

Great Blocks on MainStreet

Focusing on a viable core two-to-three block commercial area, Great Blocks on MainStreet (GBoM), is an innovative and intensive design redevelopment project within the MS or ACD district resulting in “construction-ready” documents. The public infrastructure investment is meant to catalyze and leverage private sector reinvestment, resulting in higher economic performance. The project is designed in three stages to positively impact the redevelopment area to increase economic performance of the project site.

The first stage, funded through NMMS/EDD and the local governing body, is construction ready documents including construction budget for public infrastructure reinvestment along the street through the creative implementation of urban design, architecture, and landscape architecture.

Financial packaging is the second stage once construction documents and budget are adopted. NMMS provides technical assistance in developing streams of funding from various state, federal and foundation grants and loans.

The third stage often runs concurrent with the second. With NMMS technical assistance the MS or ACD organization and local governing body develop a package of economic redevelopment and revitalization strategies and goals for commercial property restoration and adaptive reuse and, a similar set for business retention, expansion and new entrepreneur investment into the core area. These are initially identified in the application process by the community, and in this process fully fleshed out as a set of doable projects that contribute to the larger goals of community initiated and real estate redevelopment. NMMS technical assistance is designed around those strategies and goals to engage the local organization in its implementation work.

A submitted project needs to be part of a Metropolitan Redevelopment Area Plan. And if awarded the local governing body is required to elevate the project as a priority ICIP project.

The Great Blocks on MainStreet project may include as part of, but not be limited to:

- Façade improvements, Second floor adaptive reuse for professional or service businesses, housing, and/or 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,” when part of a larger placemaking and/or streetscape project

Ineligible projects for GBoM Construction Document funding include:

- Museums and Cultural Facilities, Parking Lots, Public Art, Parks (unless part of a larger streetscape rehabilitation and as a placemaking initiative), Private property