

## APPENDIX A: CHARRETTE PROCESS - PUBLIC INPUT

The following pages include the two public surveys and written comments provided at the public meeting(s) on the Second Saturday Art Hop held on Saturday, September 14, 2013 and the results of the Open House on Monday, February 10, 2014.

The purpose of the Art Hop meeting was to introduce the public to the MainStreet Master Plan project and gain their perspective on, vision for, and concerns regarding the MainStreet District of Truth or Consequences. The consultants were stationed at two locations - Grapes Gallery and Studio de La Luz - to receive comments. Other members of the team walked door to door to speak with business owners.

The Open House included two brief presentations by the consultants and participants weighing in on a variety of Master Plan strategies at separate stations set up around the meeting room at the Lee Belle Johnson Senior Recreation Center.

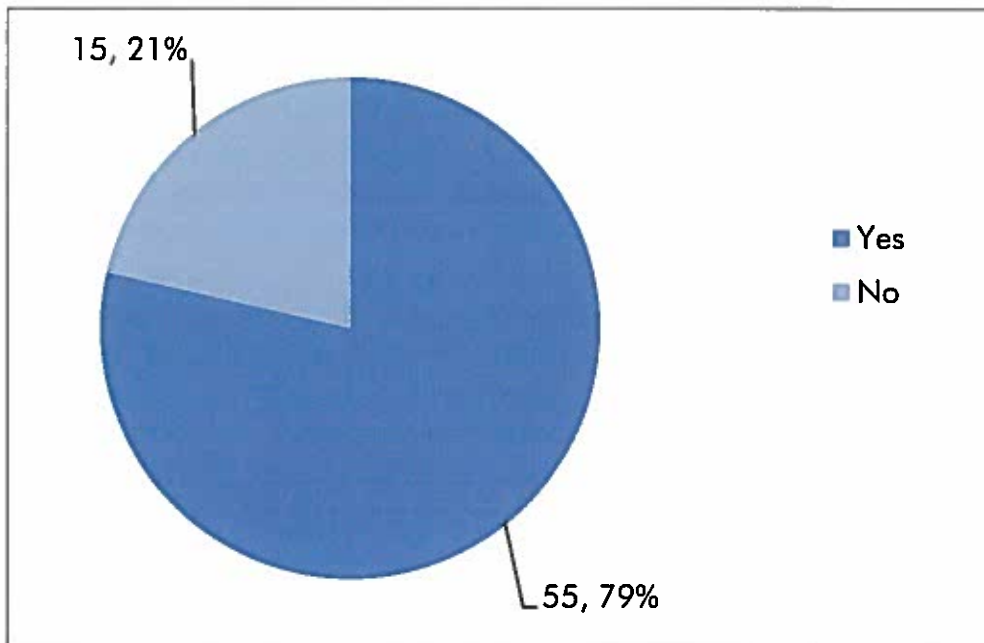
# Downtown Master Plan



## MAINSTREET TRUTH OR CONSEQUENCES Non-Business Owner / Visitor's Survey



### 1. Do you live in Truth or Consequences?

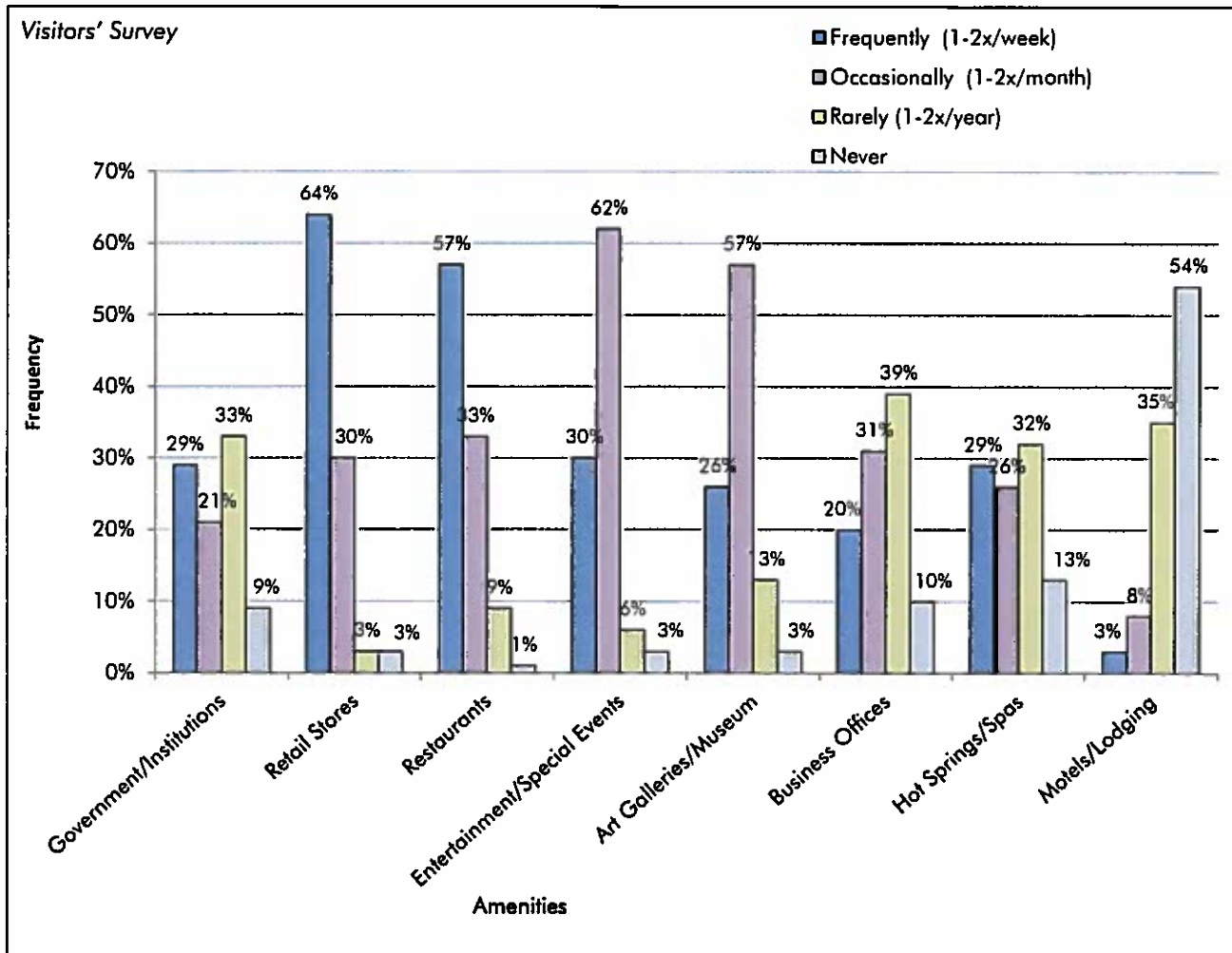


#### If no, where do you live?

- Santa Fe (2 responses)
- Elephant Butte (4 responses)
- My RV- Split my time between AZ and NM
- Williamsburg
- Albuquerque
- Las Palomas (2 responses)
- MN and here
- Alamosa Canyon
- San Diego
- Monticello

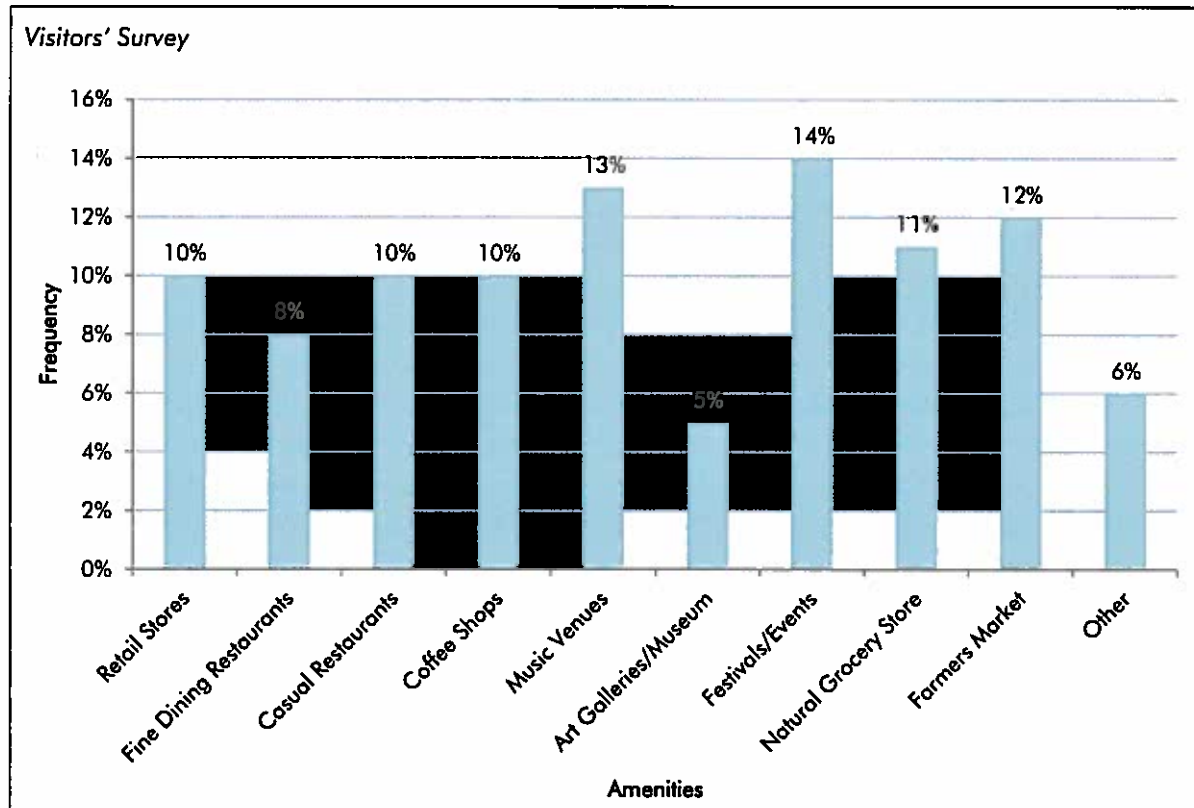
# Appendices

## 2. How often do you currently visit these Downtown locations?



# Downtown Master Plan

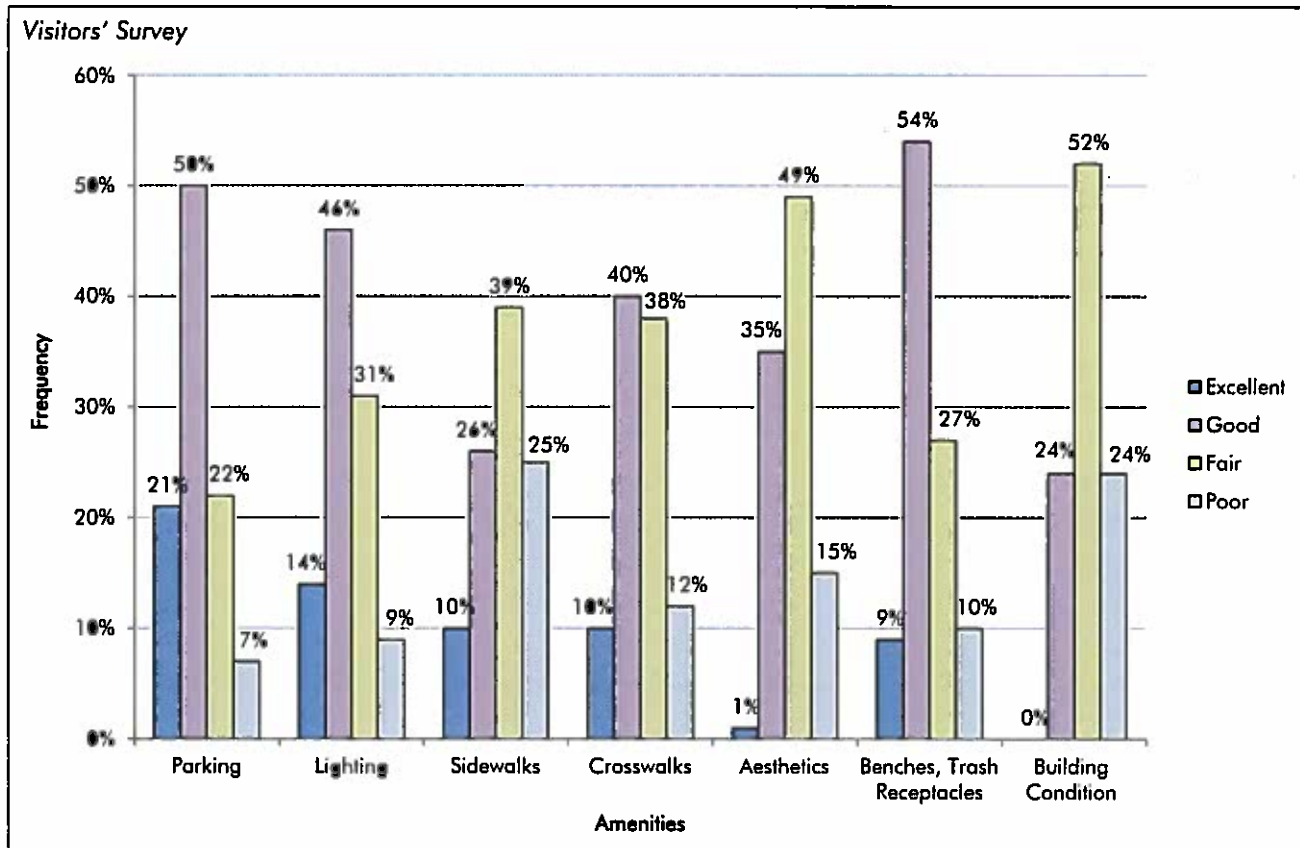
## 3. What type of businesses or activities would you like to see added or expanded in Downtown?



- Evening events during good weather
- Bookstore, bar, hangout place
- Ice cream shop, bar, brewery, parks
- Evening activities/venues
- Restaurant/Lounge
- Bar
- Holistic healing, information center, covered mercado
- More music
- Microbrewery, bar
- Sailboat shop and accessories
- Night time coffee shop
- A bar or microbrewery
- Bars, cocktail lounges.
- Needs saloon, cafe with wine, a brewery, places to stop by - more interesting stores
- Dairy Queen, bike shop, bar and dancing. We used to have 4-6 downtown, now none
- Medical Cannabis
- Shoe store
- Brewery

# Appendices

## 4. How would you rate the following amenities in Downtown?



## 5. If your answer to any of the above is fair or poor, what would you suggest to improve it?

- Paint
- Few (building condition) are up to code and a liability to the city.
- More
- Instate codes to force retailers/commercial tenants to be open for business. Set times per week.
- Sidewalks - not all shops keep theirs clean; This is essential to a friendly tourist town - some curbs are dangerously high - can do damage to car doors and are difficult for older or disabled people to negotiate. Crosswalks - where are they? You never know if traffic will stop for you.
- How about some signage?
- More crosswalks, all empty stores - paint windows. Clean up around benches and garbage can. More planters.
- Take pride in the uniqueness of the building and clean it up. Make it presentable. Fix cracks and holes in sidewalks, more street lights.
- More lighting. Fix sidewalks. Aesthetics - more flowers/green - outdoor gathering place with coffee. Fix buildings.
- More remodeling as has been happening. Improve drainage infrastructure to help prevent flooding.

# Downtown **M**aster Plan

- Need pedestrian level lighting. Fix sidewalks, fill in gaps where there are partial sidewalks. Fix buildings. Enforce building codes.
- When there is events you generally have to park on side streets. There are areas that are dark and if walking around would not feel safe. Some need work for sidewalks.
- Investment and care.
- Hire locals.
- Buildings - condition and vacancy issues require vision and incentive for improvement and occupancy.
- Blow up the town and start over.
- Better signage; branding.
- Need to target condition of certain buildings. Vacant storefronts.
- Remove bumpers sidewalks, would also improve drainage. Property keep sidewalks marked, remove obstacles for visually disabled and mobility disabled.
- Downtown done with some type of unity - such as signs the same with names of business, lighting, and more greenery. Designated parking lots - less parking on street - not crazy colors of paint - class it up!!
- Resurface sidewalks, replace the rest of the beaches, put in more street lights, do something with the crazy pot holes.
- We need people that are willing to work together. The movie theater has helped some.
- Crosswalks could improve by being more visible. The building conditions could be painted and restored a little bit. The parking could maybe have designated lines to park in.
- Repairs and painting.
- Older buildings, not rehabbed, need paint and maybe some sprucing up - but not too snazzy.
- I honestly don't know, but some buildings are in poor shape.
- Clean up the mess.
- Better pedestrian lighting, fix facades, new sidewalks.
- New sidewalk.
- Facade improvement program.
- Hard to get out of cars due to speeding cars - curbs too high in some area; too much lighting in the whole downtown area; many falling apart or not there; flooded - need storm sewers - lots of blind corners; general clean-up needed in all areas; need more throughout the downtown area; numerous buildings in poor condition.
- More public art and involvement. More owner pride in buildings.
- Money investment. Poor communication, press releases, info.
- Add some benches along the path at Ralph Edwards - and looking at the River.
- More remodeling of buildings.
- Aesthetics - continue to clean up store fronts.
- Sidewalks - repair cross walks - more exposure lighting - change parking - perhaps diagonal.
- Require all new buildings to have certain characteristics. Residential adobe style. Stop tearing down historic buildings. Start growing trees.
- Build new buildings - present buildings are 60 plus years old.

- Additional parking if more amenities area added. More plants, flowers, etc for a more appealing setting.
  - Better signage. (Martha's was a nice improvement.) More open businesses. A downtown bakery and a downtown microbrewery.
  - Glowers should update people ties.
  - Sidewalks need maintenance periodically.
  - Not much of a planner but it's coming along. But some of the buildings look a little rough.
  - Would like to have better quality on the sidewalks, breaking roofs, not good. New paint.
  - Repair sidewalks, clean alleyways - improve trash removal and remove weeds and other debris.
  - Please fix sidewalks - right now its not safe to wear heels to go out to dinner.
  - More parking. Bad curbs, crumbly sidewalks, more lighting at night, lights for crosswalks, fix up buildings.
  - WPA - preserve. \$\$
6. What changes do you think would improve Downtown and attract more visitors?
- More galleries, less empty stores.
  - Businesses open past 3:00 p.m., 6-7 days a week. Empty buildings need to get filled.
  - Filling up commercial spaces.
  - Store opening up more
  - Consistent business hours. How about a one-page map of downtown businesses, restaurants, etc? Advertise our Art Hop weekends widely. We have artists - how about an art school or art center where people can take classes when they come to soak and stay for the weekends? I'm a nondrinker, but we need a cute pub with music and good food - a happy place that tourists love.
  - Better signs, neon, signs with lights. Stores that stay open later. Pedestrian lighting.
  - Have all stores be open, get owners involvement during Art Walks and other festivities.
  - More street vendors. Performance Art. More movement. Street dances. Have fire spinners more often.
  - Being open more often with night time events.
  - Put parks where the torn down buildings are. Banners. Fix traffic so it is not a race track. Enforce codes about residential/business purposes.
  - More restaurants and galleries.
  - Stores graying. We have too much turnaround.
  - Attractive logo signs, color, PR.
  - 24/7 Band, music and dancing, rock and roll, blues.
  - Advertising.
  - Call or email me, too much to list here (George and Marilyn Szigeti)
  - Economic improvement, force owner of commercial property to pass building codes before it can be rented or open to public.
  - Open businesses. Regular business hours.
  - More shops - less junk shops - class it up!
  - All of the color and more
  - Prices that attract people like Martha's.

## Downtown Master Plan

- Nicer streets. More decor lights for night water fountains, etc. Iron statues decor that resembles NM.
- Signs, advertising, I usually don't know about them till last minute.
- Microbrewery! It's all the rage. Feature southwest beers and downtown Mexican food. Cycle and scooter shop for tourists and locals. Work with police department, stolen bikes and teach kids to fix them.
- Live music.
- Brewery
- More live music
- Microbrewery, more activities on weekends.
- Open weekends and nights and gun store.
- Get rid of drug addicts. Fill Ralph Edwards pond with fish. Handicap access to river at park.
- More business friendly sign code, allowing businesses to advertise good/services.
- Have the city in force the ordinances - people are living in store fronts instead of having businesses open.
- City needs to improve drainage. Allow all live work spaces.
- Conscious planning. Innovative pedestrian areas, art, specialized traffic flow.
- Clean up, hospitality, training, investment.\
- More interesting businesses for people to explore - an eco-tourism office spotlighting area activities.
- Better shops and better homes.
- As T or C becomes a destination - due to hiking and hot water, that will bring visitors.
- Clean up. Require store owner to comply with mandates. Too political? Then nothing will get done. You know who they are.
- Having restaurants stay open after 5 pm and on weekends. Having bars (with liquor) and dancing on weekends. Having a bike shop. Having a business offering hikes in Sierra county. Having bike paths.
- Businesses can afford to stay open for business - creating jobs and additional business - new infrastructure.
- Less empty buildings.
- Clean it up.
- Bring spaceport tours through.
- More industry.
- We need gateways to the downtown and with more outdoor art furniture. New parks, outdoor stage for music venues and children events. Maybe we could use Lee Belle Johnson as a small convention center to draw groups.
- Less junk stores. More quality dining establishments.
- Better houses. Being open when I have out-of-towners and love to bring them downtown only a few stores are open.
- Improve lighting - New restaurant/lounge with music. Plan flowers and hang plants, ferns, etc.
- A pub. More consistent live music venues.
- Nice colors on buildings - bright.



# Appendices

/ 143

- 7) Please provide your name and contact information (email, phone, address) if you are interested in staying involved in the Downtown Master Plan process and/or would like to get more information regarding MainStreet Truth or Consequences.

*Consensus Planning, Inc. has added the names and email addresses to the project mailing list.*

# Downtown Master Plan



## MAINSTREET TRUTH OR CONSEQUENCES Downtown Business Owner Survey



### 1) What is the name and address of your business?

- Willie Orwontie
- Integrative Intentions, LLC, 400 Mims St.
- To open: Hot Springs Wellness Center
- Agape Chiropractic, 402 N. Broadway
- 315 Austin
- Los Arcos Steak House, 1400 N. Date St
- Passion Pie Cafe, 406 Main
- Sierra Grande Lodge & Spa, 501 McAdoo
- Mimbres Collectibles, 409 Broadway
- Geronimo Springs Museum, 211 Main
- Custom Home Furnishings NM
- January's, 422 Broadway
- Judd Bradley Photography, 320 Broadway
- Hundredth Monkey Gallery
- Sacred Rose
- Silent Stream, 404 Broadway
- Martha's, 326 Broadway

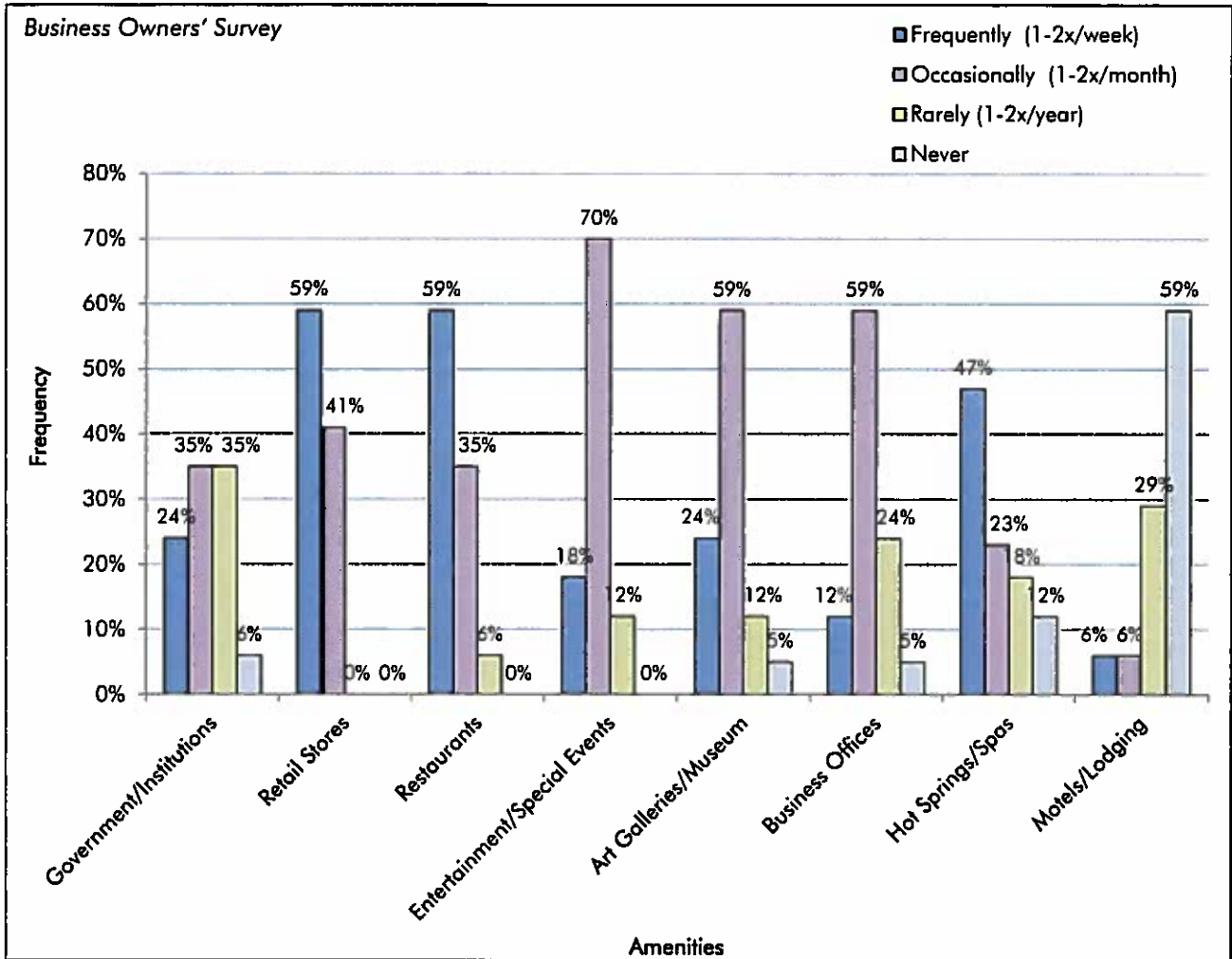
### 2) How many employees do you have?

- 0 (6 responses)
- 1 (2 responses)
- Just us and private contractors
- None
- 30
- 3
- 10
- 1 full-time, 3 part-time
- 4
- 2

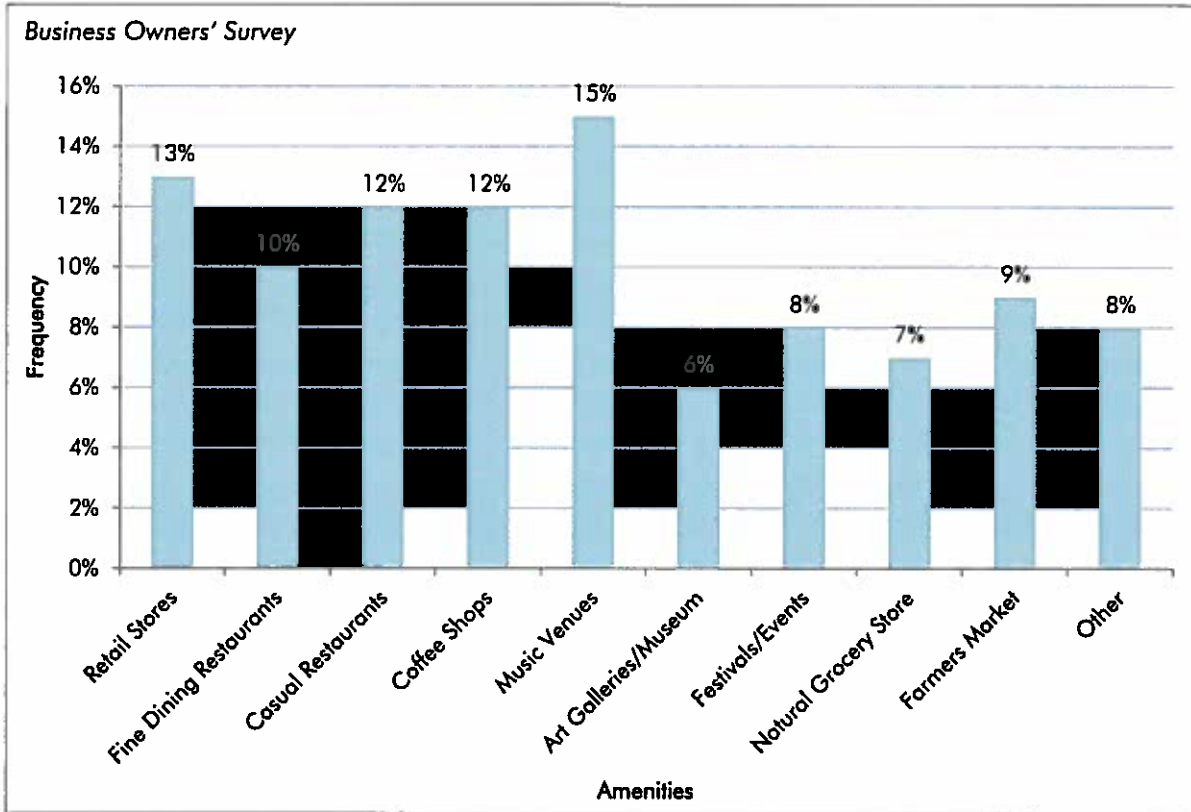
- 3) Where do your customers park?
  - Wherever they can
  - On street (7 responses)
  - On property
  - Off Street
  - Parking lot
  - On site
  - In front of museum
  - On Main or Foch
  - Broadway
  - Many customers love to walk
  - Front and side streets
  
- 4) Where do your employees park?
  - In the rear (5 responses)
  - N/A
  - Street, side
  - Off street
  - Parking lot
  - Street and back
  - City street
  - In front of museum
  - Alley
  - N/A
  
- 5) Do you feel the parking for your business is adequate?
  - Yes (10 responses)
  - Yes, I just spent \$7,000 to make parking lot.
  - No (4 responses)
  - Most of the time

# Downtown Master Plan

## 6. How often do you currently visit these other Downtown locations?



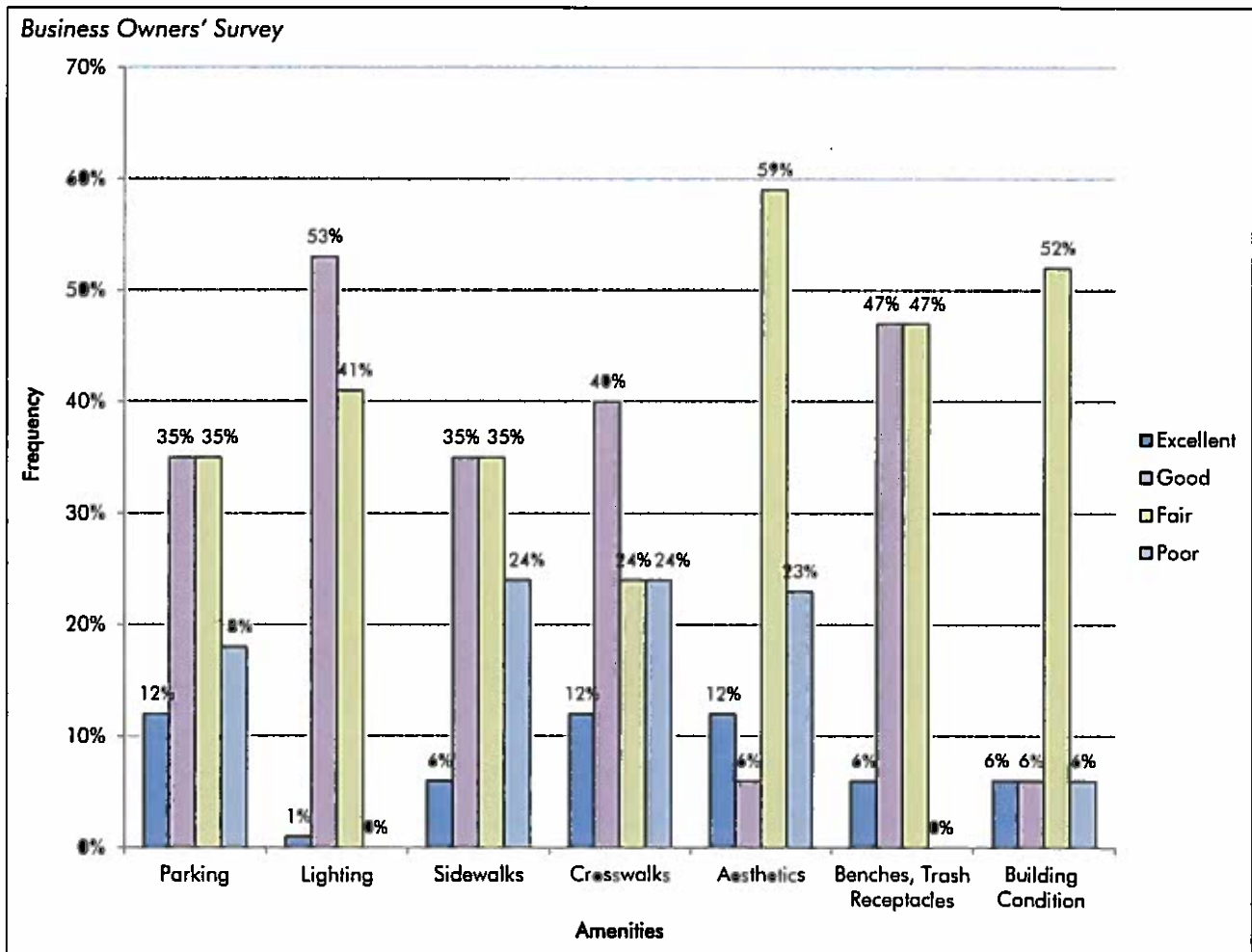
## 7. What type of businesses or activities would you like to see added or expanded in Downtown?



- Would like to see the city have an excellent hot springs facility and promote it.
- More sidewalk event
- Brewery/Wine Bar
- I love it already
- Shoe stores, craft store (hobby lobby type). Something towards the local residents, not tourists

# Downtown Master Plan

## 8. How would you rate the following amenities in Downtown?



## 9. If your answer to any of the above is fair or poor, what would you suggest to improve it?

- Invest Money
- Business owners need to show some pride in the appearance of their buildings
- Sidewalks need to be improved on Austin
- Have the city or state repair their sidewalks and streets and add drainage; They need to pay attention to their city and keep it attractive in good repair; They need to get involved in businesses that make money to help fund the city
- Looks like the people who have lived here the longest have the worst properties
- Would love to see the alley ways improved - maybe a bike path/lane
- Remove old 1976 fake old town facades
- More lights; Clean up outward appearances
- Not sure how to improve this but we need more available parking
- Bring buildings up to code before renting; No residence in commercial buildings
- Crosswalks, stoplights, aesthetics, paint, building condition; Owners need to fix their stuff.
- Whoever put the sidewalk on 3rd St should be sued and made to put a real sidewalk with curbs!!

# Appendices

/ 149

- Most parking is in front of business - no parking lots; Store fronts are in need of repair
- Better downtown lighting, more nostalgic, buildings need more attention, cleaned up - painted - newer signage; I am happy the attention given in regards to planters, receptacles, benches; Thank you!

## 10. What changes do you think would improve Downtown and attract more visitors?

- Diversity
- Instead of empty windows, decorate them. Clean the sidewalks
- Welcome sign - Kiosk for info
- Flowers hanging in front of every store
- Sculpture, retail, bike-walk path, more art, makers mart, advertise our resources - hot water - spas - artists - makers
- A college or university/trade school
- Not so many empty buildings; Attract more business
- Fewer empty buildings; More businesses open on Sunday; Little communication
- Lighting
- Clean up; No slum lords; Reduce utilities for downtown shops, garbage!
- A reason for businesses to remain open past 5 pm. music venues, bars, etc.; Strategic advertisement, more entertainment available
- Food vendors - cafe - coffee shops that are open past 3 pm.
- We need to preserve a friendly relaxed atmosphere
- Business signs that hang out over the sidewalk - much like Second Hand Rose's sign
- Filling our empty buildings; More events, perhaps monthly events beside Second Saturdays; A brewery? Cool

## 11. Please provide your name and contact information (email, phone, address) if you are interested in staying involved in the Downtown Master Plan process and/or would like to get more information regarding MainStreet Truth or Consequences.

*Consensus Planning, Inc. has added the names and email addresses to the project mailing list.*

# Downtown Master Plan

## DOWNTOWN VISION STATEMENTS

In addition to the survey, Consensus Planning also asked participants what their vision is for Downtown and to write it in five or less words on a dry erase board. They were then asked if the consultant could take their photograph holding their board as a means of recording their comment. Below are the white board comments received during September's public meeting:

- Customize, preserve, and enhance T or C
- Tranquil, serene, pedestrian friendly, cozy
- Bustling pedestrian friendly outdoor spaces
- Cleaner, more senior and disable friendly, safer
- Live music nightly
- Restaurant/Bar-Lounge
- Vision for Downtown (one person wrote the following list)
  - ◇ Controlled growth
  - ◇ Enforcement/Improvement of Codes (In Process)
  - ◇ Citizen synergy
  - ◇ Controlled growth
  - ◇ Development of riverwalk
  - ◇ More downtown parking and parks
- Economic growth developing tourism and art district.
- More color (see Sid)
- Beauty and energy efficiency
- Clean and pedestrian friendly
- Venues, cafe, brewery, outdoor recreation
- Benches, dog park, soda fountain
- Every retail space filled and open for business
- Community empowerment; Caring, growth, and acceptance
- Like to see more music
- Service of the tourism business
- Beautify, cooperation, makers and doers, marketing
- Art class, then eat and soak
- Family-oriented environment
- Open stores



## PUBLIC MEETING NOTEPAD COMMENTS

Participants also were given the opportunity of writing their comments on large notepads provided at Grapes Gallery and Studio de La Luz. The following is a list of the comments received:

- Ramp needed on river at point just south of Riverside Park (this would be one of four ramps proposed to City Commissioners to enhance the floating experience in T or C) - Audon Trujillo
- Zoning needs to have adobe style required for all new City buildings and structures (e.g. "Gazebo," new park west of City Hall, etc) - Audon Trujillo
- Flood control
- Plant trees and shrubs (southwestern type, low water requirements) - Audon Trujillo
- Need a bakery
- The downtown goes all the way to the Rio to the south. The boundaries are arbitrary and unrealistic. Planning will be as arbitrary.
- A city that isn't falling down - infrastructure
- Alternatives to cars
- Old hot springs drains clogged/broken
- Night sky
- More entertainment - bars/dancing, Latin dancing!
- Businesses south of the downtown left out. Historic
- Repurpose the former businesses and more recent housing, which is in excess of demand, into demanded businesses. Examples demanded: social services, mini museums, mom and pop groceries/bakeries, etc.
- Home business - big part of the economy
- Plaza
- Organize into groups
- Laid back atmosphere
- The water/soak
- Transportation Options: -Bring the neighborhoods into the shopping district. It's the business district that benefits!

# Downtown Master Plan

## DOWNTOWN MASTER PLAN - 2/10/2014 OPEN HOUSE RESULTS

A public open house for the Downtown Master Plan was held on February 10, 2014 at the Lee Belle Johnson Center. The open house went from 4:00 to 7:00 p.m. and included two brief presentations at 4:30 p.m. and 6:00 p.m. Participants were given the opportunity to come at either time and work through the "stations" at their own pace. The consultant team was available for assistance and to answer any questions. A total of 39 people signed in at the meeting; however, not all of the attendees chose to fill out the station guide/survey. The results are as follows:

### Station: Existing Conditions

This station provides a snapshot of the existing physical conditions within the public realm. Successful redevelopment of Downtown depends on there being adequate capacity in the existing utility systems. The existing condition of the streets and sidewalks contribute to an appearance of neglect, thereby discouraging new investment and potentially, bringing down property values. Pedestrian accessibility is crucial to fostering a vibrant Downtown. Drainage is a major concern and several recommendations are provided at this station. These blighted conditions will support Downtown being designated a Metropolitan Redevelopment Area, which will provide opportunities for tax credits and public/private partnerships that would otherwise not be feasible.

### Comments:

- Trees would make a huge difference. We need more shade. Shrubs too. Important to select the variety of tree. Need to have adobe structures and government buildings made of adobe.
- The poor drainage is the direct result of poor planning and execution of pedestrian protection carve-outs, a federally funded project on Main and Broadway. Water is now retained without drainage. Water is held - walk around after a rain and see for yourself.
- I underlined issues above that I feel are major concerns [existing condition of the streets and sidewalks contribute to an appearance of neglect; drainage is a major concern]. I hope Date Street and S. Broadway are added to studies for the future.
- Great ideas! Water harvesting - yes!
- Fix sidewalks first.
- Clean the town up first off - identify trashing looking residences - fill up cavities of empty space downtown.
- Keep WPA "stones".
- All of the restructuring of the roads would be helpful in slowing down the traffic, thus allowing for much better pedestrian and bicycle mobility.

# Appendices

/ 153

- Broadway and Main Street need drainage options. My building came close to having water damage but we were slightly higher than most people. Sidewalks and side streets need help as well. Can we make alternating streets one way like Pershing and Foch?
- Water quality poor on Foch between Main and Broadway.
- Please call the Southwest Environmental Center in Las Cruces and ask them about what type of vegetation and trees are suitable for lining the streets and landscaping.
- Fix repair infrastructure.
- I thought to be considered "metropolitan" you had to have more than 2 stop lights in the county or more than 10,000 people living in an area larger than New York state.
- One lane traffic, bike lane for alleys only, angle parking drive in only. Mixed use is very important and should be expanded.
- I walk a lot and avoid the sidewalks. I love wide streets.

## Station: Alternative Street Sections

This station provides a series of alternative street sections for Broadway and Main, which are both NM Department of Transportation facilities. Both rights-of-way are 60 feet in width. Each street section highlights unique features. The sections also illustrate alternative paving and painted patterns, which can be modified to the final street section selected. Based on these options, please indicate your preferences:

1) *For Broadway and Main, do you prefer:*

1-way 27 or 2-way 3

2) *For Broadway and Main, do you prefer:*

Protected bike lane 10 or Striped bike lane 17

3) *For Broadway and Main, do you prefer:*

Angle parking one side 21 or Parallel parking on both sides 8

4) *For Broadway and Main, do you prefer:*

Street trees at intersection only 9 or

Street trees at intersection and along the road with widened sidewalks 22

# Downtown Master Plan

5) For Broadway and Main, do you prefer:

Enhanced paving at center of intersection 16 or

Painted pattern at center of intersection 12

6) Which option for Broadway and Main do you prefer?

Option 1 - 5

Option 1A - 3

Option 2 - 6

Option 3 - 6

7) For Austin, should the City:

16 Widen the sidewalks?

23 Add bikelanes?

14 Add landscaped median?

10 Increase parking through angle parking on one side?

### Other Comments:

- No widened sidewalks
- [Response to #5] Neither. We should instead spend available money to fix previous work that causes high/wide puddles near intersections after rains that stay for days.
- The access to post office building needs to be protected.
- Angle parking blocks traffic on one lane roads. Leave Broadway and Main alone. There are many traffic times when both lanes on both Main and Broadway are fully used. The Post Office (on Main) draws lots of people parking on both sides of street. Dangerous "jay" walking would result if you only allow parking (angled) which would block all traffic if you reduce to only one lane while a person backs in.
- No widened sidewalks, but improve condition [on Austin].
- [Response to #5] Painting fades quickly in the sun here.
- Because the Healing Waters Trail also goes along here, it would enhance both to have a bike trail on Austin as well.
- More trees.
- A lot of no sidewalks - next river.
- More trees.
- Truck traffic may need to be diverted to Austin Street, as an option.
- Tree selection in the high desert is critical. Too bad artist renditions look like Maine.
- Back in parking with median age >55 is crazy.
- Two way traffic is a ridiculous idea. It's been 73 years since they went "one way" and 1/2 the population still can't remember. Making it two way would screw up parking, cause more accidents, and facilitate tourism. Bad idea.

# Appendices

- All angled parking should be drive-in. Bike lanes should be for alleys only. No skate boarding except in alleys.
- Make Austin more attractive and someplace you want to work/explore.

## Station: Arts Development

This station provides several models for expanding the arts community in Truth or Consequences and highlights public art strategies. Models for building an arts community include Marfa, Texas, which is an international destination for the arts, and Paducah, Kentucky, a historic community which has a thriving arts community and artist relocation program. ArtBar, a recent project in Downtown Albuquerque, is a private, non-profit model for arts funding.

Please indicate whether you agree or disagree with the following strategies:

### 1) Identify and promote existing public art within Downtown

30 Yes      1 No

### 2) Establish a “% for the Arts” program that requires a portion of capital projects to be spent on public art

22 Yes      6 No

### 3) Prepare guidelines for public art downtown that ensures compatibility with historic buildings and resources

26 Yes      5 No

### 4) Identify “Opportunity Sites” for public art in Downtown

30 Yes      1 No

### 5) Pursue “seed funding” for a demonstration project Downtown

28 Yes      2 No

### 6) Work with local school art programs on Downtown art projects

26 Yes      5 No

### 7) Establish community art projects

27 Yes      2 No

# Downtown **M**aster Plan

## Other Comments:

- 1st decide on branding them. Not haphazard anything goes.
- Art happens. The Sierra County Arts Council can do some of these things.
- Not sure we're ready for this [% for the Arts], but it's a worthwhile goal.
- Arts are a major asset to the town, and anything that builds on what we have is good.
- T or C has a reputation for art and any further art displays should follow repairing infrastructure.
- We also need a community media center - computer lab, TV studio, radio station, and press of some kind.
- There is so much talent in this community it should be used.
- Art is neat.
- Sierra County Arts Council in place 16 years. - School promoted arts projects - art in the park; - concert series - public arts projects; - all programs free to Sierra County residents.
- Involve the community.
- Using local artist. Public art could be a draw to downtown. Art should not have to be "historically compatible". There should be guidelines but they should be very open.
- I have done murals here and want to do more. I really like having no restrictions. It will be more exciting, unique, and quirky with less restrictions.

## Station: Opportunities

This station illustrates existing land uses, City-owned properties, and potential opportunity sites for redevelopment. These are properties and/or buildings that are either vacant or under-utilized, and would be good catalysts for new investment in Downtown. Potential uses are listed for each of the 9 sites. Also identified are the two major gateways into Downtown. These would be locations for street improvements (roundabouts), landscaping, entry signage, special paving, and public art. The intersection of Foch and Broadway is highlighted, as is a focus area for initial improvements to Downtown that we believe will have the most positive impact and kick-start redevelopment efforts.

Please indicate below what projects or uses you think should be developed at each of the nine opportunity sites:

### Opportunity Site 1: (Foch and Main)

- N/A
- Restaurant
- There could be a gateway here also
- Same as alternative street option #2
- Restaurant
- Already is a restaurant
- Retail - restaurant - gallery
- El Faro Restaurant
- Ok.
- Restaurant/lounge
- Restaurant
- Restaurant/bar

# Appendices

/ 157

- Already done
- Already food site "El Faro"
- Restaurant
- Already there - El Faro, paved parking lot

## *Opportunity Site 2: (Foch and Main)*

- Return of health food store or spa
- Restaurant
- Restaurant
- Restaurant
- Spa
- Retail - restaurant - gallery
- Retail
- Craft store
- Retail
- Retail
- Performing arts
- I could go for a Quiznos
- Yes [response to board suggestion]
- Yes [response to board suggestion]

## *Opportunity Site 3: (Buckhorn)*

- Retail/gallery
- Gallery
- Park
- Gallery
- Small park
- Park
- Restaurant with parking
- Park and seating and landscape and art venue
- Gallery/retail
- Retail
- Retail/restaurant
- Would be better than spy cameras, dirt, and graffiti
- Yes [response to board suggestion]
- Restaurant
- Yes [response to board suggestion]

## *Opportunity Site 4: (McAdoo St., current City Hall)*

- Civic park/plaza
- Plaza
- #1 do this first
- Outdoor soaking ala Pagosa Springs
- Boutique shops
- Civic park plaza 1 or 4
- Expansion of Sierra Grande for Turner

# Downtown Master Plan

- Sell to Ted Turner (include police station)
- Park
- Park / plaza
- Maintain City Hall at this location
- Plaza
- Civic park
- Educational / greenhouse / seating - greenbelt / city center
- Sell it to Ted Turner.
- Yes - public plaza [response to board suggestion]
- Park
- Park with dog park
- Youth center

## *Opportunity Site 5: (Pershing St.)*

- Retail
- Hospitality
- Restaurant
- Not retail - hospitality
- Parking lot
- Parking
- Parking lot
- Wellness center
- Parking
- Then where would we park when we ate at Latitudes?
- Remain parking
- Ok [response to board suggestion]

## *Opportunity Site 6: (Riverside Dr.)*

- Agree with suggestion [on board]
- Restaurant
- Yes
- Park
- Retail, Restaurant, Hospitality
- Park
- River gateway
- Park
- River gateway / housing
- Park / recreation
- Landscape or nursery selling plants
- Restaurant
- River gateway park
- Highly volatile flood zone, beware.
- Gateway



## **Opportunity Site 7: (Broadway St, old fire house)**

- Agree with suggestion [on board]
- Retail
- Park
- Restaurant/hospitality
- Extension of park
- Park
- Community kitchen
- Entertainment
- Health food
- Restaurant
- Parking
- They should put a fire station there
- Yes [response to board suggestion]

## **Opportunity Site 8: (Main St.)**

- Agree with suggestion [on board]
- Retail
- Shops
- Restaurant/entertainment
- Parking, decorative
- Park
- New 3-story city building (parking at ground level)
- Parking / retail
- Restaurant
- Retail
- Where would we watch the fiesta parade?
- Yes [response to board suggestion]
- Entertainment

## **Opportunity Site 9: (Broadway/Post St.)**

- Agree with suggestion [on board]
- Retail
- Shops
- Restaurant
- Dance hall
- Retail - restaurant
- Nature center - see plan of NMSU
- Bar / Restaurant
- Spice shop
- Bar/lounge/restaurant
- Restaurant
- Parking
- Bring back Andy's.
- Yes [response to board suggestion]

# Downtown Master Plan

## Other Comments:

- Add Date and S. Broadway to the plan - they are the entryways to downtown and the first impression tourists get
- I have a problem with retail unless Trader Joes comes
- We need to attract new business of all types - not decide what goes where - promoting the opportunity is important
- I like your ideas and I don't believe TorC can support a lot more restaurants. Passion Pie Cafe (I love it) has impacted the Black Cat (I love it too). Many more restaurants is unrealistic. I am an artist and would love an area of a large open space - where artists could rent /use / share space together. A good use of an empty building?

## Station: Circulation

This station highlights vehicle, bike, and pedestrian circulation into and around Downtown, wayfinding, and gateways. Roundabouts at the two major entries into Downtown are intended to slow traffic into the District, provide notice to motorists that they are entering a special place, and increase safety. As shown at the Opportunities station, the roundabouts would be locations for entry signage, landscaping, special paving, etc. Parking concepts are also provided at this station - parallel, angle, and potential public parking locations.

## *Please indicate below what you think about the proposed roundabouts:*

- They suck
- I hate roundabouts, and I question how some of the senior drivers will handle them
- Not sure
- I like maintaining the 1-ways
- Truly hate roundabouts but they look pretty if done right, but always confusing
- Fantastic - slow down traffic.
- Not sure they are necessary or really functional - esp eastern one
- I think the roundabouts with signage and landscaping would be very beneficial
- Personally I dislike roundabouts, but do think at times they are necessary
- I think it may solve the low visibility between Foch and Main
- Road repair needs to take place; roundabouts will confuse locals but be great for tourists.
- Not required
- Roundabout would facilitate traffic flow
- Not sure - especially with the one Date/Main St.
- Love!
- Yay! I like them. They need to turn into one lane
- Yes!
- No one knows how to drive in a roundabout. I propose weekly defensive driving classes focusing on roundabout rules and regulations to minimize the car accidents that will occur with this abysmally stupid idea.
- Good locations
- No objection if go with Main and Broadway are 1-way
- Seems fine
- Yes

## **Wayfinding and kiosk locations:**

- I support these to assist tourists.
- Good idea
- Appropriate
- Need another wayfinding [location] in the Bella Luca area
- Yes, only as needed
- Simms and Broadway one too close
- Very good
- Yes
- Good
- Kiosk locations - good, maybe 1 more too
- The more the better
- Foch and McAdoo, Jones and McAdoo, Pershing and Broadway, Main and Clancy (wayfinding); Foch and McAdoo (kiosk)
- Good
- Great idea
- Again good locations
- Great for visitors to find shops, food, and hot springs.
- All seemed fine
- Yes

## **Gateways:**

- Great opportunity - visual impact
- Good idea
- Great idea - what about gateways @ Foch and Main?
- Can't think why they'd be elsewhere.
- Ok
- Add roundabouts
- Good locations
- Ok and again maybe more - 1 or 2 more
- Love!
- Good
- Good idea
- Great
- Nice / the west end of Broadway is kind of embarrassing as it is to me.
- Yes

## **Public parking locations:**

- At Buckhorn or having farmers' market there
- I only support a switch to angle parking if it's apparent that existing parking will not be enough for future growth. I think backing into or out of spaces will cause accidents and/or tie up traffic.
- Yes
- Seems reasonable as on map
- Need more - when it is hot people do not want to walk a lot

# Downtown Master Plan

- Street parking on Main and Broadway need to be increased by angle parking
- Austin proposed public parking a terrible idea - just feet away from key 3 natural springs!
- Smart use of space
- More; need a lot on Main by Passion Pie and Movie Theater.
- Could use more in center of town
- Good locations - also lot at 309 Main - for sale - City buy?
- Excellent
- Baker St? By roundabout / gateway on both ends
- Good
- I have never had trouble parking in Downtown but then again I'm not an idiot
- Seem a little distant from city center
- Yes

## Other Comments:

- Backing into parking place is NOT a good idea. Too many old people who will tie things up.
- Get the bike trails in!
- A bridge crossing across the Rio Grande is really needed and important to future development.
- Side streets connecting Main and Broadway - Foch, Pershing, etc. need to be one way or no parking on those streets. Trying to drive through them is awful when parking is on both sides.
- I think designating clear, easy public parking spaces are important.
- I don't think we should make bike routes for the two people who ride bikes downtown - crackhead Riley and homeless guy.

## Station: Regulatory Strategies

This station provides a description of the Certified Local Government Program (CLG) and highlights the benefits that the community would get from the designation and requirements to earn the designation. The establishment of a historic preservation commission and other requirements provide the opportunity to apply for grants to the State Historic Preservation Division. The other major regulatory strategy highlighted at this station is the Vacant Building Ordinance, which is a tool that many other communities (including El Paso and Silver City) have used to encourage rehabilitation of vacant and/or blighted buildings.

1) Do you think the City should pursue being designated a Certified Local Government?

23 Yes      1 No

2) Do you think the City should adopt a Downtown Vacant Building Ordinance?

23 Yes      4 No

## Other Comments:

- [CLG] Need more information on bureaucratic burden. [Vacant Building Ordinance] The marketplace will take care of vacant buildings. Government involvement will most likely inhibit natural market impact and solutions, though well meaning.
- I'm excited about the potential of historic preservation. I'm a member of National Trust for Historic Preservation.
- Create a window covering ordinance for vacant store fronts.
- The problem is not so much vacant buildings but commercial buildings that have businesses in them and they aren't open on the weekends when the majority of our visitors are here.
- We need to address landlords allowing people to live in commercial buildings and not opening a business - this has been going on for decades.
- Our city needs to start enforcing our ordinances.
- What time frame designates "vacant"? Official commission with more regulation can be a problem. Wish I felt more optimistic about T/C collaboration than I see at moment.
- [Vacant Building Ordinance] Yes, if written in certain ways!
- The City currently has staff: code enforcement that is strict enough.
- Vacant building ordinance is great idea but need to balance the approach so that we don't discourage investment.
- I want the vacant buildings to look better - don't know the best way to approach this. I like the carrot/incentive approach. I like the idea of volunteers gathering to paint or clean up areas. Does MainStreet have a list like this? I will check.