





Fort Bayard Revitalization Plan

Public Engagement Round 2: Visioning

January 7th, 2026

Today's Agenda

5:00-5:15 Sign-In/Gathering/Interactive Boards
5:15-5:30 Short Presentation
5:30-6:00 Breakout groups (5 groups)
6:00-6:30 Breakout recap all together
6:30-7:00 Interactive Boards

Timeline


We are here.
Phase 1
Discovery
Phase 2
Visioning
Phase 3
Plan & Adoption
2025
2026
August
September
October
November
December
January
February
March
April
May
June
Kickoff Meeting
Existing Conditions
1st Round of Engagement: Listening and Learning
Development of Strategies & Action Plans
Plan Development
Identify Catalyst Sites & Development Concepts
2nd Round of Engagement: Visioning
3rd Round of Engagement: Consensus Building
Implementation Plan
Final Plan

Public Meeting Refresher

Fort Bayard's Four Themes



Discovery (History & Exploration)

- Geronimo Trail Scenic Byway
- Trail of the Mountain Spirits



Health & Wellness

- New Hospital



Natural Recreation & Adventure

- NM Birder Trail
- Home of the Tour de Gila,Gila 100, Monster Gran Fondo



Multiculturism

- Science and Conservation Arts
- Events and Festivals

These themes emerged through review of previous master plans, community engagement, and the historic timeline.

Public Engagement Summary at a Glance

48
total participants

Top Three Desired Uses
Visual Preference Survey

1. Natural Recreation
2. Theatrical Events
3. Open Spaces

Top Three Activities That Would Bring People to Fort Bayard

1. More Community Events
2. Recreational Activities
3. More Food & Dining Options

Order of Project Priorities

1. Preserve/ Showcase History
2. Develop Amenities & Attractions
3. Accessible Natural Recreation
4. Protect Natural Environment
5. Celebrate Local Culture

Order of Project Theme Top Priority

1. **Discovery** (History & Exploration)
2. **Health & Wellness**
3. **Natural Recreation & Adventure**
4. **Multiculturalism**

Community feedback shows **strong interest in diverse uses**, while consistently emphasizing that revitalization must **honor Fort Bayard's historic character and natural landscape.**

Market & Economic Takeaways

Takeaways

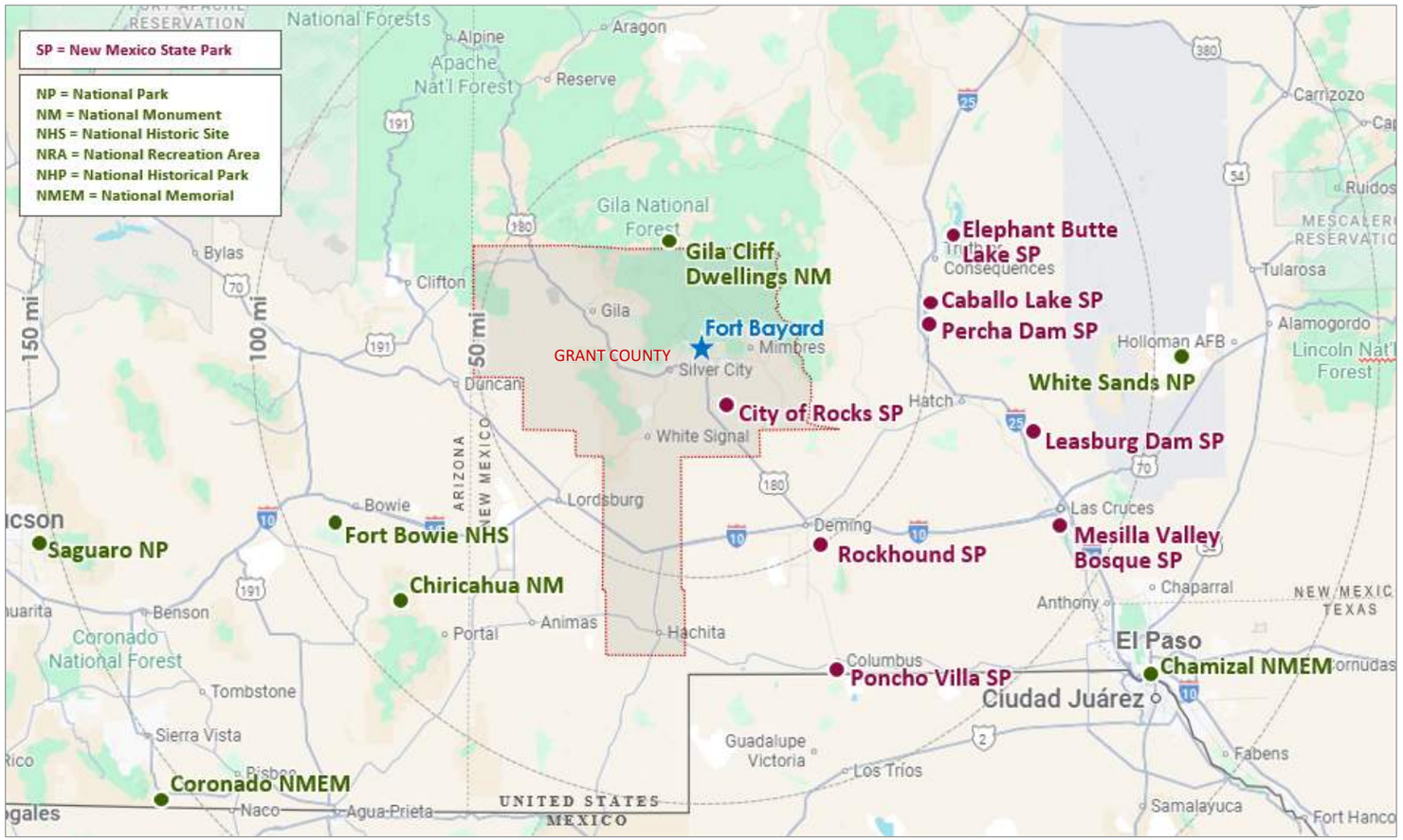
- Population is aging and declining in number.
- Incomes are not keeping pace with the state and nation.
- Educ/Healthcare and Tourism drive the local “jobs” economy.
- New Development/Construction is very slow.
- Established eco-system of tourism.
- National and state tourism is growing, especially recreational and heritage tourism.

Significance

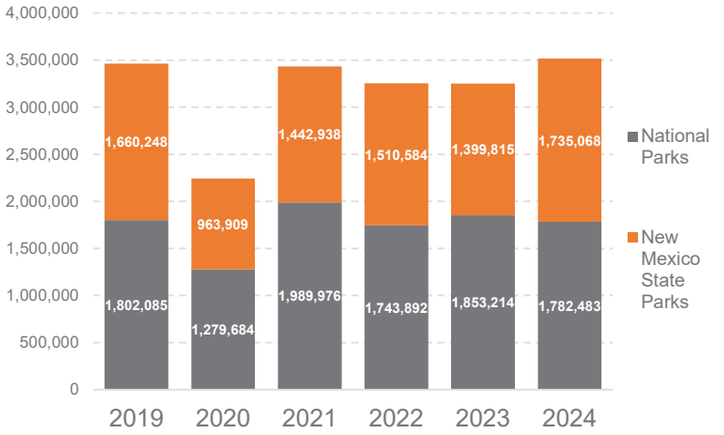
- Affordable housing options are key to retaining and attracting new residents/workers.
- Barrier to supporting new growth and development.
- Economic growth in the Country will be focused on low and middle income jobs.
- High construction costs and low vacancies are driving up rents, despite stagnant incomes.
- Revitalization of Fort Bayard can leverage existing network lodging, dining, and other attractions.
- Fort Bayard is well positioned to capture this growth by providing spaces and activities that enhance the existing tourism eco-system.

Tourism Trends

National Parks and New Mexico State Parks within a 3-Hour Drive of Fort Bayard

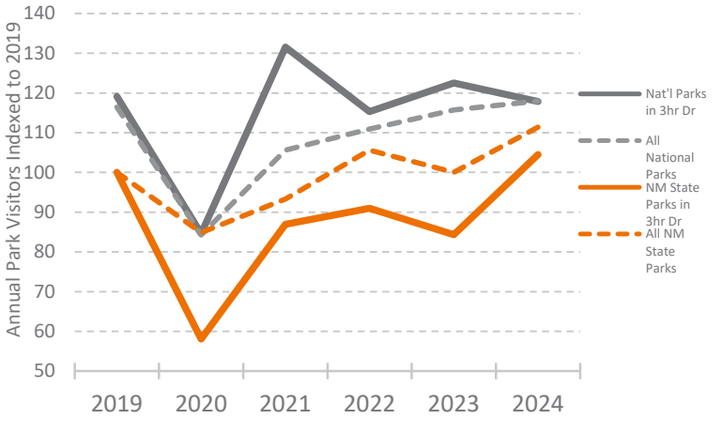


National and State Park Visitor Trends
(Parks within a 3-hour Drive of Fort Bayard)



Sources: US National Park Service; State of New Mexico Parks Department

Park Visitor Trends (2019-2024)

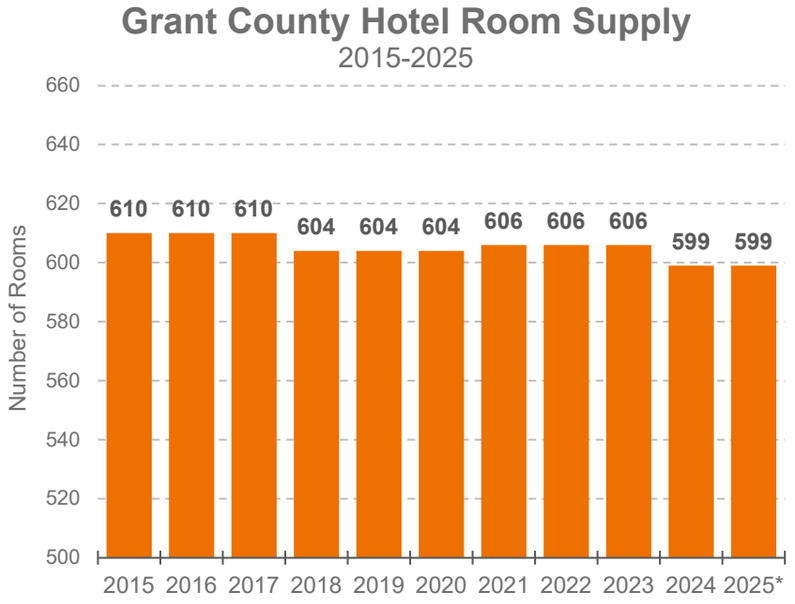


Source: US National Park Service; New Mexico State Parks Department

Market Opportunities for Fort Bayard

Tourism - Hotel Accommodations

- Can build upon existing tourism infrastructure - hotels, attractions, F&B.
- Hotel - declining room supply and increasing occupancy rates
- Limited choices - downtown hotels, economy and upper midscale chains, small lodges

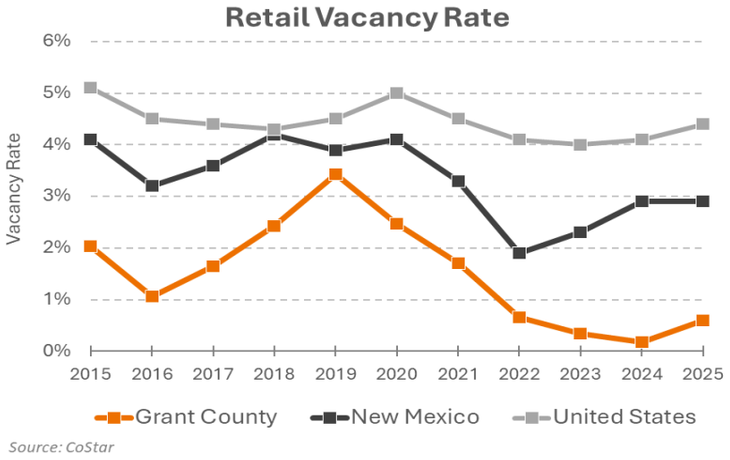




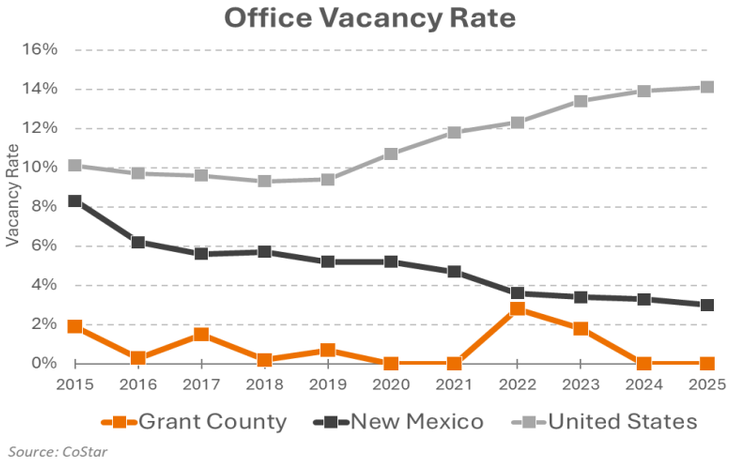
Market Opportunities for Fort Bayard

Retail, Office and Housing

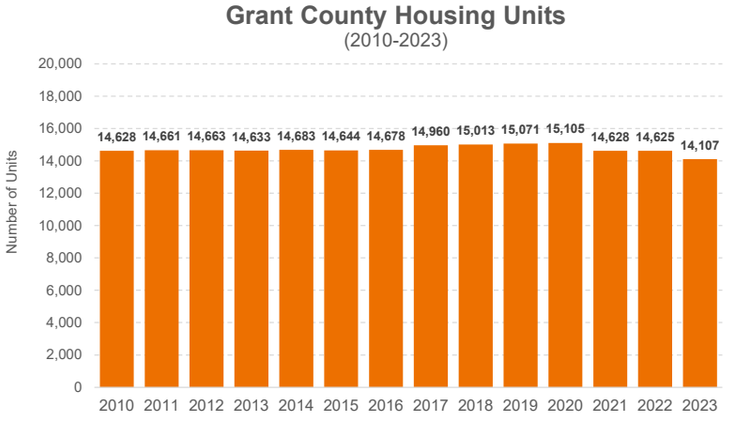
- Retail and Office - extremely low vacancy rates
- Housing - attainable, workforce housing attracts talent



Source: CoStar



Source: CoStar



A Unique and Special Place













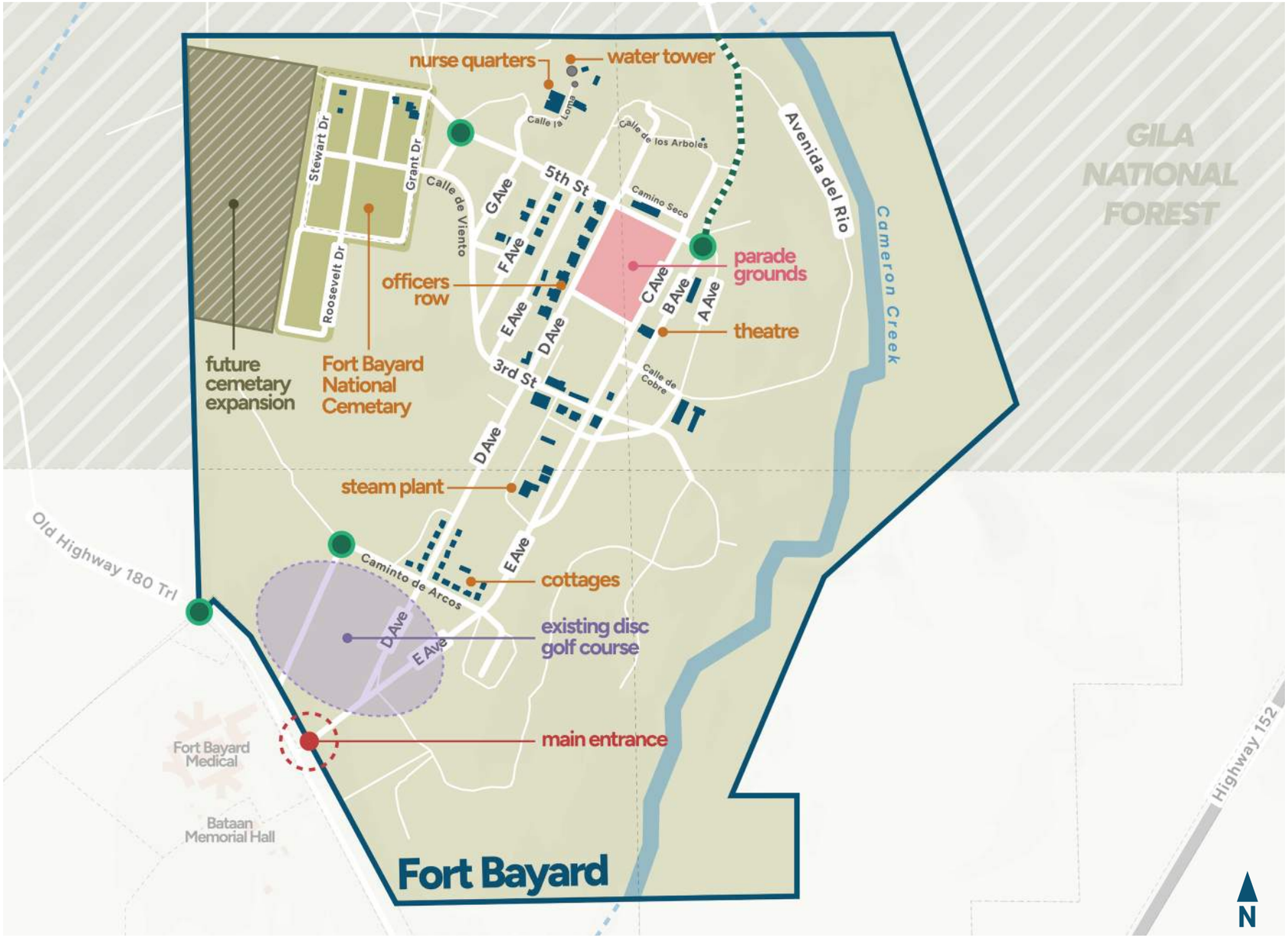
Importance of a Cohesive Vision

- Creates a flexible but unified framework for development
- Protects and builds upon the unique qualities of the place
- Creates an ecosystem of uses that support and enhance experience
- Guides effective decision-making
- Provides a shared-road map to implementation

IDEAS VISION

IMPLEMENTATION

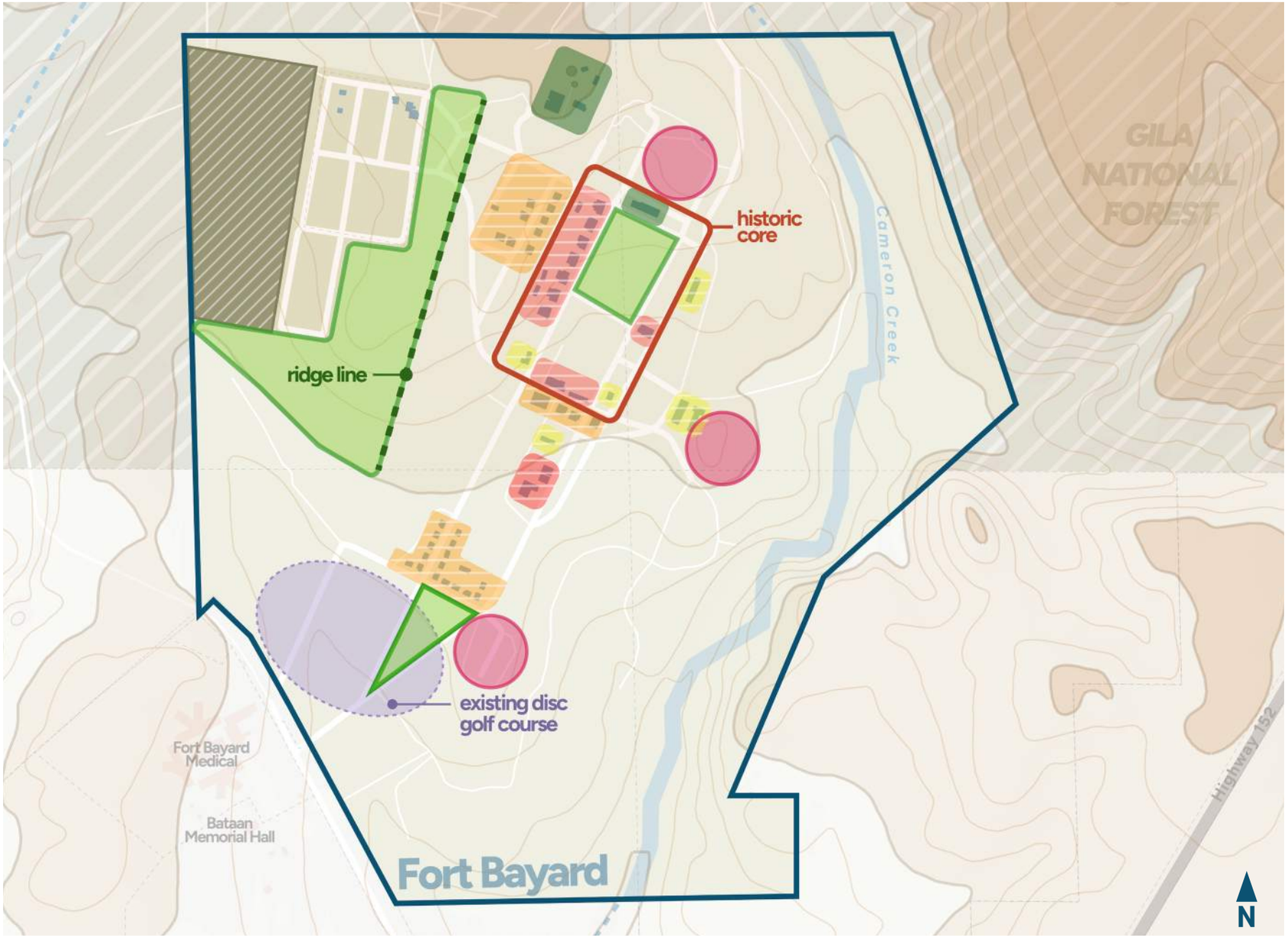
Existing Site



Legend

- Fort Bayard Site
- Fort Bayard National Cementary
- Site Buildings
- Gila National Forest
- Cameron Creek
- Other Bodies of Water
- Parcel Boundaries
- Trailheads

Existing Site



Legend

- Fort Bayard Site
- Fort Bayard National Cementary
- Site Buildings
- Gila National Forest
- Cameron Creek
- Other Bodies of Water
- Parcel Boundaries
- Green Space Preservation
- Key Site High Points
- Existing Disc Golf Course
- First Priority Historic Preservation Area
- Second Priority Historic Preservation Area
- Third Priority Historic Preservation Area
- US Forest Service

3 Concepts for Discussion

1 Fort Bayard *Village*



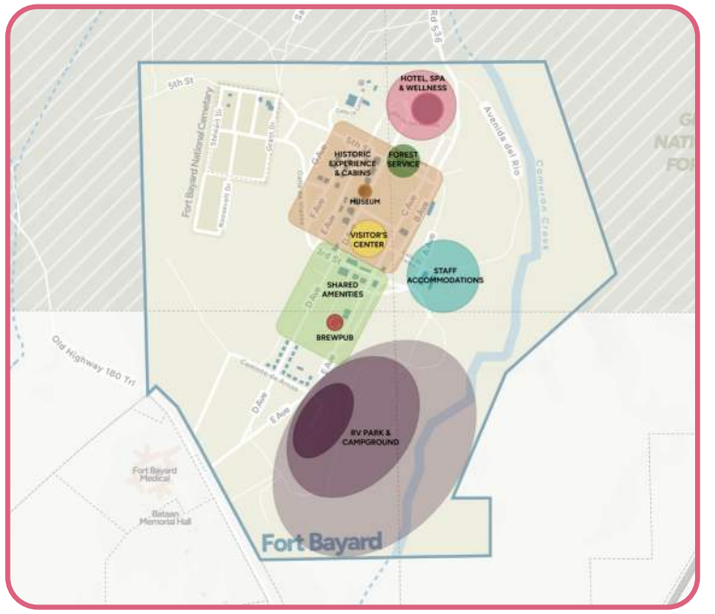
Creating a **community-driven village** serving Grant County and the surrounding region with a **variety of housing options and complementary amenities, supporting local residents as well as tourism.**

2 Fort Bayard *Trailhead*



Creating a **basecamp for recreation, exploration, and adventure** that **celebrates history, welcomes residents** and visitors, and **supports the local recreation economy.**

3 Fort Bayard *Resort*



Creating a **destination for heritage tourism, wellness, and retreat** to **drive the local economy** and provide **shared amenities for visitors and residents.**

Fort Bayard Village • Option 1

- Village center with housing, retail, offices, and amenities
- A place to live, work, and visit
- Uses that fill existing gaps in the surrounding region and complement existing uses





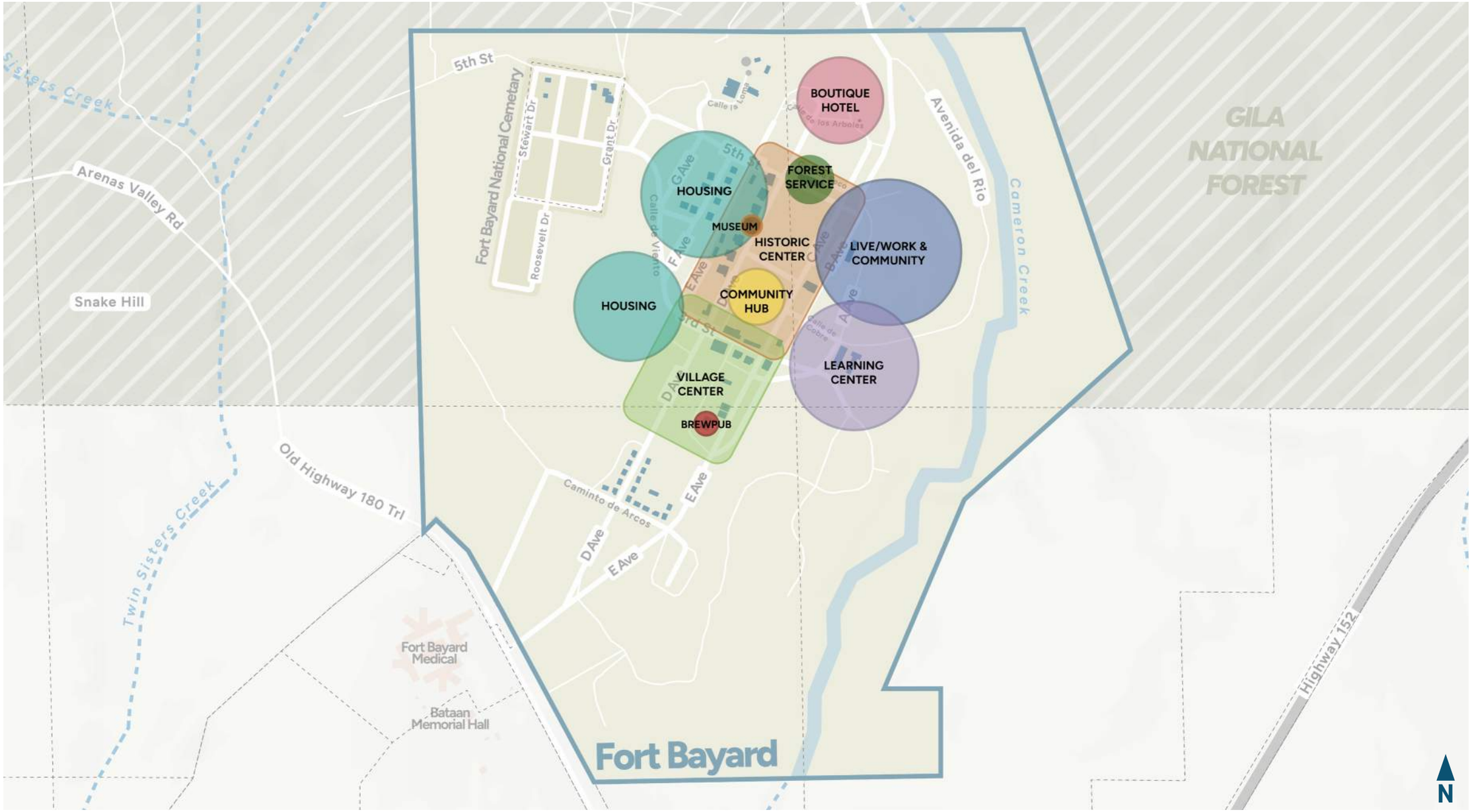






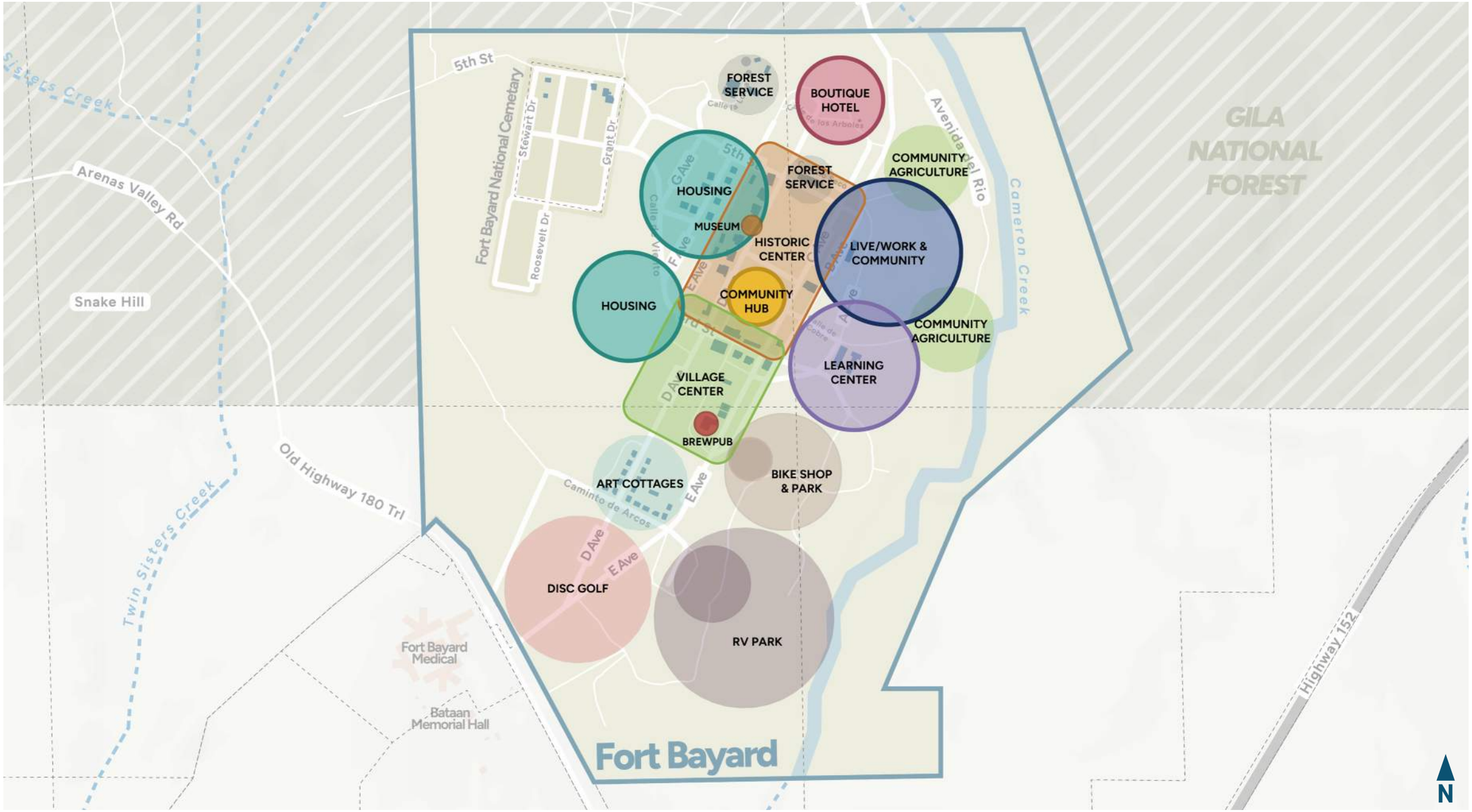
Fort Bayard Village • Option 1

Creating a **community-driven village** serving Grant County and the surrounding region with a **variety of housing options and complementary amenities, supporting local residents as well as tourism.**



Fort Bayard Village • Option 1

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Housing Precedent

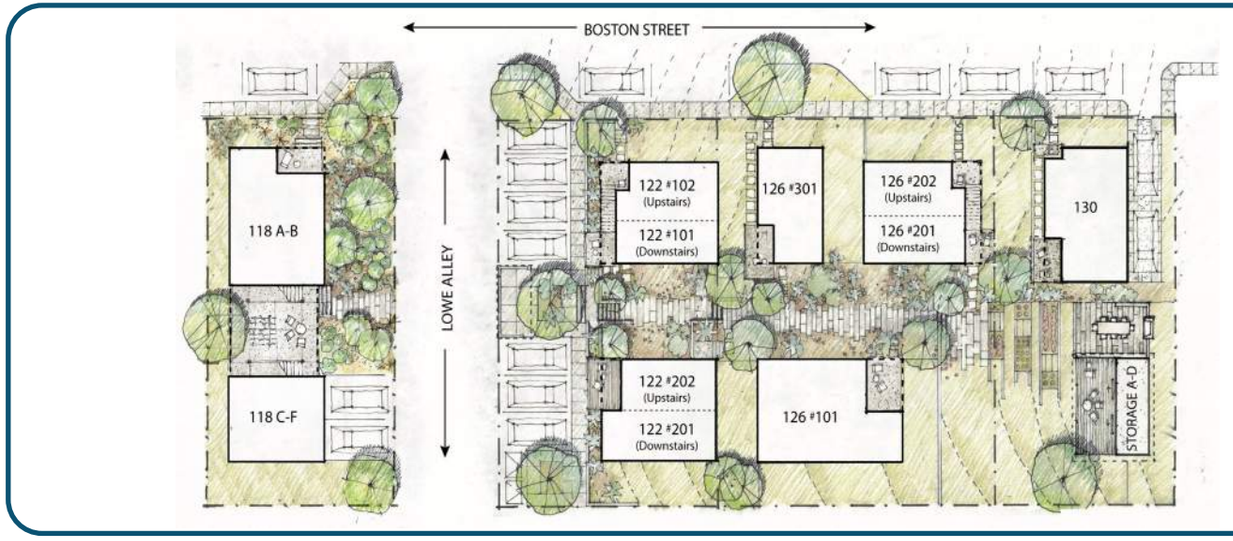












Fort Bayard Village • Option 1

Boutique Hotel













Fort Bayard Village • Option 1

Live Work Community











Fort Bayard Village • Option 1

Learning Center

Trade, Cultural Craft, & Technology









Fort Bayard Village • Option 1

Learning Center

Art, Music, Dance, & Theatre











Fort Bayard Trailhead • Option 2

- Nature-based historic park
- Fitness and adventure
- Variety of recreation activities for different uses types



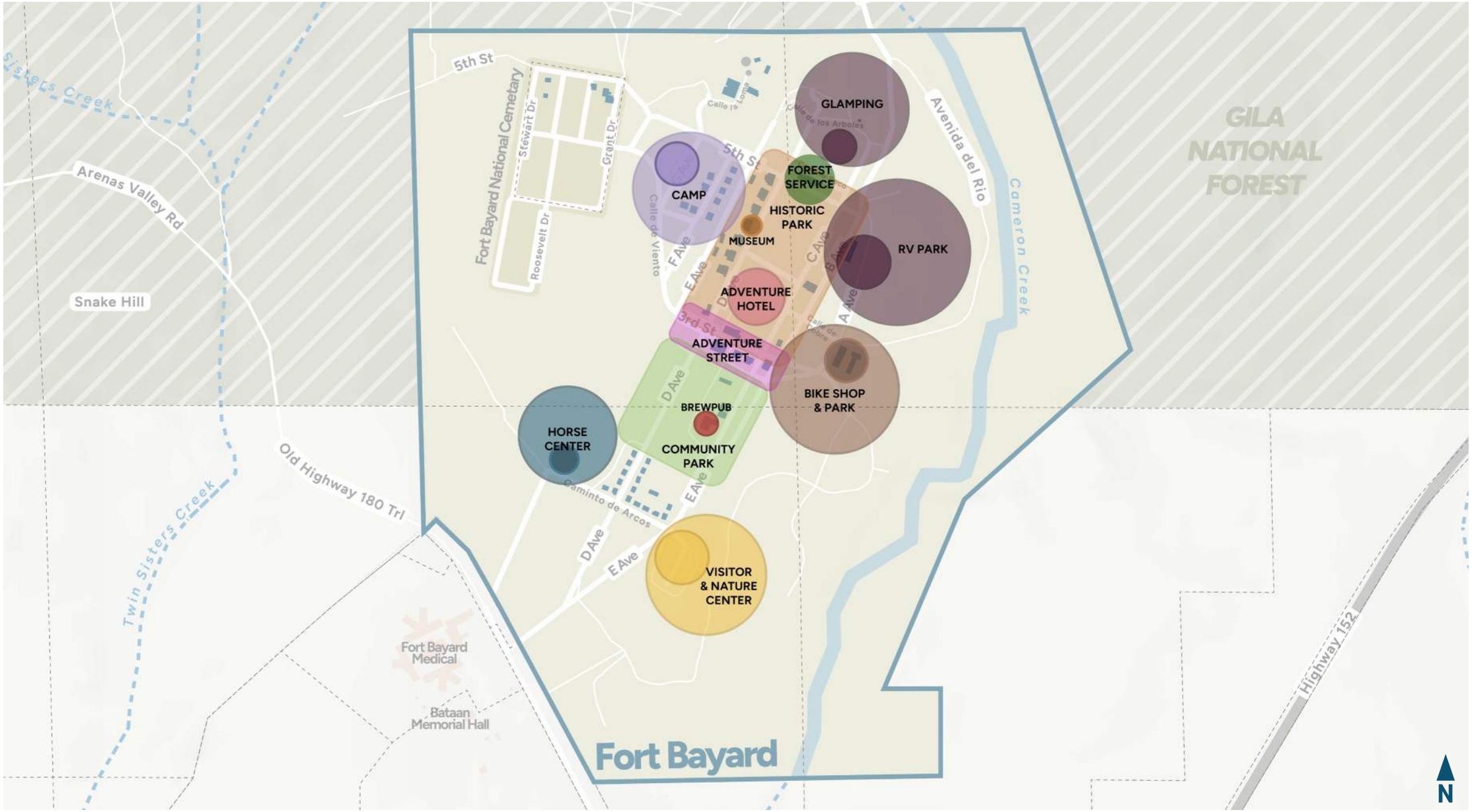






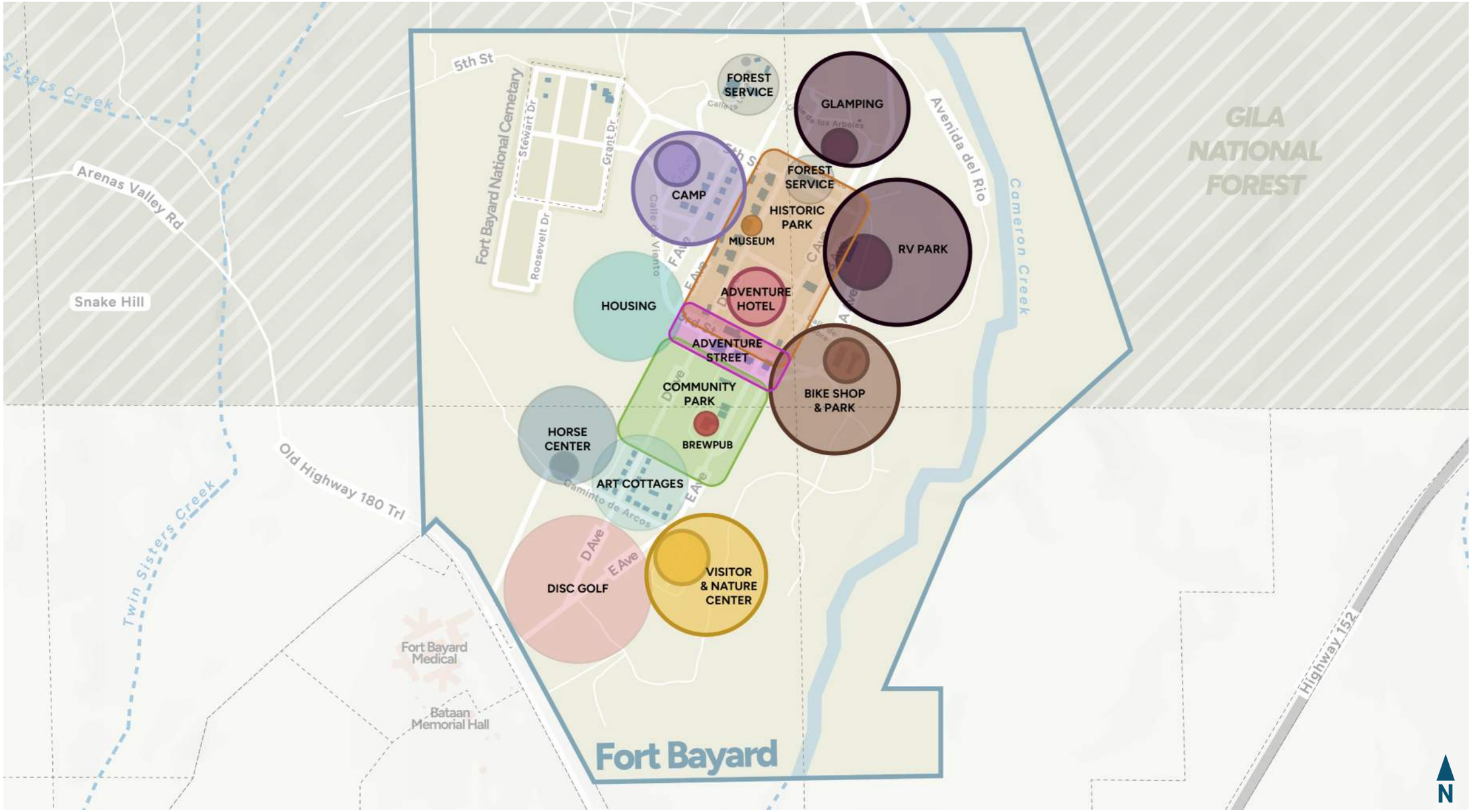


Fort Bayard Trailhead · Option 2



Fort Bayard Trailhead • Option 2

Creating a **basecamp for recreation, exploration, and adventure** that **celebrates history, welcomes residents** and visitors, and **supports the local recreation economy.**



Fort Bayard Trailhead • Option 2

Bike Shop & Park













Fort Bayard Trailhead • Option 2

The Camp at Fort Bayard

Summer Camps and Event Rentals













Fort Bayard Trailhead • Option 2

Adventure Hotel















Fort Bayard Trailhead • Option 2

Visitor & Nature Center









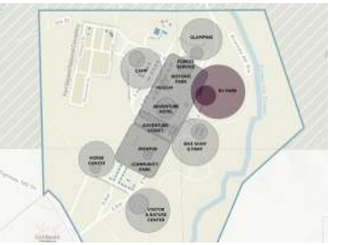






Fort Bayard Trailhead • Option 2

RV and Tent Campground











Fort Bayard Trailhead • Option 2

Glamping











Fort Bayard Resort • Option 3

- Historic restoration and celebration
- Wellness retreat and relaxation
- Resort amenities: spa, pool, sport courts, horseback-riding





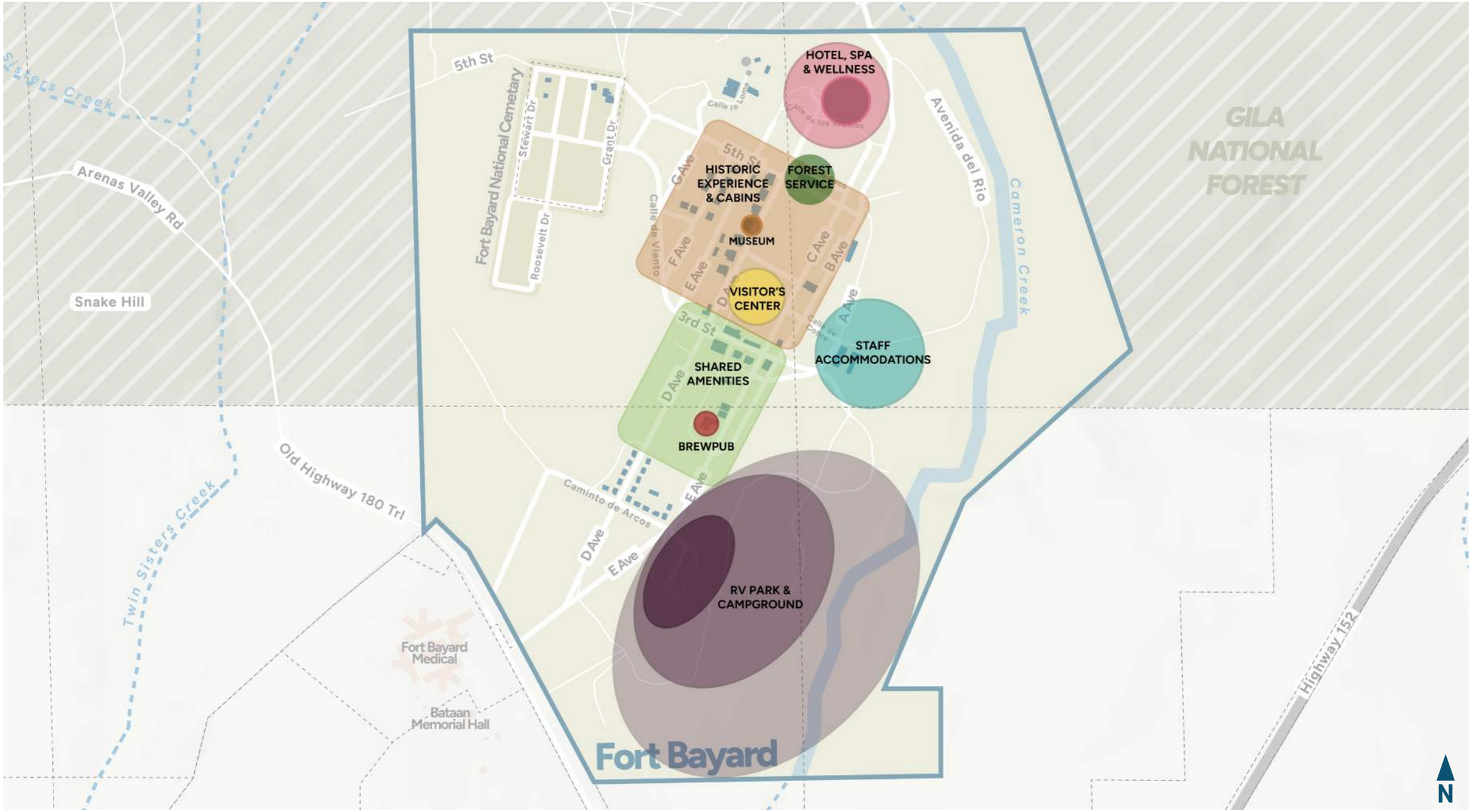






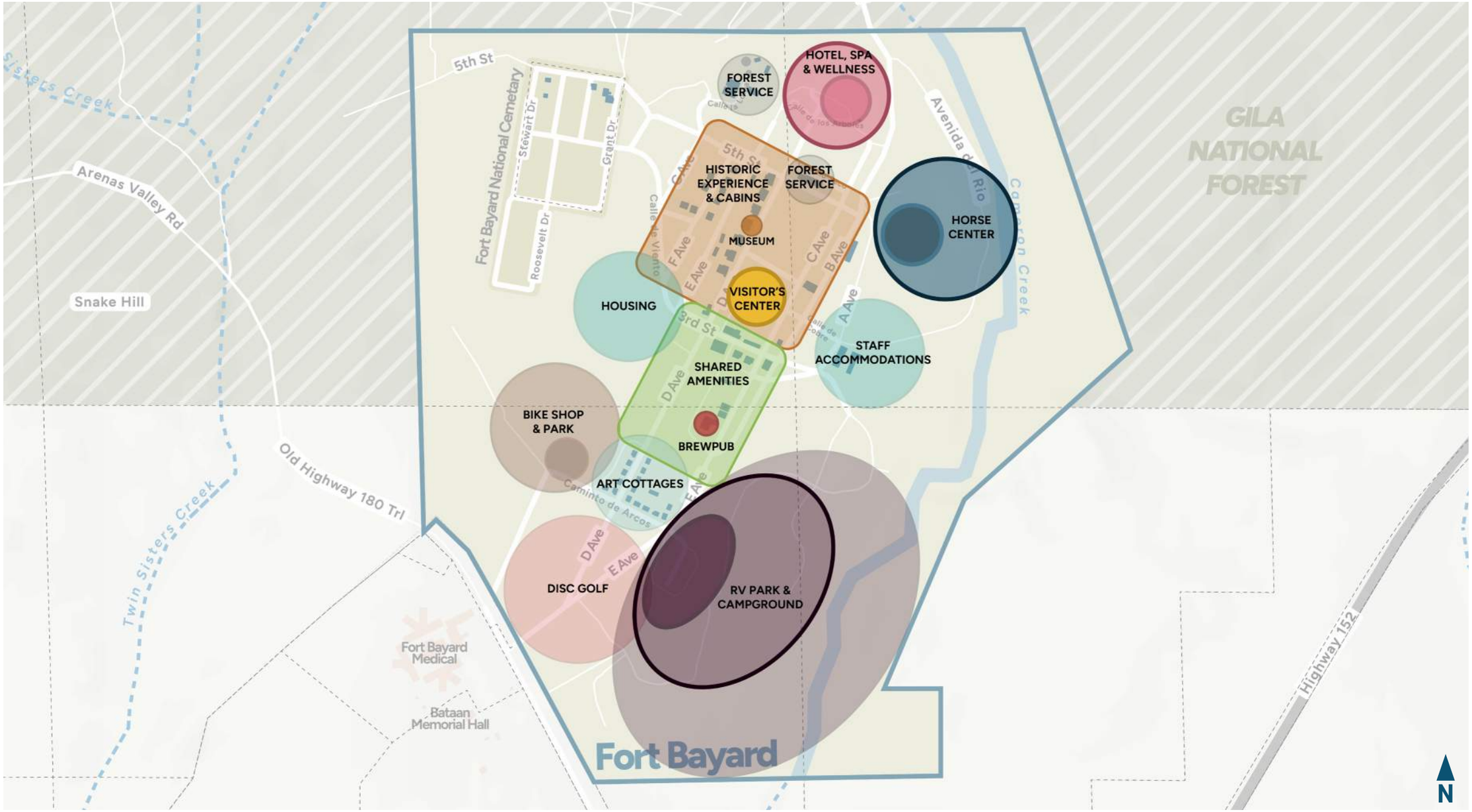
Fort Bayard Resort · Option 3

Creating a **destination for heritage tourism, wellness, and retreat** to **drive the local economy** and provide **shared amenities for visitors and residents.**



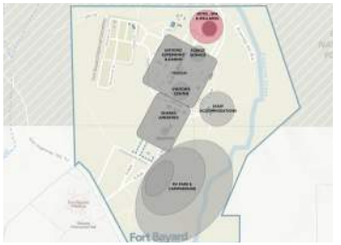
Fort Bayard Resort · Option 3

Creating a **destination for heritage tourism, wellness, and retreat** to **drive the local economy** and provide **shared amenities for visitors and residents.**



Fort Bayard Resort • Option 3

Hotel, Spa, & Wellness











Fort Bayard Resort • Option 3

Historic Experience Cabins









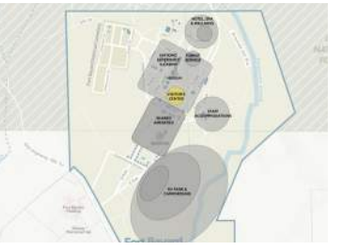






Fort Bayard Resort • Option 3

Visitors Center







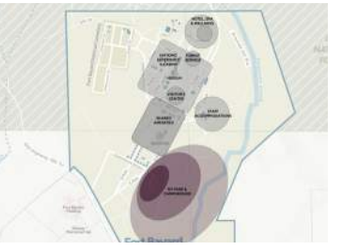






Fort Bayard Resort • Option 3

RV Park & Campground













3 Concepts for Discussion

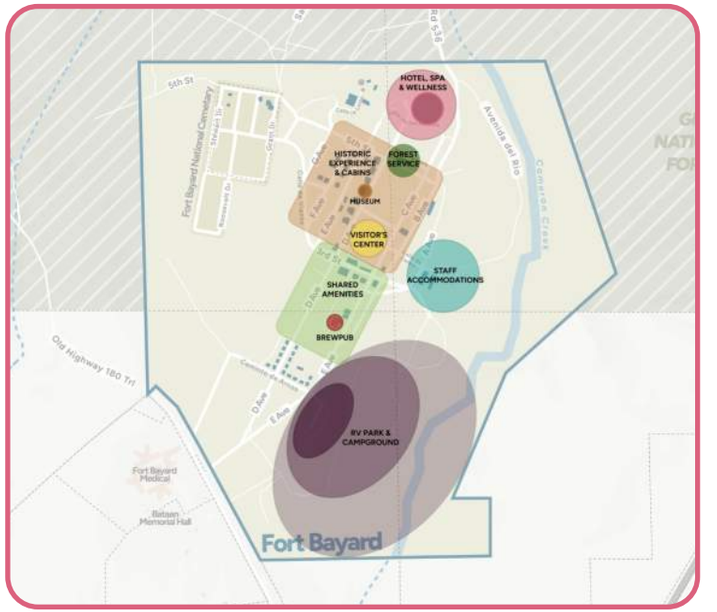
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Next Up: Breakout Groups & Stations

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