

Downtown Las Cruces





Community Comments

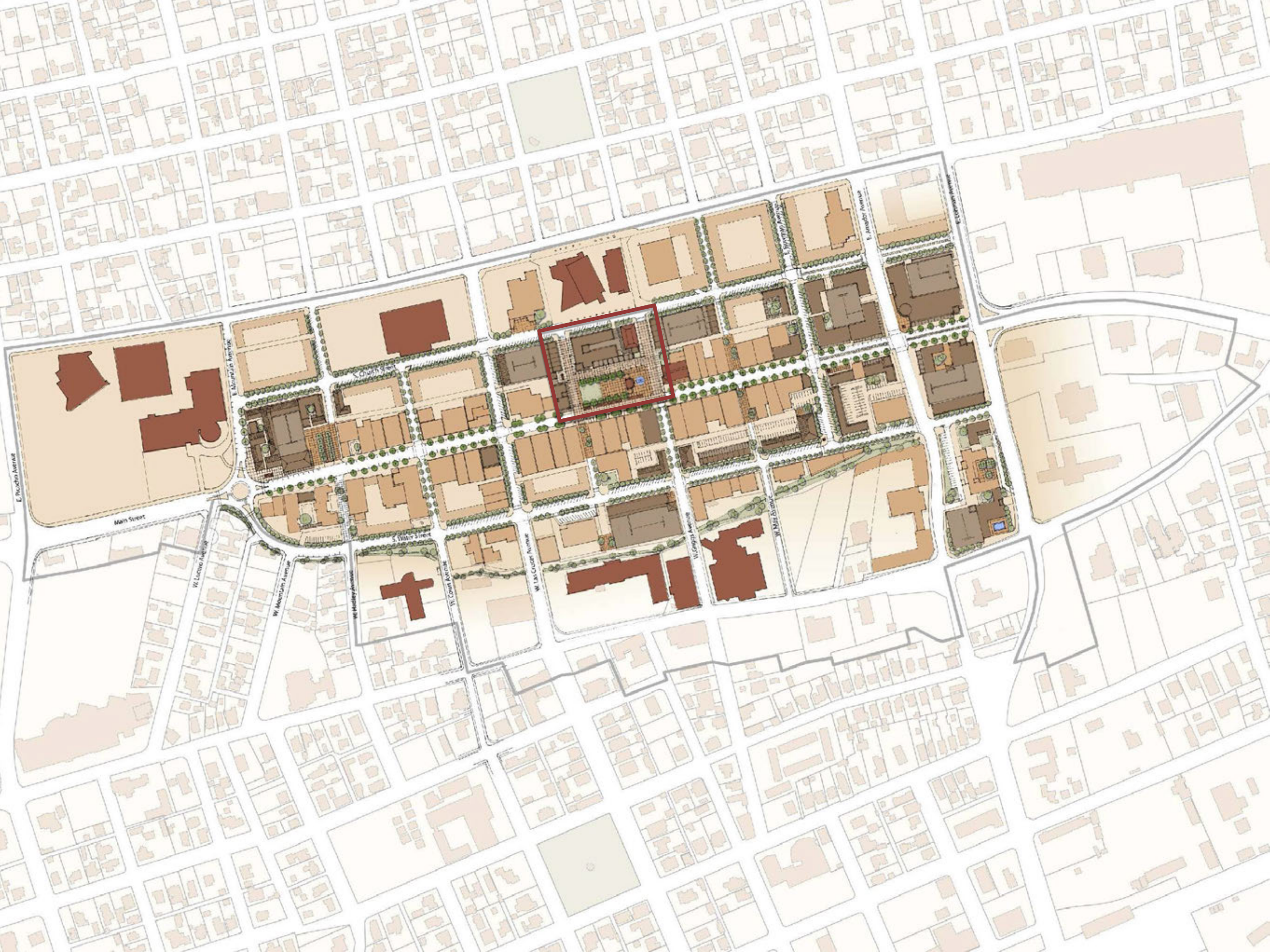
- ✧ Plaza **/S** the priority.
- ✧ Water/Church two-way conversion is the second priority.
- ✧ Predictable zoning is needed for economic development.
- ✧ Most residents requested a façade maintenance/improvement ordinance.
- ✧ Building code process needs work

Community Comments

- ✧ Downtown needs residents, services, and food and beverage providers.
- ✧ Parking management plan/authority is needed to generate revenue for parking garages.
- ✧ Plaza needs to be many things to many people: musical, market, festival and wedding venue, water feature.

Implementation

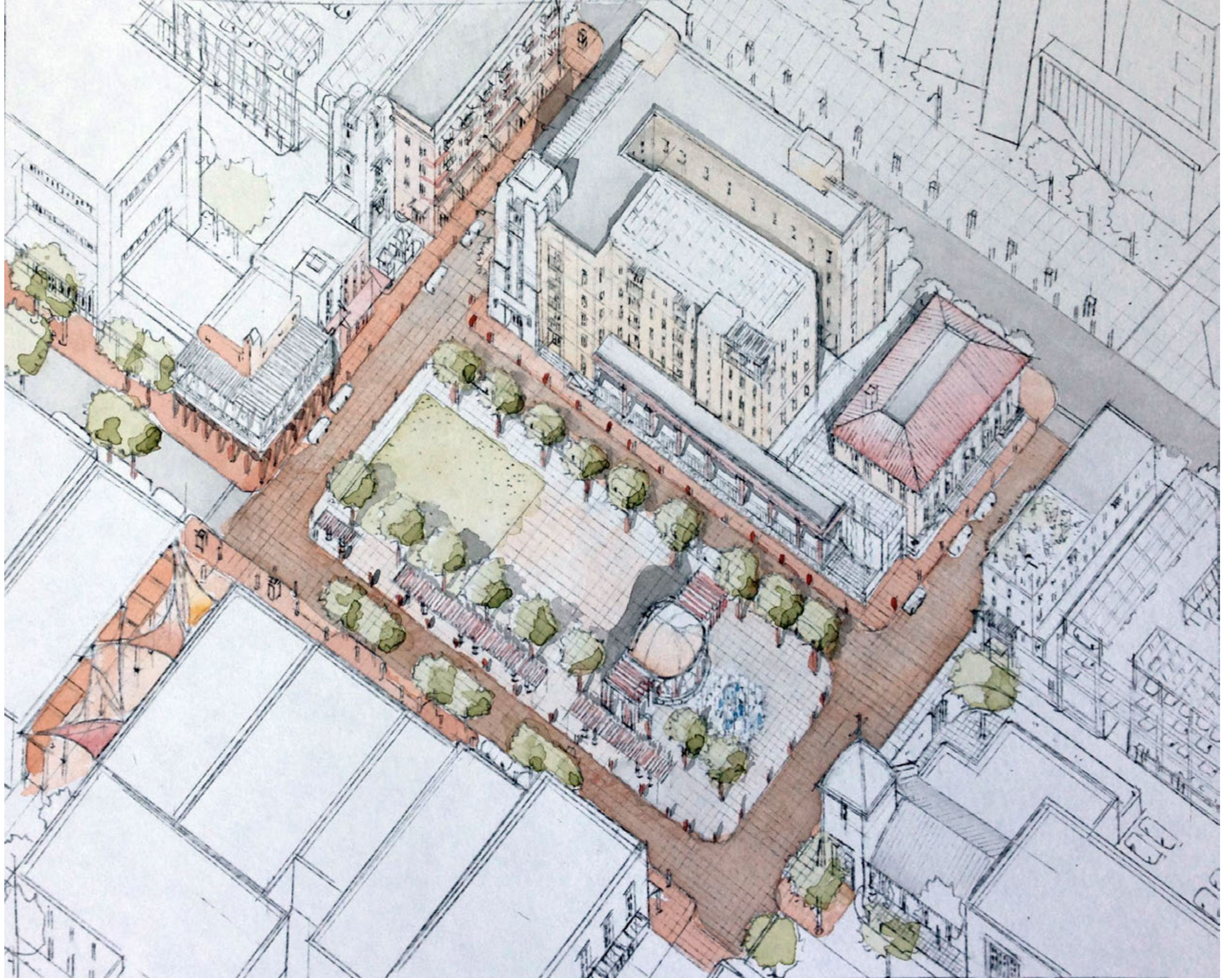
CATALYTIC PROJECTS



Priority #1

PLAZA



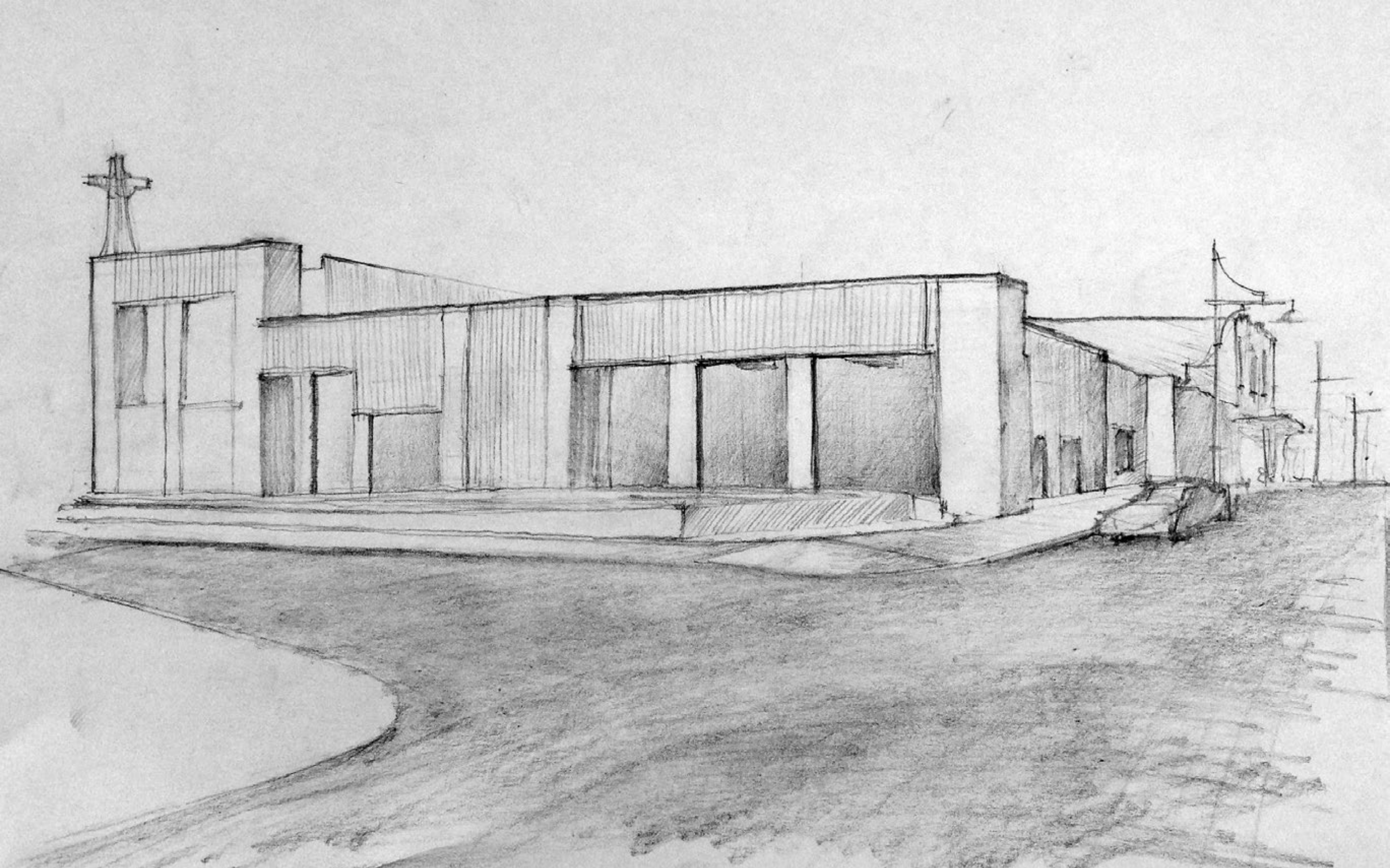




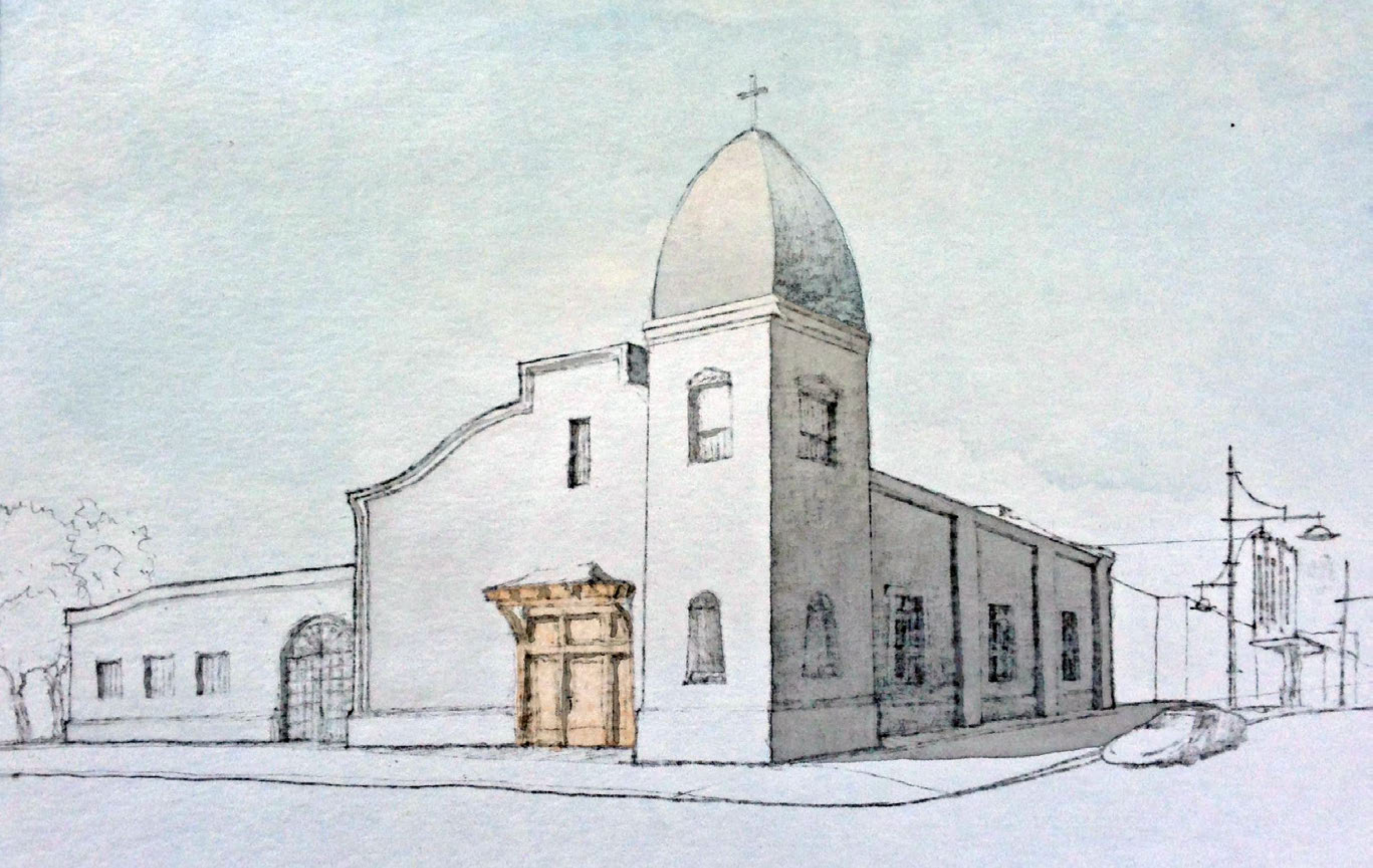
Plaza – North Wall



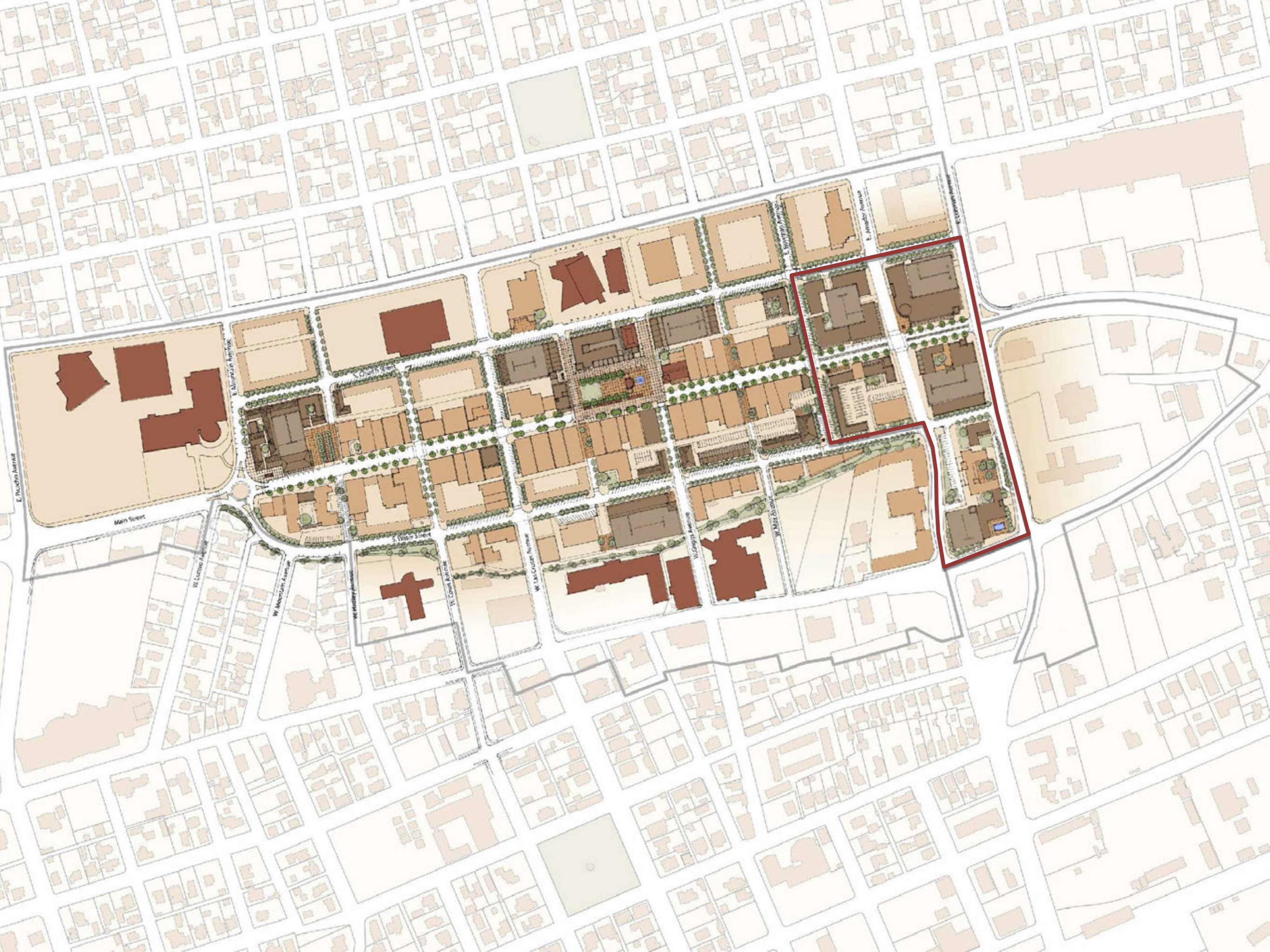
Plaza – East Wall

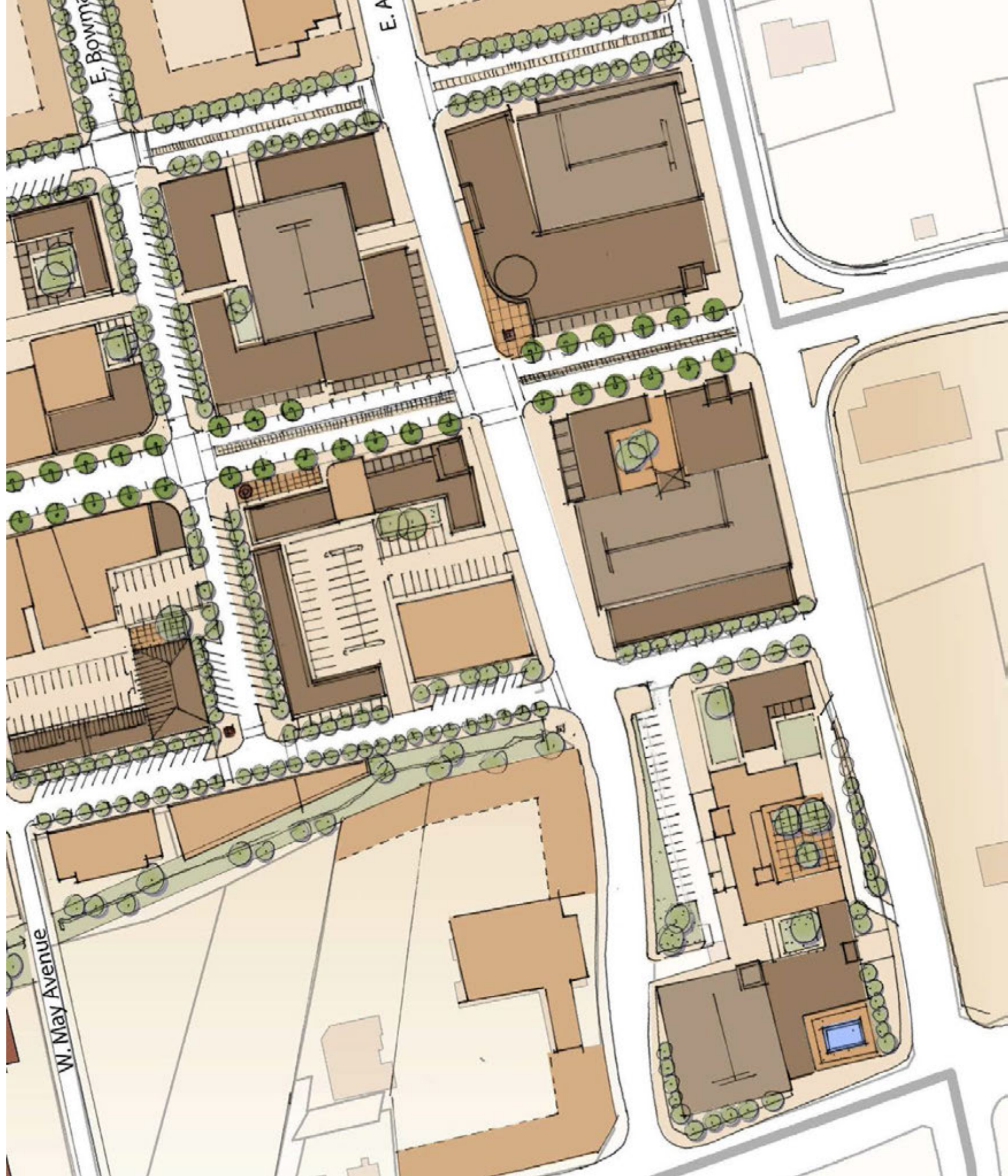


Plaza – South Wall Existing



Plaza – South wall possibility







Main Street

Looking North at Amador: Existing



Main Street

Looking North at Amador: Streetscape Improvements



Main Street

Looking North at Amador: Infill



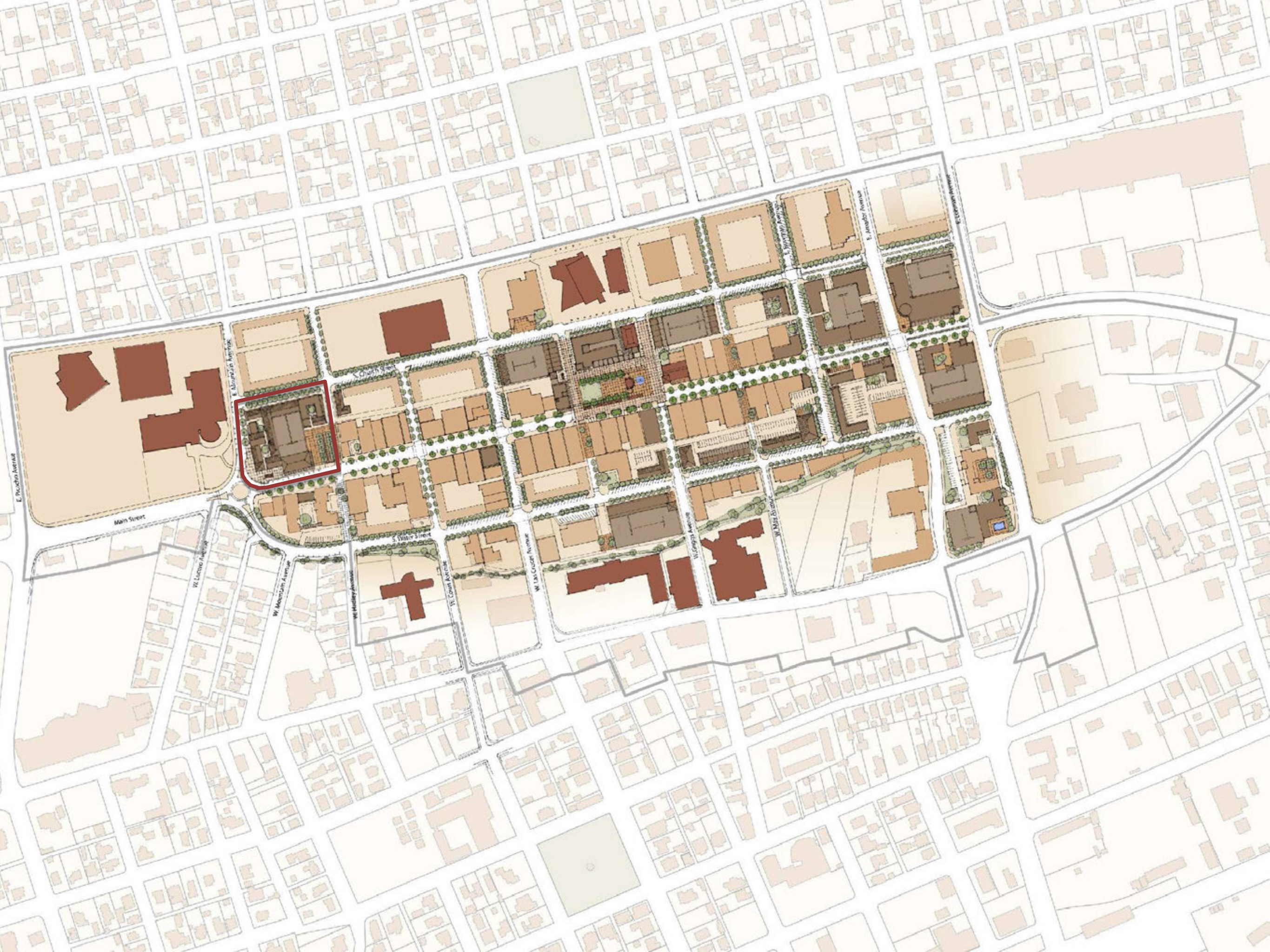
Main Street

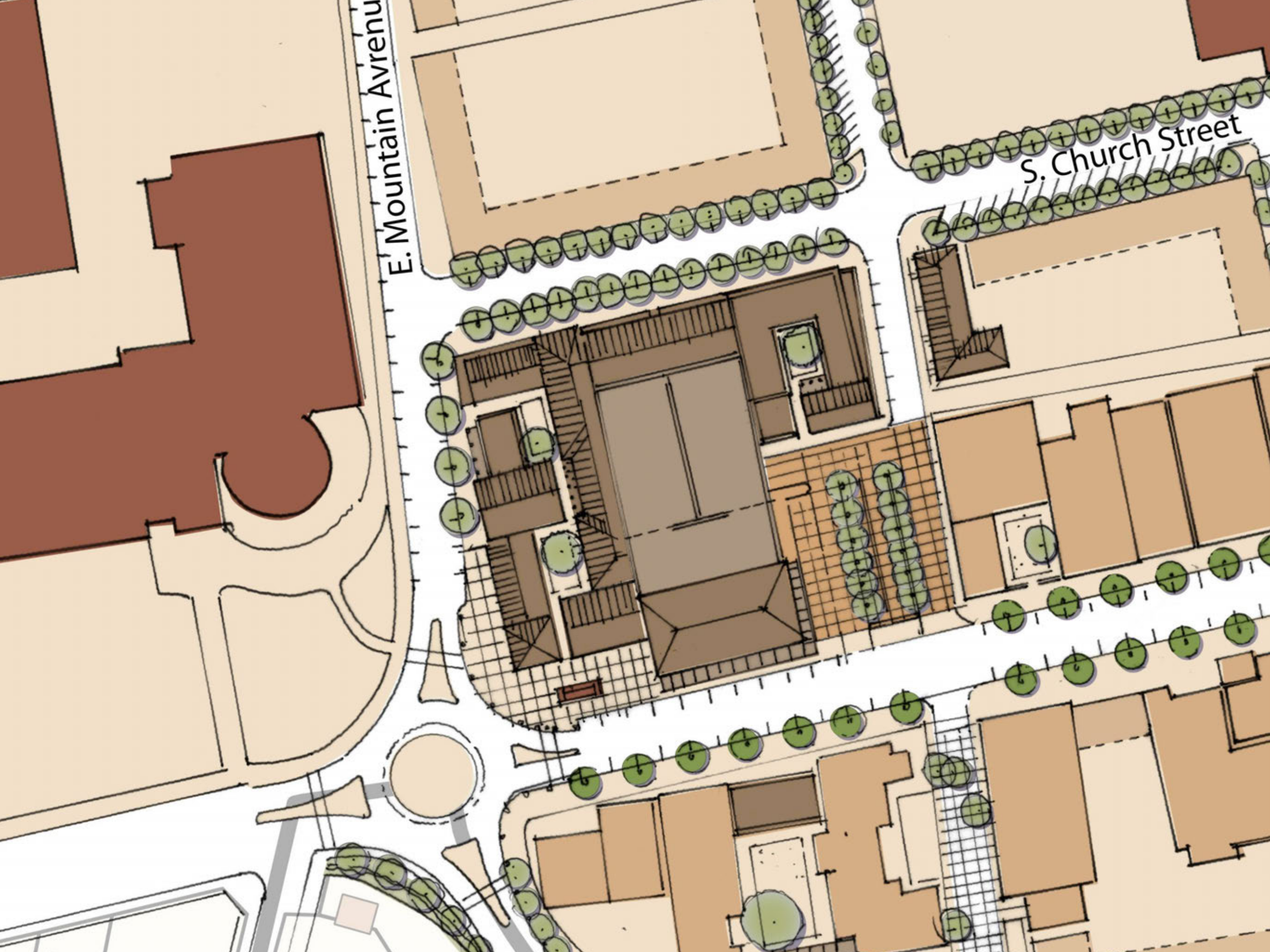
Looking North at Amador: Theater Block



Main Street

Looking North at Amador: Infill Completion



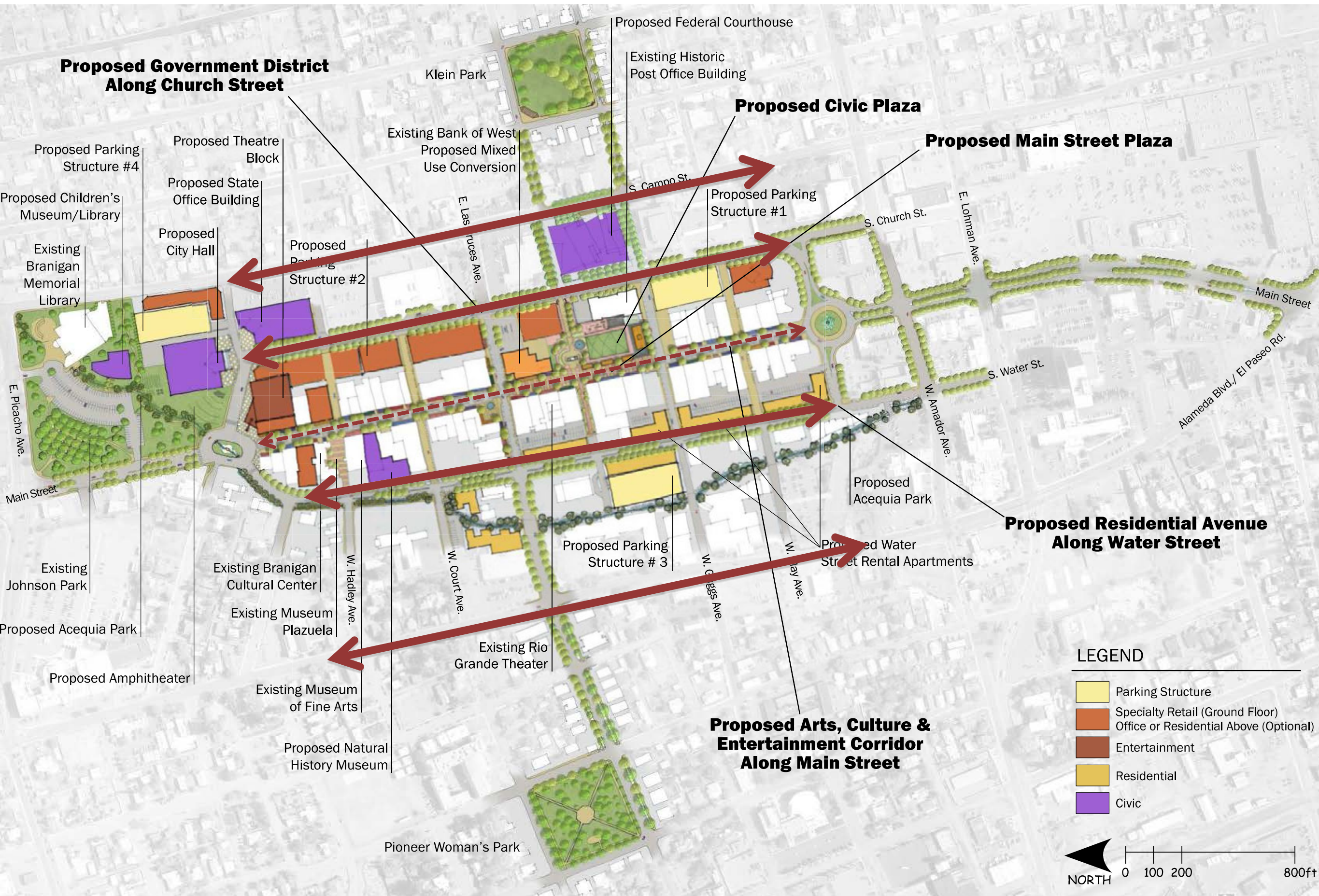


E. Mountain Avenue

S. Church Street

Priority #2

**GET TRAFFIC ON MAIN STREET &
MANAGE TRAFFIC ON CHURCH AND
WATER**





Water Street

Looking North at Griggs: Existing



Water Street

Looking North at Griggs: Streetscape Improvement/Two-way



Water Street

Looking North at Griggs: Additional Housing

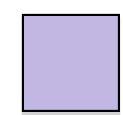


Water Street

Looking North at Griggs: Infill

Priority #3

UPDATE ZONING



T4 – Historic Neighborhood



T5 – Downtown



T5 – Main Street

Zoning Map



TABLE 2. T5 MAIN STREET STANDARDS


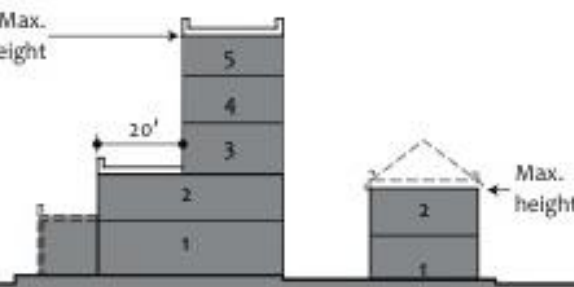
A. LOT STANDARDS	
	
KEY	
ROW / Lot Line	Lot Area
a. Lot Width	N/A
b. Lot Depth	N/A
Units per acre	30 max.
Accessory buildings per lot	N/A
Non-residential building	30,000 s.f. max. / floor
B. BUILDING FORM	
B.1. HEIGHT	
	
MAIN BUILDING	
Stories	5 - 20' behind facade 2 at property line
OUTBUILDING	
Stories	2
B.2. FOOTPRINT	
Lot Coverage (Primary Building)	N/A
Accessory Structure(s)	N/A

TABLE 2. T5 MAIN STREET STANDARDS



C. BUILDING PLACEMENT	
C.1. SETBACKS	
	
KEY	
ROW / Lot Line	Buildable Area
Setback Line	Required Facade Zone
C.1.A MAIN BUILDING	
a. Front Setback (Principal)	0 ft. min., 12 ft. max.
b. Front Setback (Secondary)	0 ft. min., 12 ft. max.
c. Side Setback	0 ft. min.
d. Rear Setback	3 ft. min.
C.2. ENCROACHMENTS	
	
a. Canopy	within 10 ft. of curb
b. Dining, Display, Signboards	10 ft. max.

TABLE 1. T5 STANDARDS


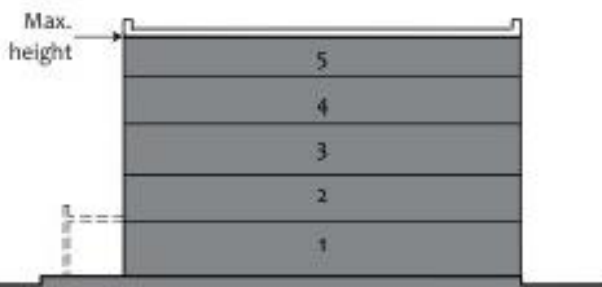
A. LOT STANDARDS	
	
KEY	
ROW / Lot Line	Lot Area
a. Lot Width	N/A
b. Lot Depth	N/A
Units per acre	40 max.
Accessory buildings per lot	N/A
Non-residential building	30,000 s.f. max. / floor
B. BUILDING FORM	
B.1. HEIGHT	
	
MAIN BUILDING	
Stories	5
B.2. FOOTPRINT	
Lot Coverage (Primary Building)	90% max.

TABLE 1. T5 STANDARDS


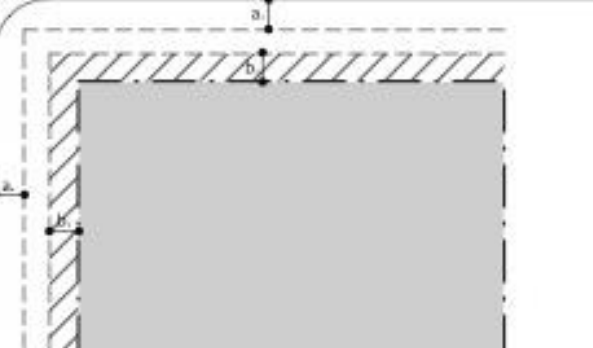
C. BUILDING PLACEMENT	
C.1. SETBACKS	
	
KEY	
ROW / Lot Line	Buildable Area
Setback Line	Required Facade Zone
C.1.A MAIN BUILDING	
a. Front Setback (Principal)	0 ft. min., 12 ft. max.
b. Front Setback (Secondary)	0 ft. min., 12 ft. max.
c. Side Setback	0 ft. min.
d. Rear Setback	3 ft. min.
C.2. SIDEWALK ENCROACHMENTS	
	
a. Canopy	within 10 ft. of curb
b. Dining, Display, Signboards	10 ft. max.

TABLE 3. T4 STANDARDS




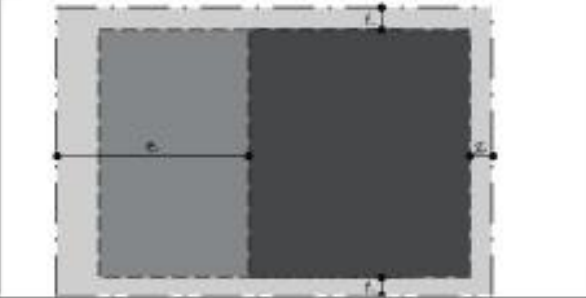
A. LOT STANDARDS	
	
KEY	
ROW / Lot Line	— Lot Area
a. Lot Width, existing lot	N/A
b. Lot Depth, existing lot	N/A
Density	
Units / lot	N/A
Units / acre	20 DUA max.
Accessory units per lot	1 max.
B. BUILDING FORM	
B.1. HEIGHT	
	
MAIN BUILDING	
Stories	2
OUTBUILDING	
Stories	2
B.2. FOOTPRINT	
Non-residential building size	16,000 s.f. max.
Lot Coverage (Primary Building)	70% max.
Accessory Structure(s)	20% max.

TABLE 3. T4 STANDARDS

C. BUILDING PLACEMENT	
C.1. SETBACKS	
	
KEY	
ROW / Lot Line	— Buildable Area
Setback Line	---
C.1.A MAIN BUILDING	
a. Front Setback (Principal)	Match adjacent average
b. Front Setback (Secondary)	Match adjacent average
c. Side Setback	Match adjacent average
d. Rear Setback	5 ft. min.
C.1.B ACCESSORY BUILDING	
	
KEY	
ROW / Lot Line	— Buildable Area
Setback Line	--- Main Building
v. Front Setback (Principal)	20 ft. min. + front setback
vi. Side Setback	5 ft. min. or match
vii. Rear Setback	5 ft. min.
C.2. ENCROACHMENTS	
i. Setback encroachments	
Portal, Terrace, Patio	50% max.
Balcony and/or bay window	25% max.
iii. Sidewalk encroachments	
Awnings	100% max.
ii. Encroachment depth	
Awnings	within 2 ft. of curb
Balcony and/or bay window	4 ft. max.
Portal, Terrace, Patio	8 ft. max.

Next Steps

1. Build the Plaza / Re-zone Downtown
2. Invest TIDD funds in Water / Church conversions.
3. Establish Downtown Parking Management Plan / Agency

