixed-Use: Corner of E. Coal Ave. and S. Puerco Dr	PD/O, CoG	1, 4, 5, 7, 9, 14, 20
Retail Mixed-Use: SW corner of Coal Ave. and First St	PD/O, CoG	1, 2, 8, 10, 15
Potential Walkway Connection	PD/O, CoG	1, 2, 8, 10, 15
Retail Mixed-Use: SW corner of Coal Ave. and Second St	PD/O, CoG	1, 4, 5, 12, 14, 20
Mixed-Use: NW corner of Fourth St and Aztec Ave., and SE corner of Fifth St. & NM 118 (Rt. 66)	PD/O, CoG	1, 4, 5, 12, 14, 20
Mixed-Use/Residential - SW corner of Third St. and NM 118 (Rt. 66)	PD/O, CoG	1, 4, 5, 7, 9, 14, 20



# Retail / Commercial & Retail /Hotel

The plan identifies Retail/ Commercial future land uses on several large sites along the northern boundary of the MRA District with good road access, high visibility from the freeway and a conducive ownership pattern. To complement future public facilities such as the Multi-Cultural Event Center the plan envisions specific uses such as hotels, restaurants and entertainment venues.

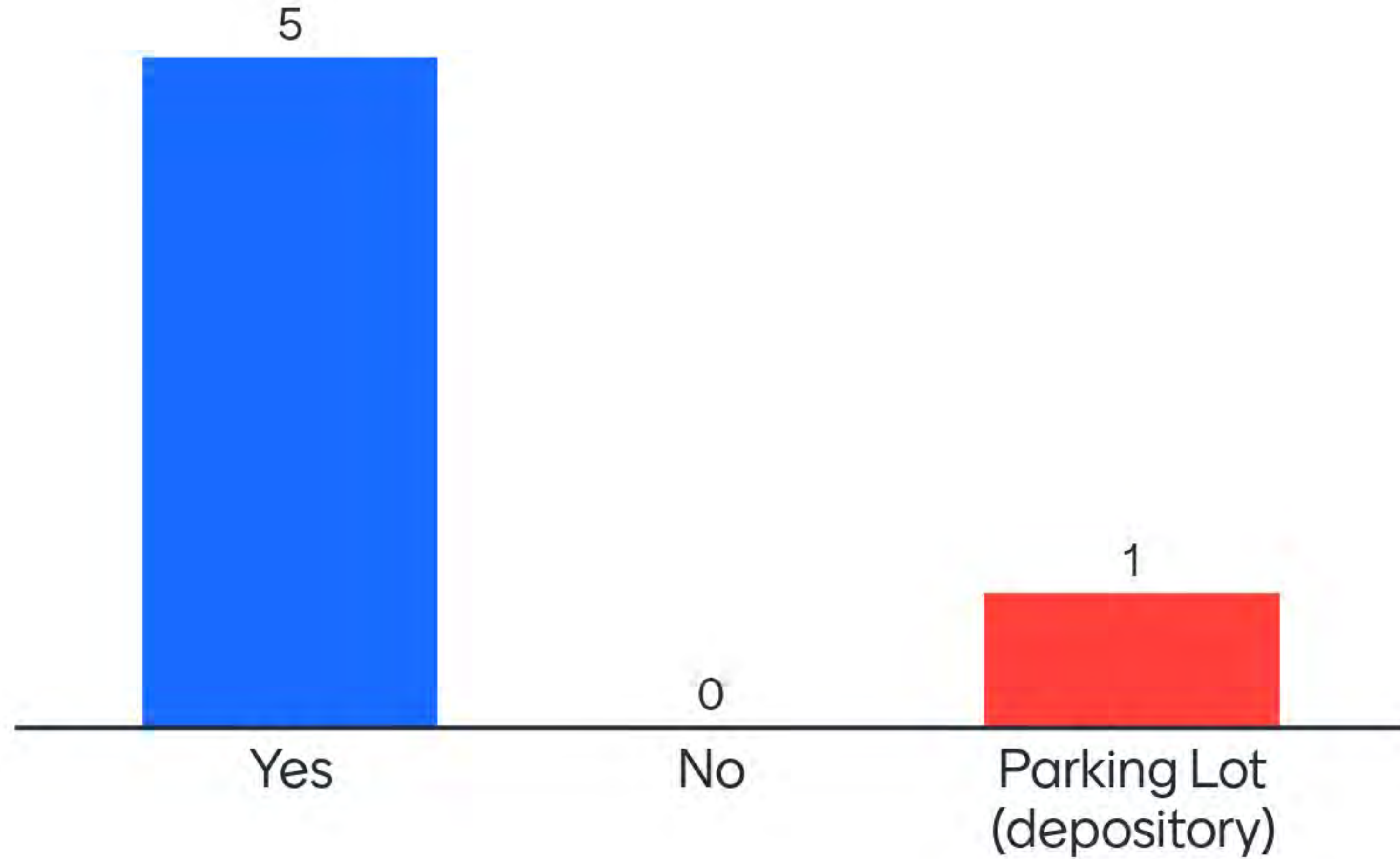
- Term: Market Dictated
- Location: Coal Avenue & S. Puerco
- Leads: Private, BID, City



# Project Status:

- BID has led development activities
- Conceptual site plans were completed
- Coal Ave. & South Puerco site has been identified as potential site
- Would require Public/Private Partnership to make work

# Keep as Redevelopment Action?



# Mixed-Use: SW Corner of Coal Ave. & 1st St.

Redevelop this key corner location which is currently underutilized. The site accommodates the two lots: The "L" shaped building should be restored and repurposed with ground floor retail and second story residential. The other lot is underdeveloped and should be redeveloped as a two story building in coordination with the restoration of the adjacent building.

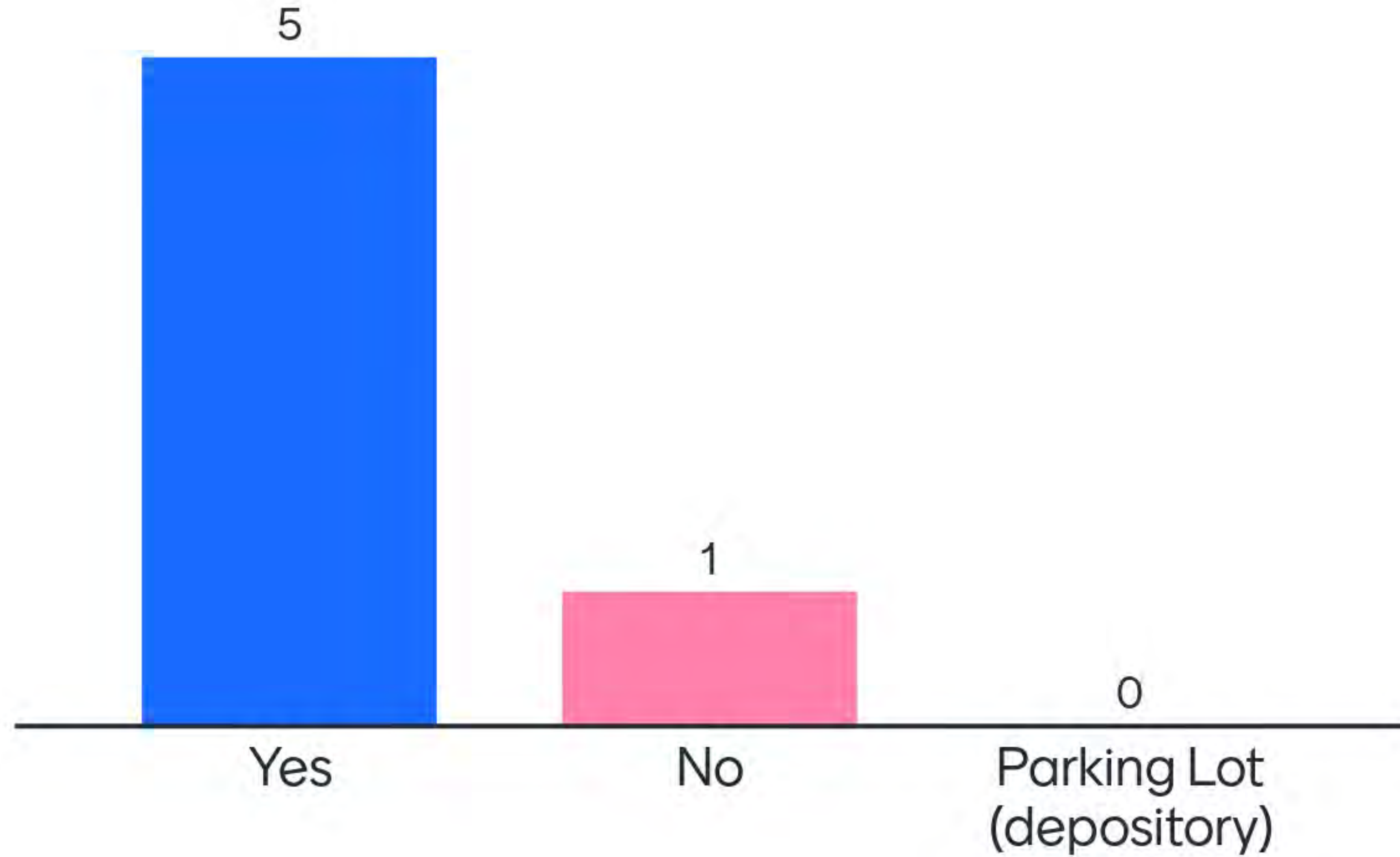
- Term: Market Dictated
- Location: SW Corner of Coal Ave & 1st St.
- Leads: Private, BID, City



# Project Status:

- Gallup Printing is owned by Spencer Jones
- Southwest Indian Foundation is currently renting for storage
- SWIF is interested in purchasing the property
- Stone Jewelers is a separate property with a different owner

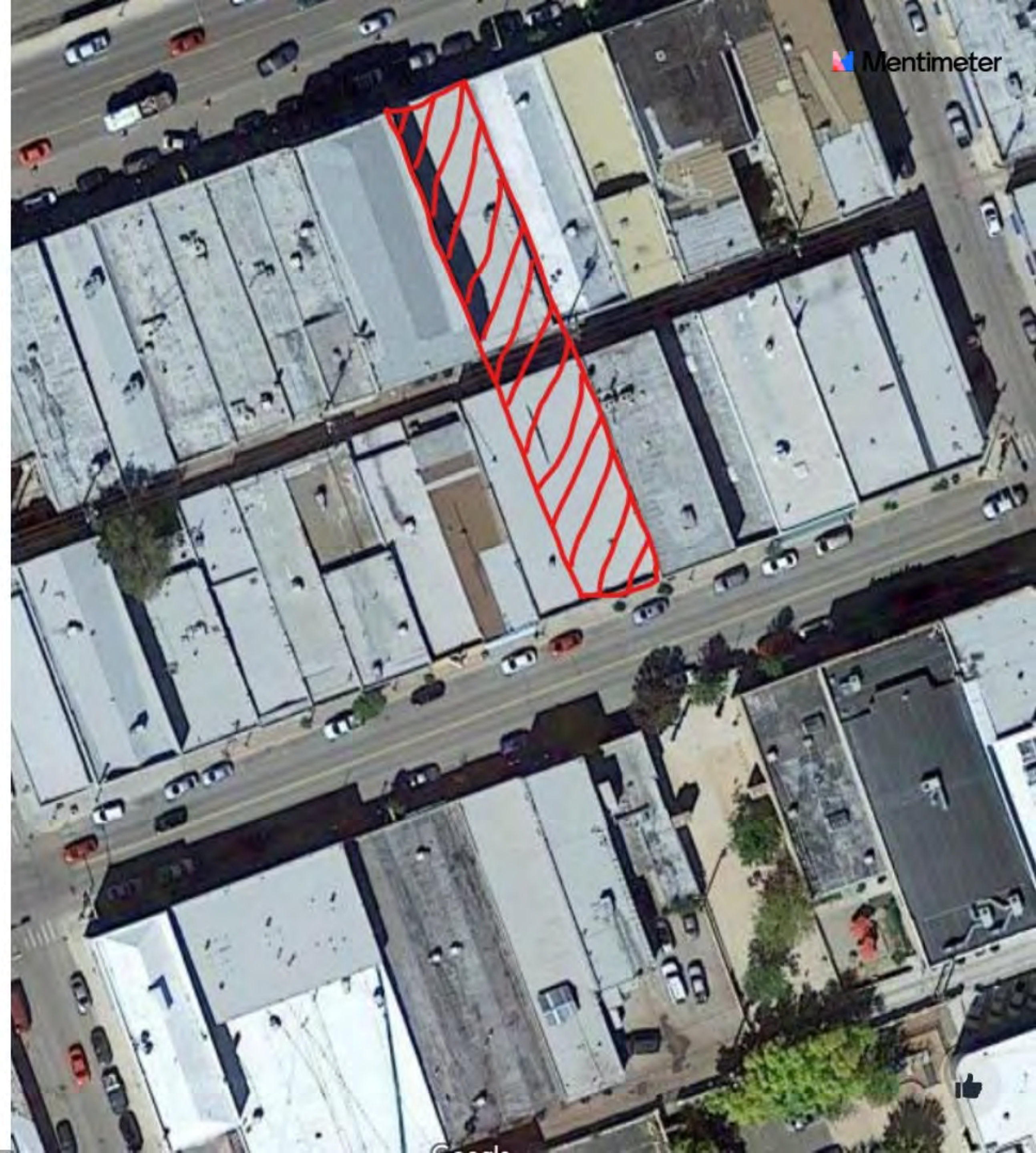
# Keep as Redevelopment Action?



# Potential Walkway Connection

As part of any potential redevelopment projects in this area, the City and Gallup, MainStreet and A&CD should encourage, support and possibly partner with property owners to provide a public walkway connecting Coal Ave and NM118 mid-block between Third and Second Street. This could result in visitors staying longer and a more pedestrian friendly environment.

- Term: Market Dictated
- Location: Coal Ave & Route 66
- Leads: Private, BID, City

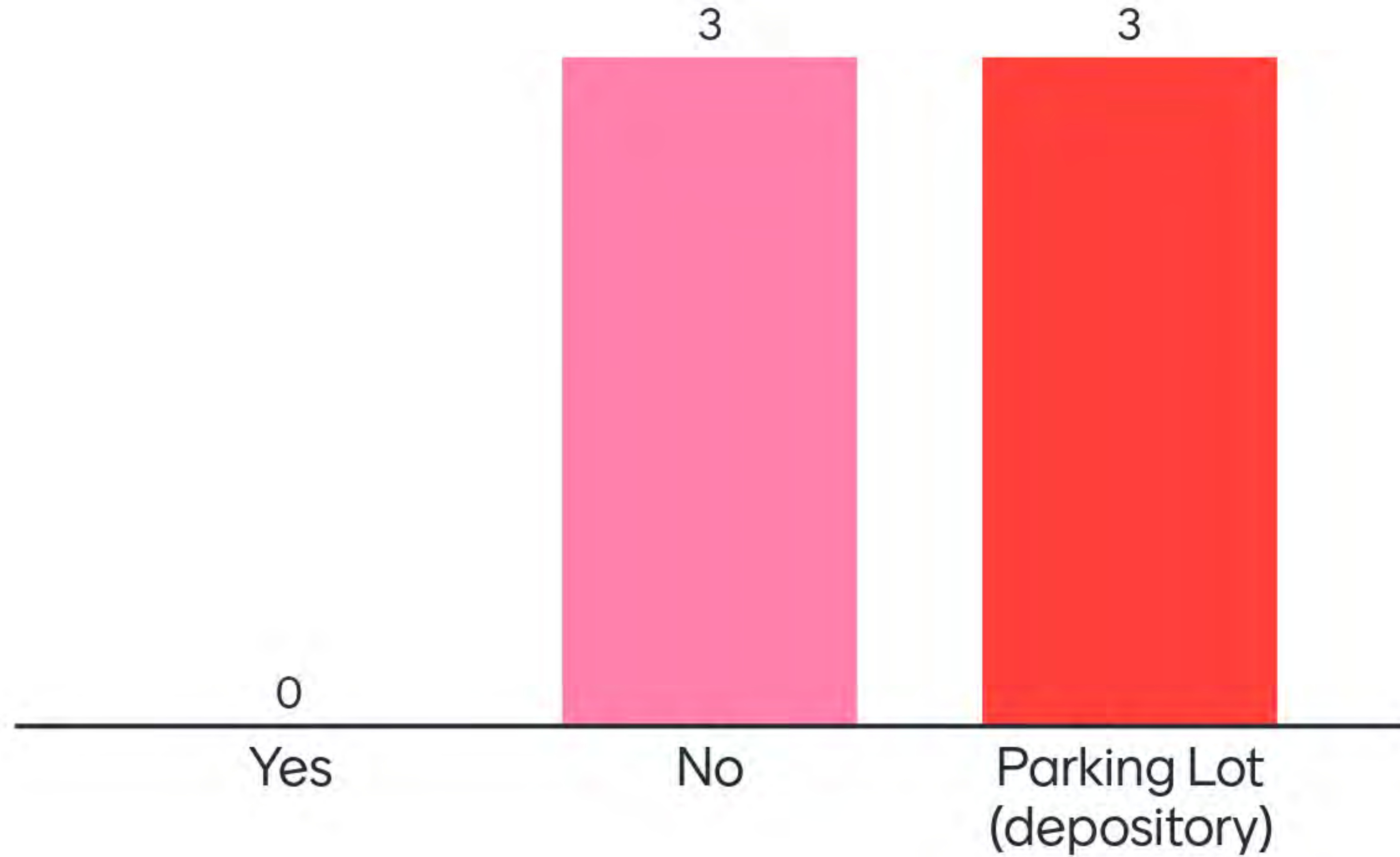


# Project Status:

→ No known updates



# Keep as Redevelopment Action?



# Retail Mixed-Use: SW corner of Coal Ave & 2nd St.

Uses at this key location and historic building should complement activities associated with El Morro Theater and contribute to the vitality of Coal Ave. Specific uses include ground floor retail and/or restaurant and 2nd story residential. The repurposing and restoration of the historic building should benefit from historic tax credits and incentives.

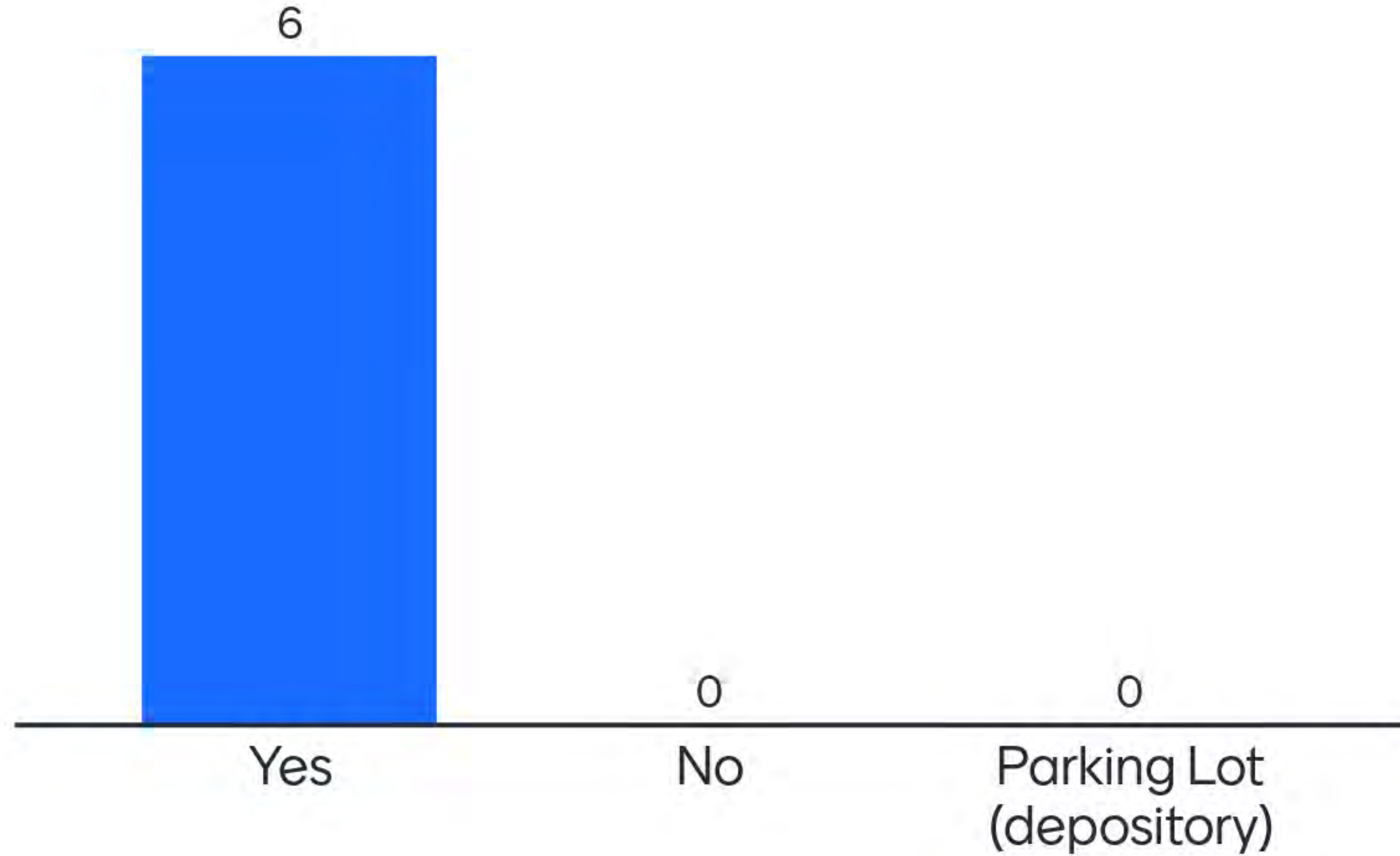
- Term: Market Dictated
- Location: Coal Ave & 2nd St.
- Leads: Private, BID, City



# Project Status:

- This Site is owned by Tiffany and Justin Benson
- Ground floor to be a bakery
- Second floor intended to be residential

# Keep as Redevelopment Action?



# Mixed-Use: NW corner of 4th St and Aztec Ave., and SE corner of 5th St. & Rt. 66

To increase jobs, services and shopping opportunities for downtown, new infill buildings are envisioned for privately-owned parcels that are currently or were used as gas stations, automotive repair shops, and surface parking lots. These lots should be zoned for redevelopment that is consistent with the historic commercial buildings that front Coal Ave. and Route 66.

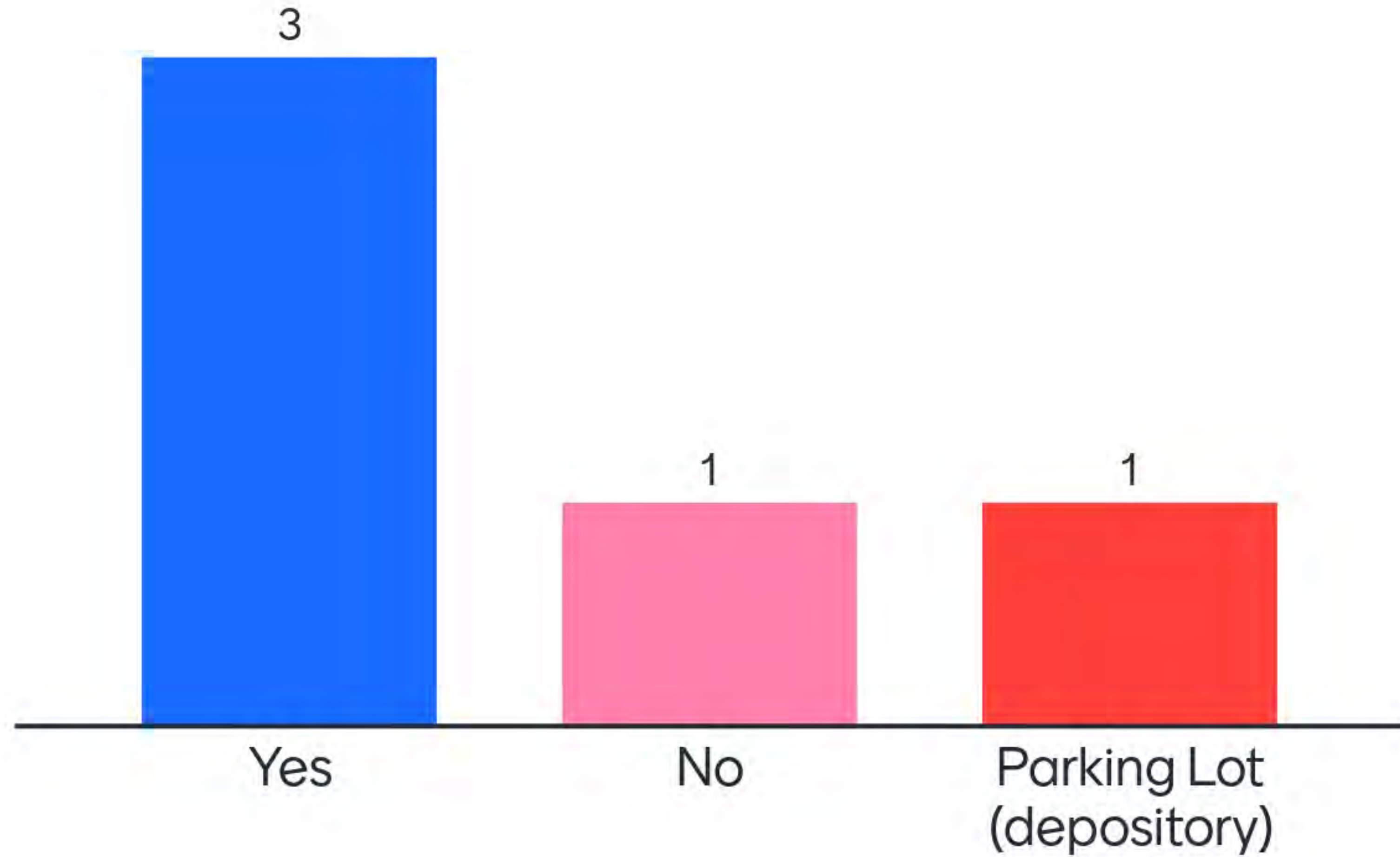
- Term: Market Dictated
- Location: 4th St. & Aztec Ave. and 5th St. & R66
- Leads: Private, BID, City



# Project Status:

- 4th & Aztec - No known updates
- 5th & R66 - Was renovated and was briefly reopened

# Keep as Redevelopment Actions?



# Mixed-Use/Residential: SW corner of 3rd St. and Rt. 66

This city owned property and historic hotel is currently being used part-time as a museum. There is a an opportunity to increase the 24 hour presence of the area through adaptive reuse as live/work development geared toward artists with ground floor studios and or gallery open to the public.

- Term: Market Dictated
- Location: 3rd St. & Rt. 66
- Leads: Private, BID, City

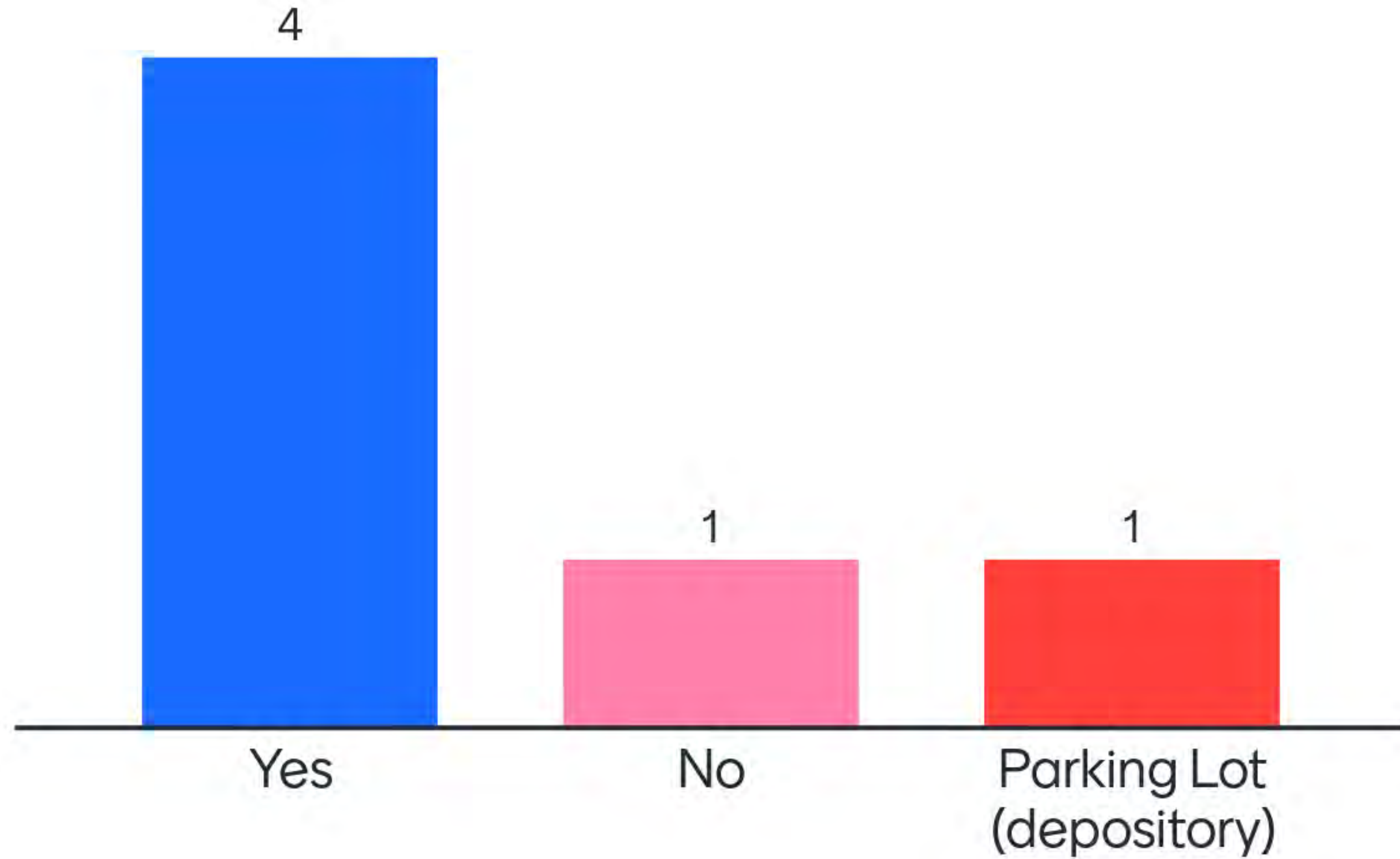


# Project Status:

→ No known updates



# Keep as Redevelopment Action?



# Mixed-Use Residential: Aztec Ave. & 4th St.

A mixed-use, 4-story opportunity on 4th & Aztec in Downtown Gallup, New Mexico could be situated at the corner of the intersection to allow for walkability to retail shops with parking in the back. The upper levels of the building could house either office space or market-rate residential.

- Term: Market Dictated
- Location: Aztec Ave. & 8th St.
- Leads: Private, BID, City

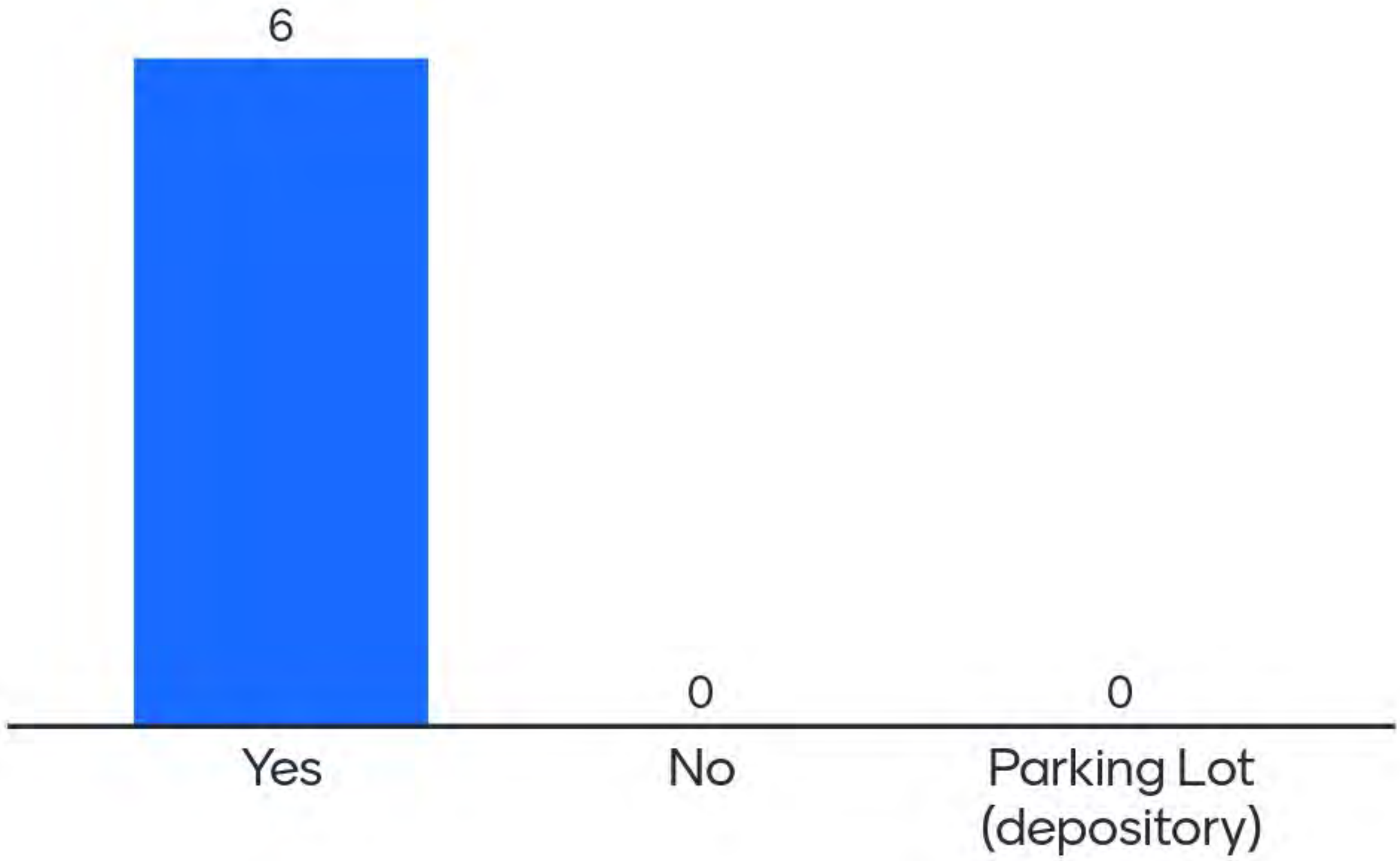


# Project Status:

→ BID has developed conceptual Ideas for use of Space



# Add as a Private Redevelopment Action?



# Mixed-Use Residential: Aztec Ave. & 8th St.

A neighborhood-based residential opportunity near 8th & Aztec near Downtown Gallup could house primarily 3-story residential apartment buildings with strategic ground level retail along Aztec. The site is located near single-family homes, some retail along Aztec, and the neighborhood elementary school providing a family-focused community.

- Term: Market Dictated
- Location: Aztec Ave. & 8th St.
- Leads: Private, BID, City

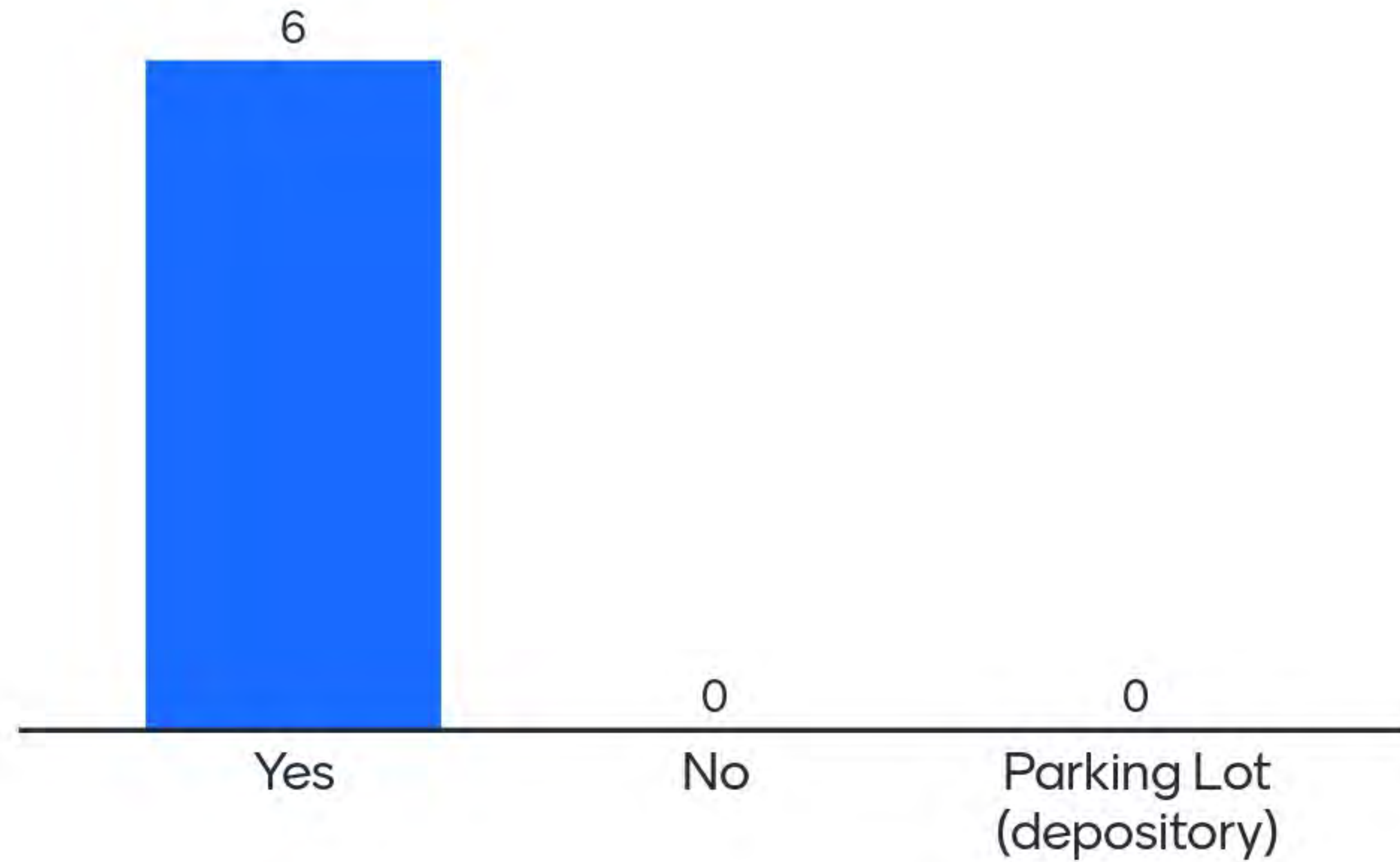


# Project Status:

→ BID has developed conceptual Ideas for use of Space



# Add as a Private Redevelopment Action?



# Projecteering

# Next Steps

- NWNMCOG to update plan
- Plan Review by DCC
- Finalize and Present to Council?
- Who will take over DCC coordination?

*What's your vision for downtown?*

# COMMUNITY WORKSHOP

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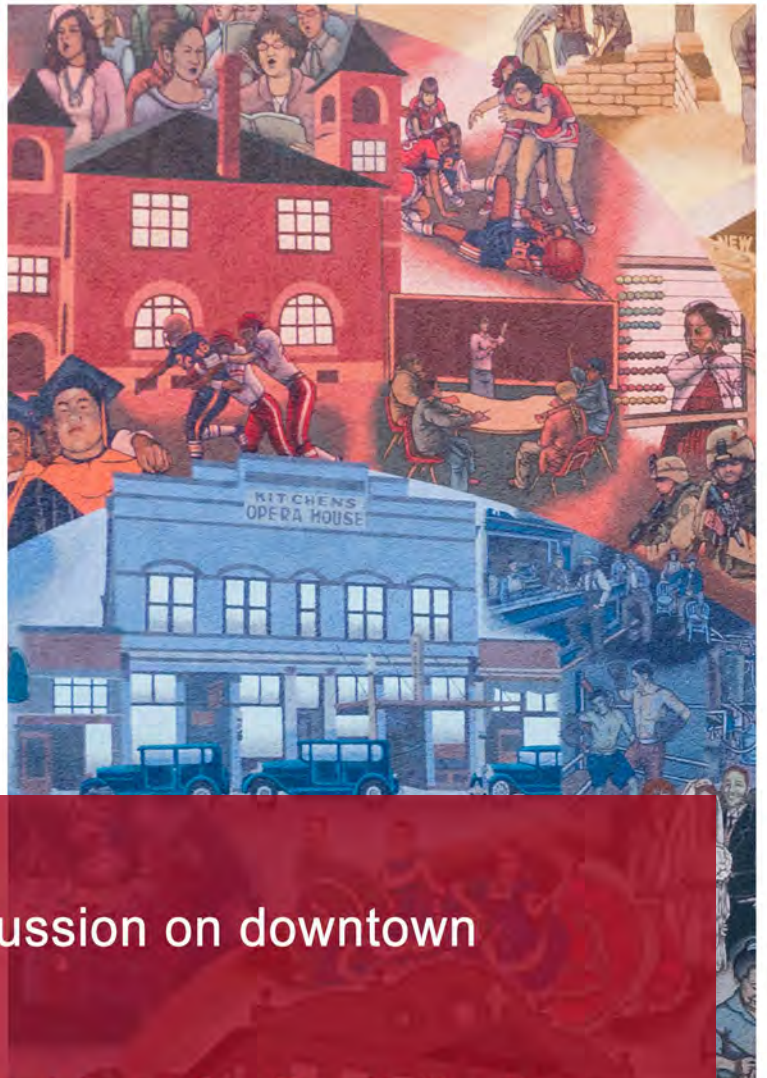
on *Revitalizing* Downtown

# GALLUP

EL MORRO  
SECOND STREET  
EVENTS CENTER

210 S SECOND ST.

- ◆ **FRIDAY, AUGUST 21**
  - ◆ **SATURDAY, AUGUST 22**
- FOOD! LIVE MUSIC!**



## FRIDAY:

5 pm - 7 pm Community discussion on downtown

## SATURDAY:

10 am - 11 am Presentation on Ideas for Revitalization

11 am - 3 pm Community creates their vision of downtown

SPONSORED BY THE CITY OF GALLUP, GALLUP MAIN STREET/ARTS & CULTURAL DISTRICT,  
AND GALLUP BUSINESS IMPROVEMENT DISTRICT.

For Special Needs and Additional Information contact CB Strain, Gallup Planning Director at 505-863-1244 ext. 11244  
or Charlie Deans, CommunityByDesign at 505-471-4218 or [charlie@communitybydesign.biz](mailto:charlie@communitybydesign.biz)

*Your Feedback is Needed*

# COMMUNITY OPEN HOUSE

Come Review  
the **DRAFT** **GALLUP**

## Downtown Redevelopment Plan *and the* Arts & Cultural District Plan

*The draft Downtown Redevelopment Plan and  
the draft A & CD Plan are available on  
the City's website at [www.gallupnm.gov/](http://www.gallupnm.gov/)*



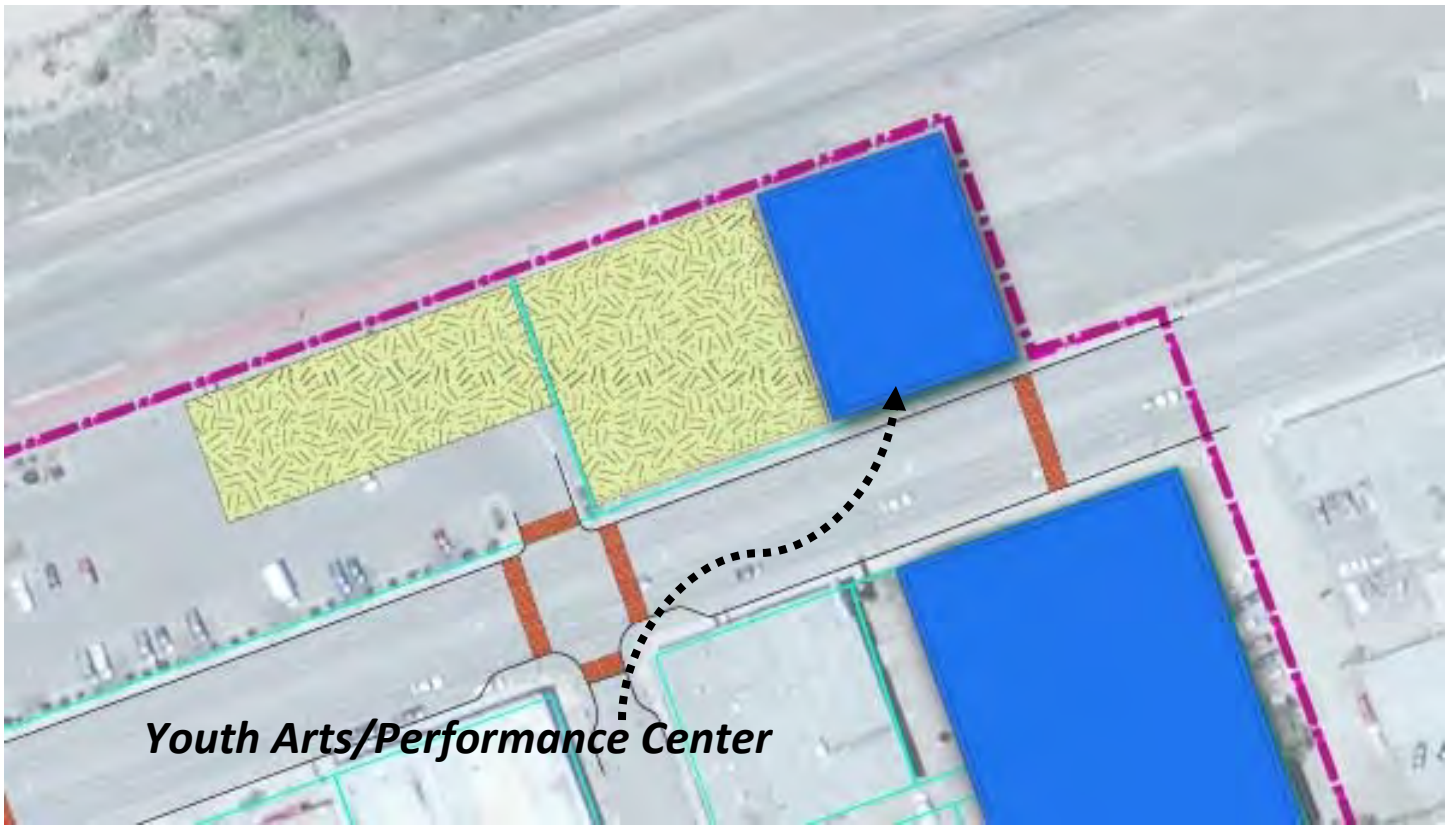
*Thursday, November 12  
5 to 7:30 p.m.*

*El Morro Second Street*

*Events Center 220 S Second Street*

SPONSORED BY THE CITY OF GALLUP, GALLUP MAINSTREET/ARTS & CULTURAL DISTRICT,  
AND GALLUP BUSINESS IMPROVEMENT DISTRICT.

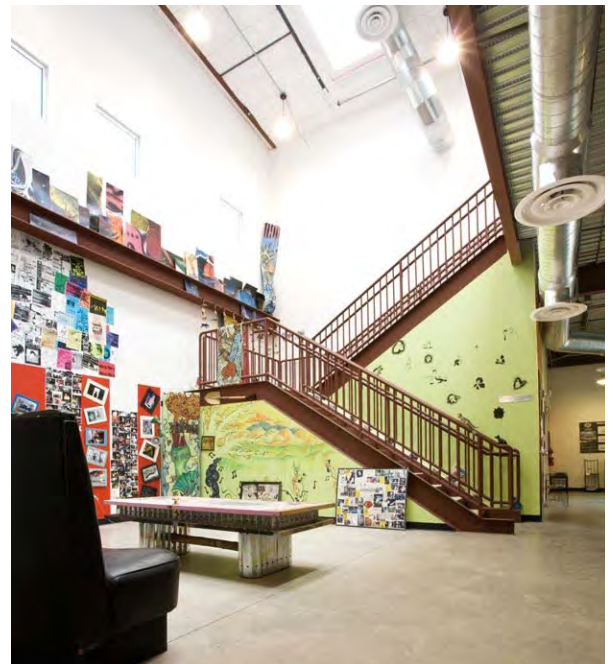
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*Youth Arts/Performance Center*



Example of existing Youth Art/  
Performance Center:



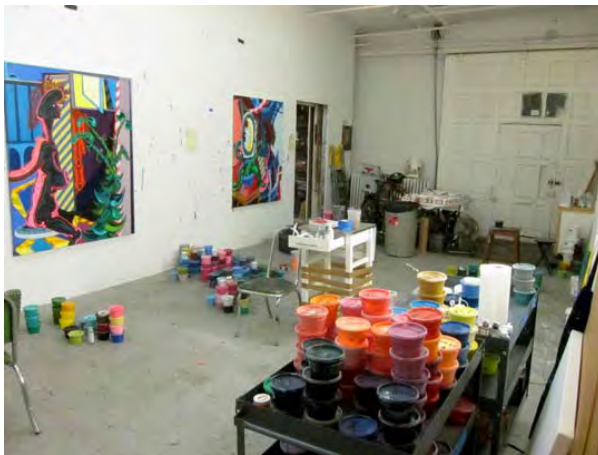
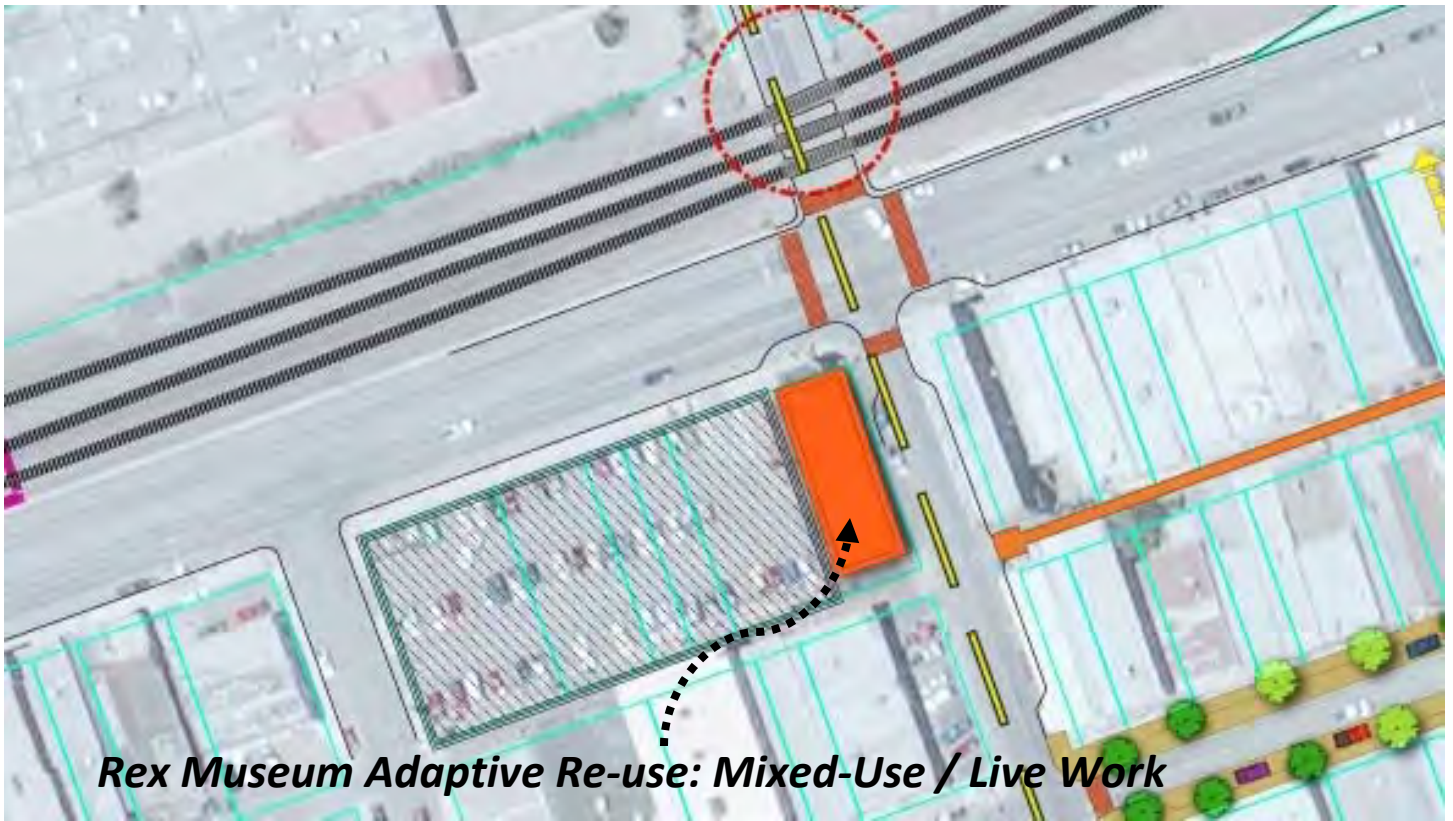
## Youth Arts/Performance Center

The community has identified the need to engage the youth through opportunities in the Arts and provide alternatives to conventional youth activities. This vacant site adjacent to the future skatepark provides a potential opportunity and appropriate location for a creative youth centered venue.



### Raised Rotosphere/Interstate Display

Restoring and reinstalling the tall neon Rotosphere, a community landmark for many years, at the NW corner of NM 118 and Coal Avenue will provide a strong sense of place and history associated with Route 66 and attract interest from drivers on I-40.



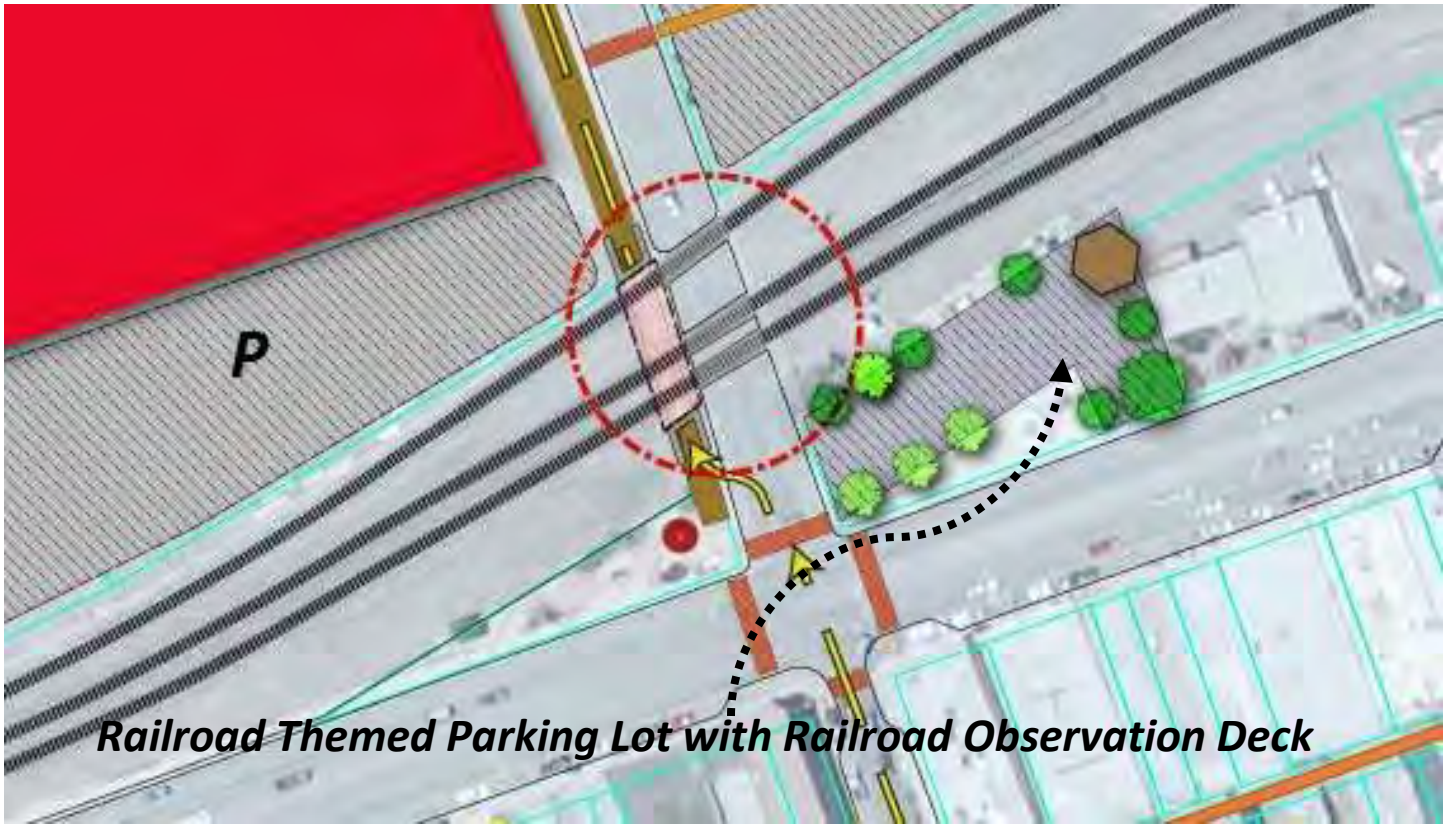
Example of Adaptive Re-use as Artist Studios



Rex Museum

### Adaptive Re-use: Mixed-Use/Residential

This city owned property and historic hotel is currently being used part-time as a museum. There is a an opporunity to increase the 24 hour presence of the area through adaptive reuse as live/work development geared toward artists with ground floor studios and or gallery open to the public.



***Railroad Themed Parking Lot with Railroad Observation Deck***



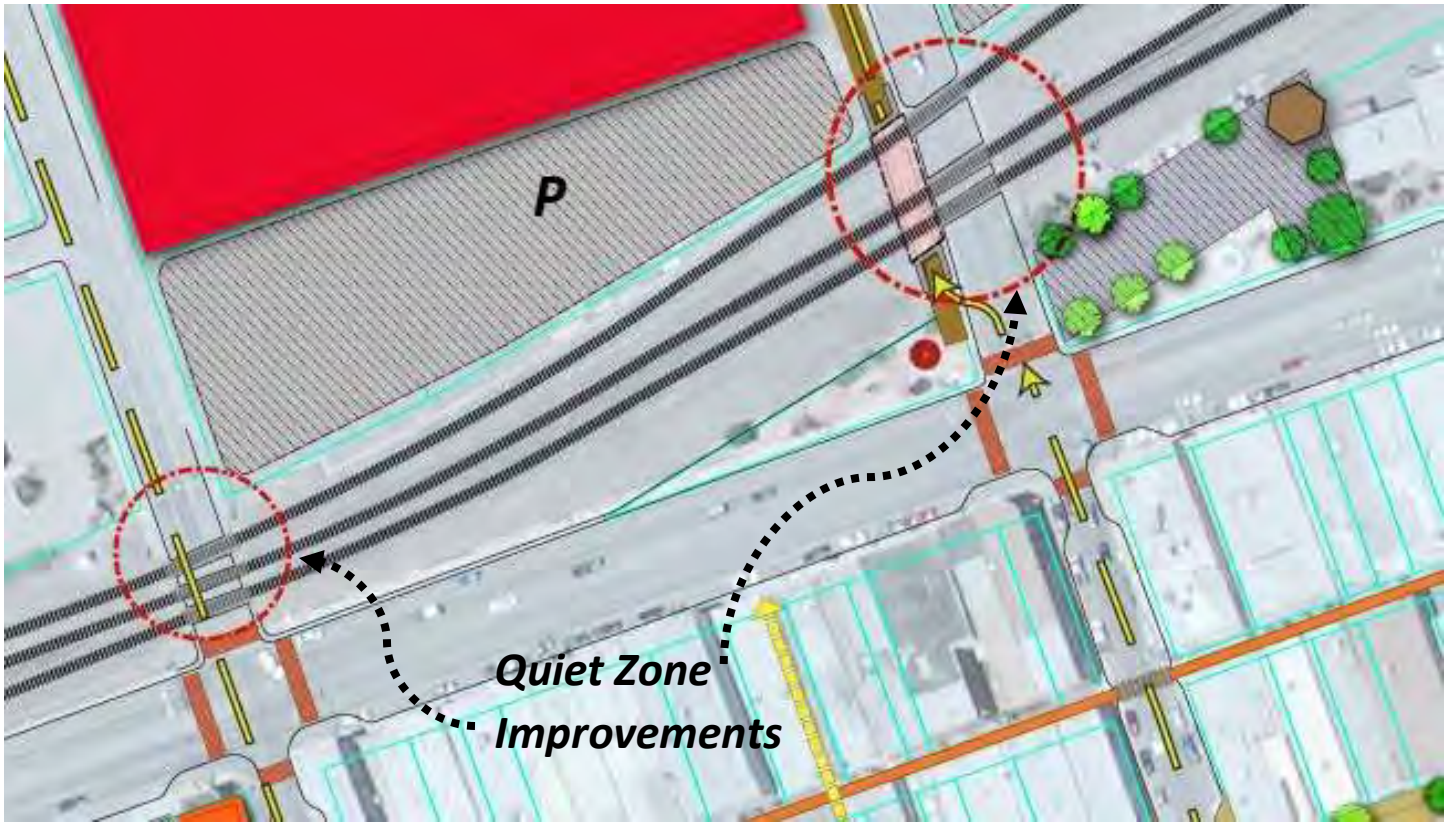
Example of Railroad Theme Welcoming Feature



Westbound intermodal train passes the yard at Gallup.

### Railroad Themed Parking Lot with Railroad Observation Deck

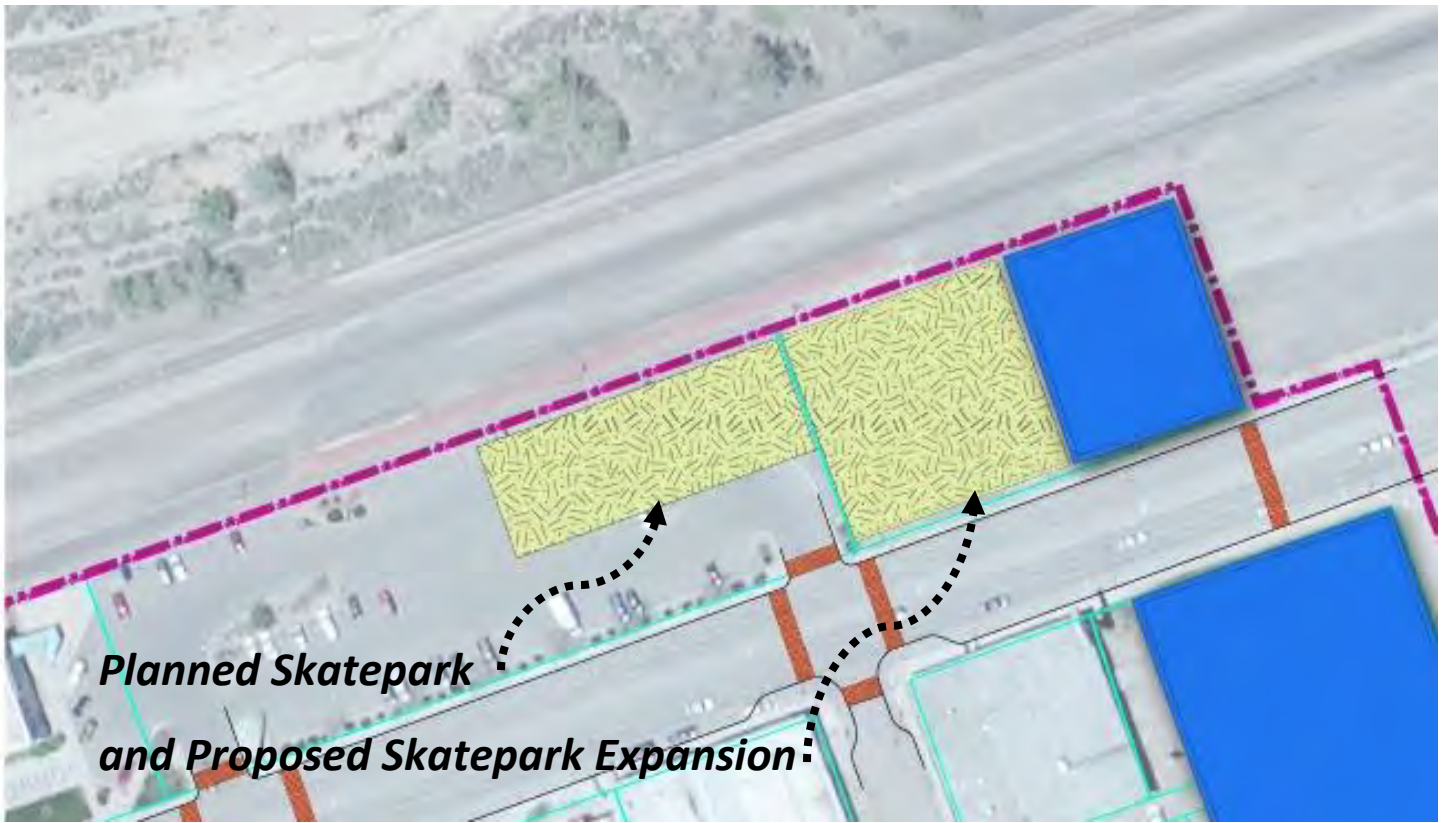
There is an opportunity to redevelop the parking lot at the corner of 2nd St. and NM 118 to include railroad themed elements, street furniture and an observation deck .



Examples of existing quiet zone improvements

### Establish a Quiet Zone at 2nd St and 3rd St Rail Crossings

There are several methods that will create a Quiet Zone through the downtown area that are outlined in the Transportation Recommendations section. However it is accomplished, it is a project that is important to the community and for the revitalization of the downtown.

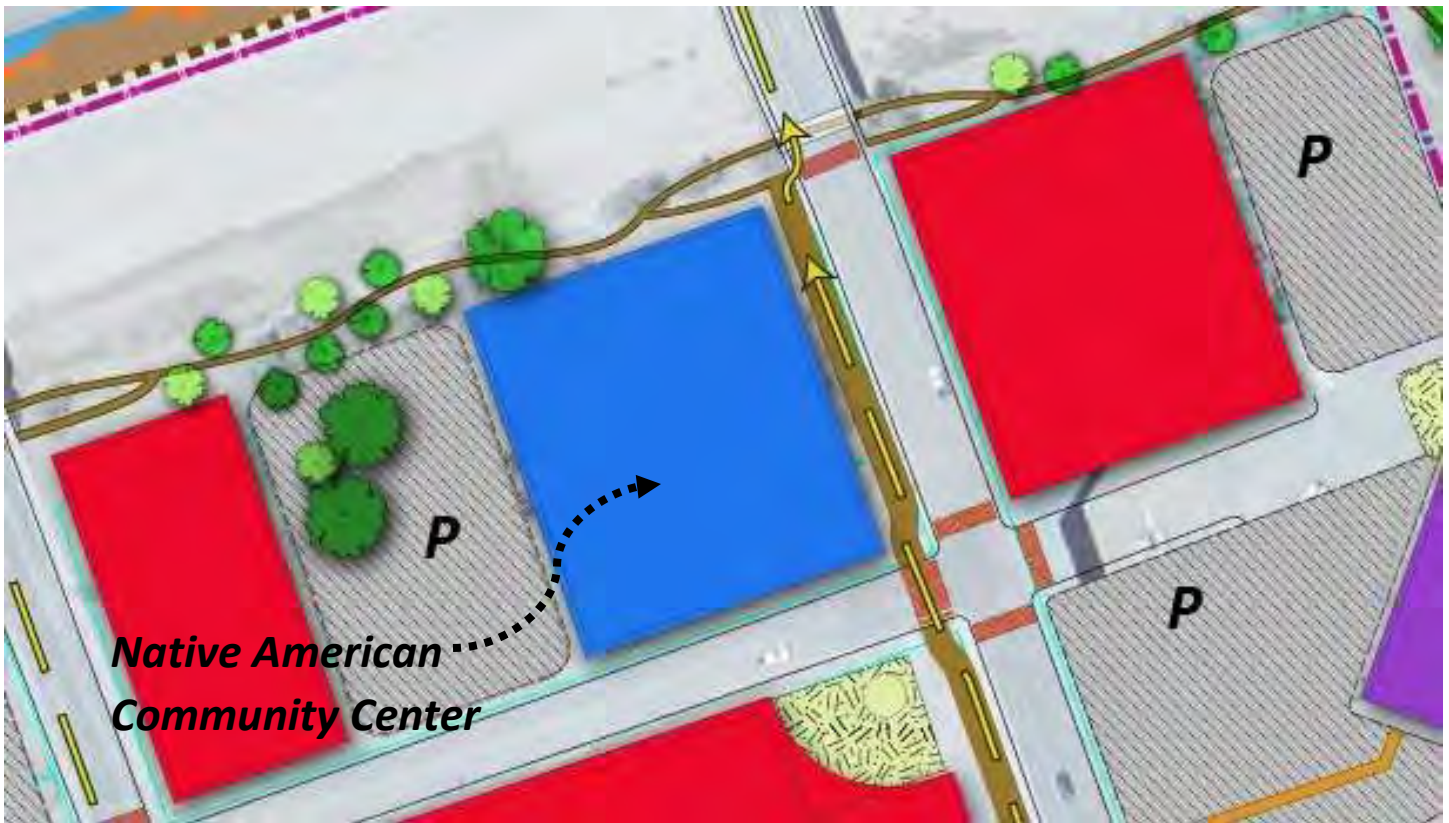


Examples of existing skateparks



### Planned Skatepark and Proposed Skatepark Expansion

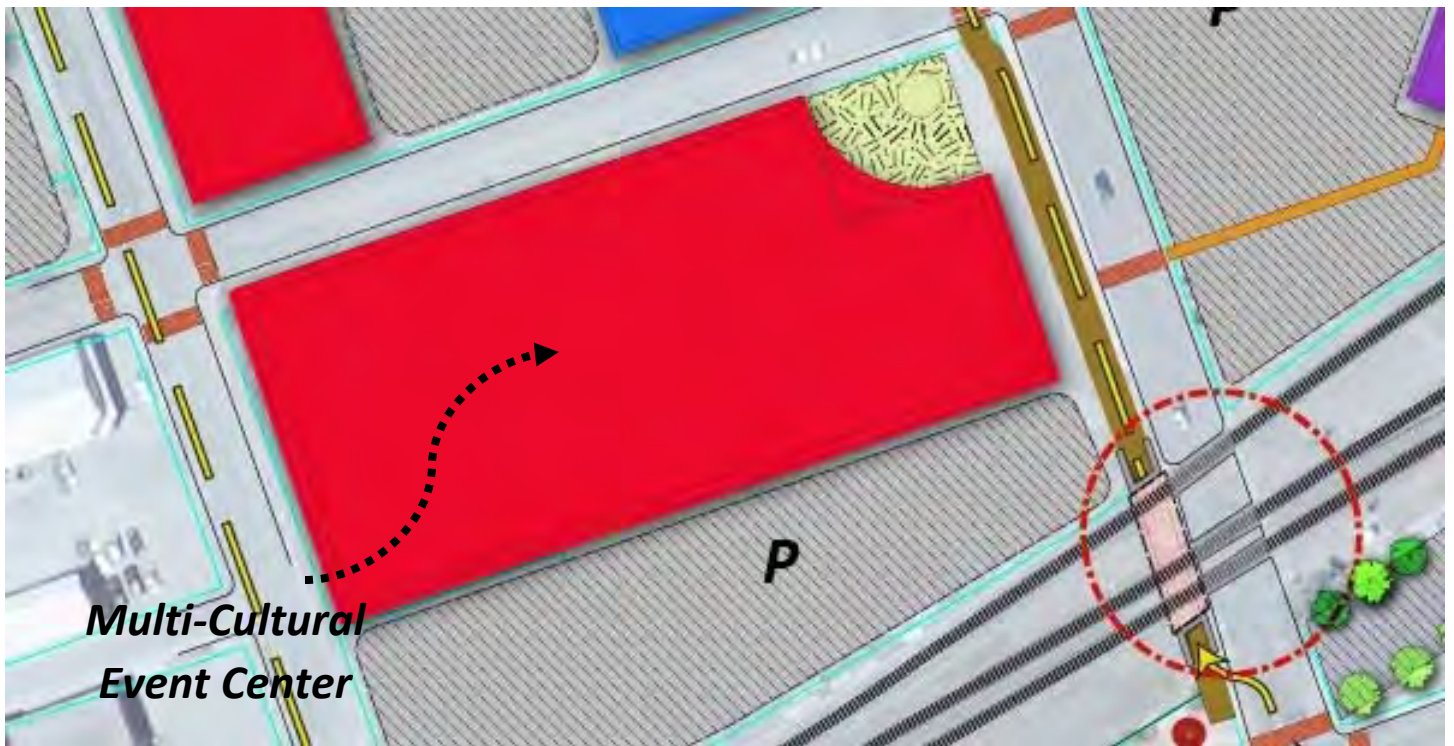
The construction of a skatepark on the east end of the Gallup Cultural Center parking lot is planned to be underway in 2016 setting the stage for increased civic use of this underused part of downtown. City planners and stakeholders have recognized the need to expand the skatepark and have identified adjacent land for future expansion.



Examples of existing Native American community centers.

### **Native American Community Center**

In addition to the retail/ commercial future land uses, a site has been identified in this area for a future Native American Community Center. It is envisioned to provide a place for social gatherings, overnight accommodations and a wellness center providing wrap around services.



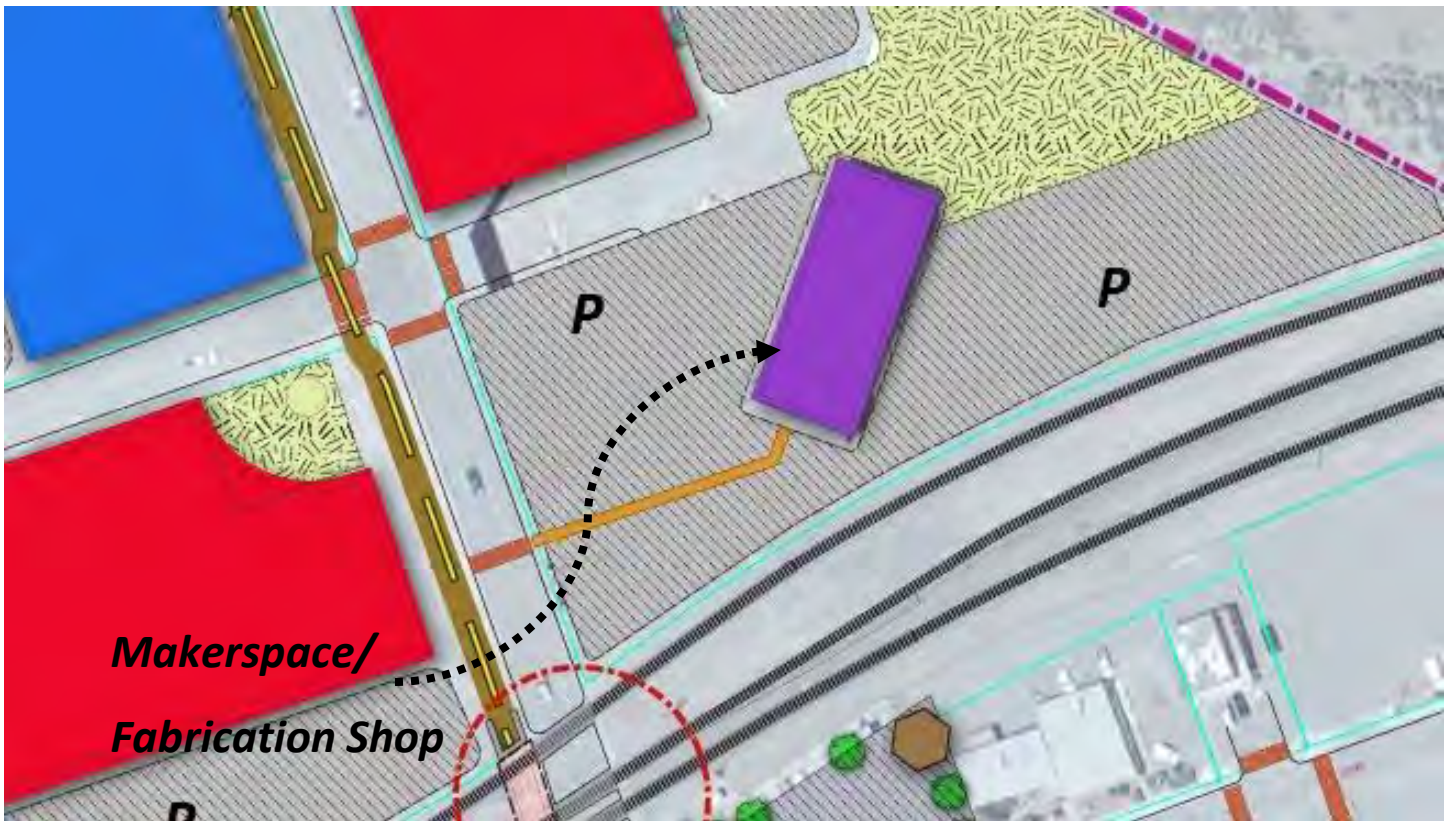
**Multi-Cultural  
Event Center**



Examples of existing multi-cultural event centers.

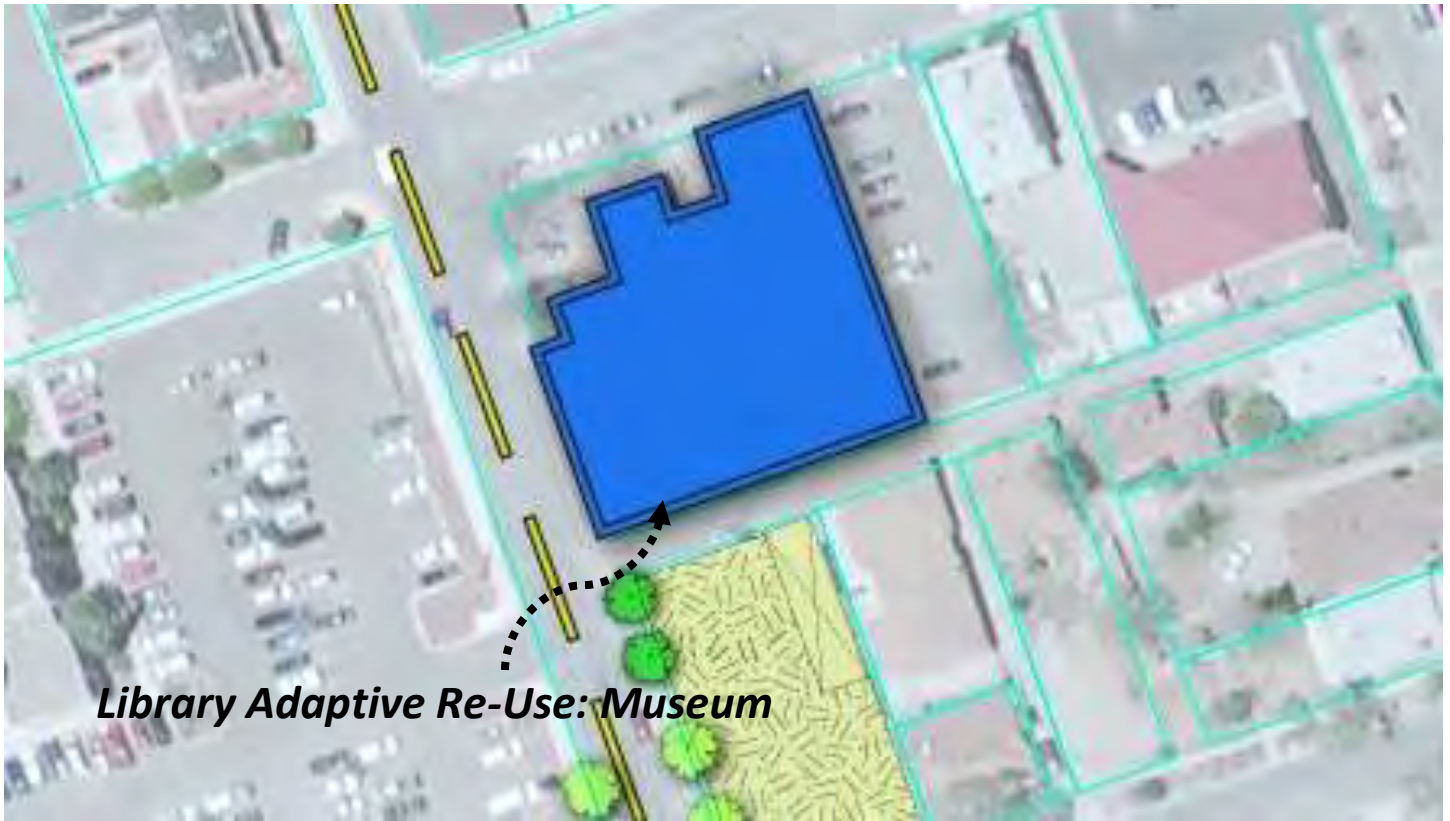
## Multi-Cultural Event Center

Central to the area and key to stimulating private redevelopment and reinvestment opportunities is the development of a Multi-Cultural Event Center to accommodate a wide variety of uses and activities including but not limited to exhibit space, museums, performances and indoor and outdoor events. The large site has adequate parking and compatible adjacent land uses. Community objectives for the Event Center are to attract large regional and national conventions and events, establish an annual Indian Market and to accommodate components and activities of the Gallup Ceremonial.



### Makerspace/Fabrication Shop

The existing lumber store building can be repurposed as a Makerspace/Fabrication Shop. The facility is envisioned to support the arts and crafts sector with minimal renovation and operations costs by providing DIY spaces where people can gather to create, invent, and learn. Makerspaces often have 3D printers, software, electronics, craft, welding and hardware supplies and tools.



***Library Adaptive Re-Use: Museum***



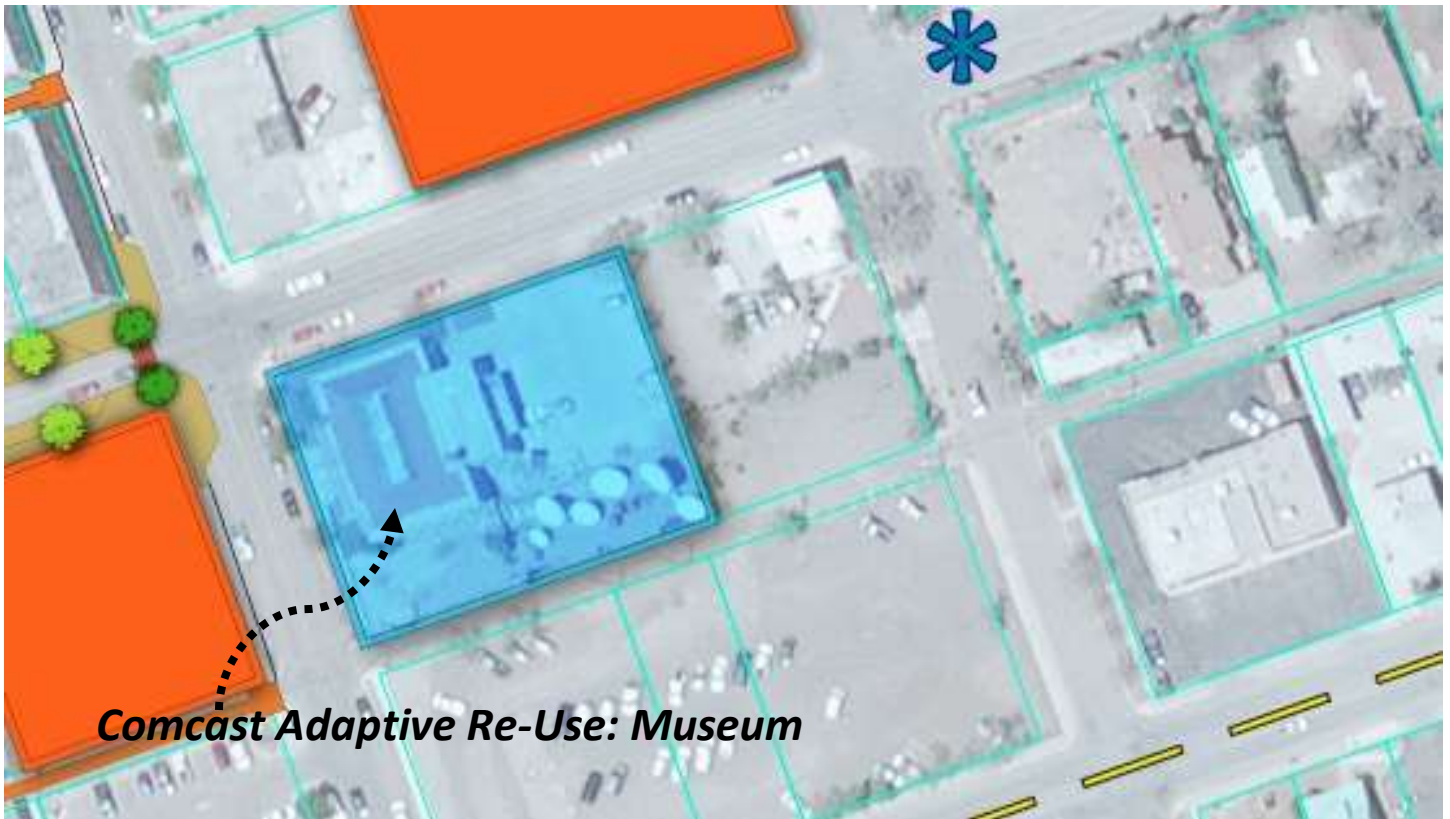
Octavia Fellin Public Library



Example of Museum Exhibit Space

### Library Adaptive Re-Use: Museum

When the existing main library becomes vacant, repurpose the building as a museum. The open floor plan will reduce costs of repurposing and provide a flexible, collaborative environment for exhibits and educational programs.



***Comcast Adaptive Re-Use: Museum***



Comcast Building: Historic Post Office



Example of Museum Exhibit Space

### Comcast Adaptive Re-Use: Museum

In addition to the existing library, the historic post office building currently used by Comcast should be considered for repurposing as a museum. The key location, ample parking and the historic character of the building provide an appropriate and distinctive site for a new museum.