



Osterman/Shell Gas Station Redevelopment Scoping Project



PEACH SPRINGS, AZ

Public Meeting
April 16, 2026



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ADOT External Civil Rights

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PHONE: 602.712.8946

EMAIL: CivilRightsOffice@azdot.gov

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Title VI Coordinator

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Introduction

ARIZONA DEPARTMENT OF TRANSPORTATION in Partnership with,



Kimley»»Horn



Agenda

- ADOT Multimodal Planning
 - Project Overview
- Hualapai Tribe Update
 - Background and History
- MOR Studio Update
 - Planning Concept
- Open House



Project Overview

- Objectives and Goals
- Critical Path Activities
- Public Meeting Purpose
- Public Comments



Osterman Gas Station - Tribe's Efforts Pre-2021 Micro-Burst



Brownfield Findings:

- Remove in-ground hydraulic lift in service bay and assess underlying concrete/soil.
- The building should undergo remediation for lead-based paint and general cleaning prior to reuse.



Historic Preservation and Development Plan for Downtown Peach Springs

Proposal:

The purpose of the proposed initiative is to create a historic preservation and development plan for downtown Peach Springs.

With historic building assessments for the Osterman (Shell) Gas Station and the old Trading Post now complete, the Cultural Advisory Team identified a need to establish a process for not only preserving these historic properties, but also determining what their future uses may be as part of an overall plan for downtown Peach Springs.

Downtown Peach Springs' Central Business District



Process:

To begin, we seek your input on what you would like to see downtown become in the years ahead. To gather this info we plan to hold two public scoping meetings and conduct a survey.

The planning process will be performed under the guidance of the Cultural Advisory Team with support from the Hualapai Cultural Department and the Hualapai Planning Department.

For more information, please contact Kevin Davidson, Planning Director or Michelle Zepher, Planner I at the Hualapai Planning Department 928-769-1310, 887 Highway 66, Peach Springs and Peter Bungart, Director Hualapai Cultural Resources Department 928-769-2223, 880 Highway 66, Peach Springs.

A Tale of Two Historic Buildings



The Peach Springs Trading Post was placed on National Register of Historic Places in 2005

First Public Meeting on June 19, 2019, at Hualapai Cultural Center beginning at 5:15 PM
Look for dates and times of future meetings in the Gamyu.



The Osterman (Shell) Gas Station was placed on National Register of Historic Places in 2006.

The Peach Springs Trading Post was constructed in 1928 as an expansion of an earlier post on the same site operated by A. E. Taylor. The Hualapai Tribe acquired the trading post ca. 1950. The store continued to sell meat, bread, canned goods, dry goods, tools, and other supplies. In the early 1970s, a new tribal store was built in Peach Springs. The old trading post building became a business incubator that nurtured new enterprises. The building provided office space for the Job Corps, River Runners, the Tribal Forestry Department, and the Tribal Wildlife Conservation Department. These ventures helped move the Tribe along the path of sovereignty, self-determination, and economic diversification.

The Osterman Gas Station is a pristine representation of the types of privately-owned commercial businesses that emerged along Route 66 and flourished when there was heavy highway travel during the early to mid 20th century. Not only is it one of only a few surviving auto-related buildings from the 1920s, but it is one of even fewer buildings that operated as a gas station and repair shop continuously until it closed in 2006. The gas station closed, not for a lack of customers, but because the building had fallen into such a state of disrepair that the aging owner couldn't keep up with the needed repairs. So, shortly after closing, the property was deeded to the Hualapai Tribe in hopes that it would be preserved.

Tribal Tasks:

- 2007 Removed two, 4,000-gallon underground fuel storage tanks
- 2009 Building Assessment
- 2010 Roof Repair
- 2014 Foundation Repair
- 2017 Brownfield Assessment (EPA)
- 2019 Historic Preservation and Development Plan for

Downtown (on-hold since early 2020)

Osterman Gas Station – Before and after 2021 Micro-Burst



Osterman Gas Station – Damage from Second Storm

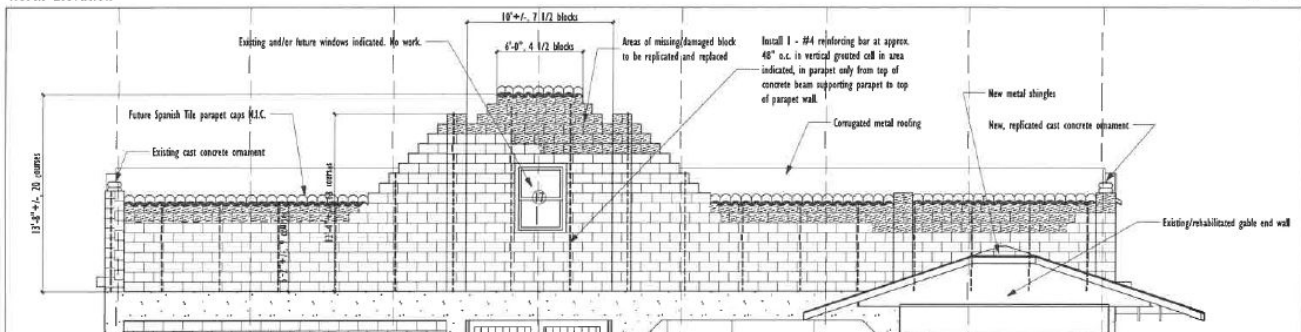
Morning after the
February 22, 2023, Storm.



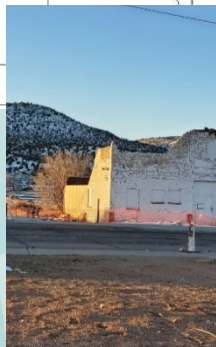
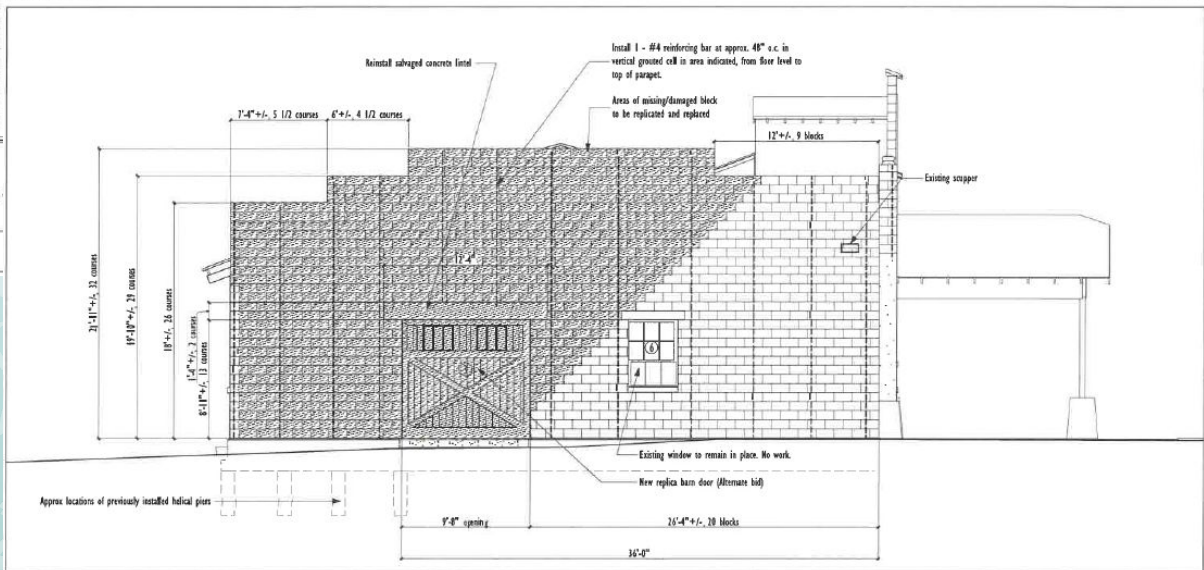
Okay, now what?

Osterman Gas Station – Tribe’s Efforts After Second Storm

North Elevation



East Elevation



Tribe’s Repair on 2/25

What We Heard



CULTURE & STORY

- Hualapai and Peach Springs history
- Language, music, traditions, family stories
- Rotating exhibits and community displays



HISTORY & IDENTITY

- Cultural pride & difficult history
- Route 66 and automobile history
- Preservation of gas pumps



COMMUNITY NEEDS

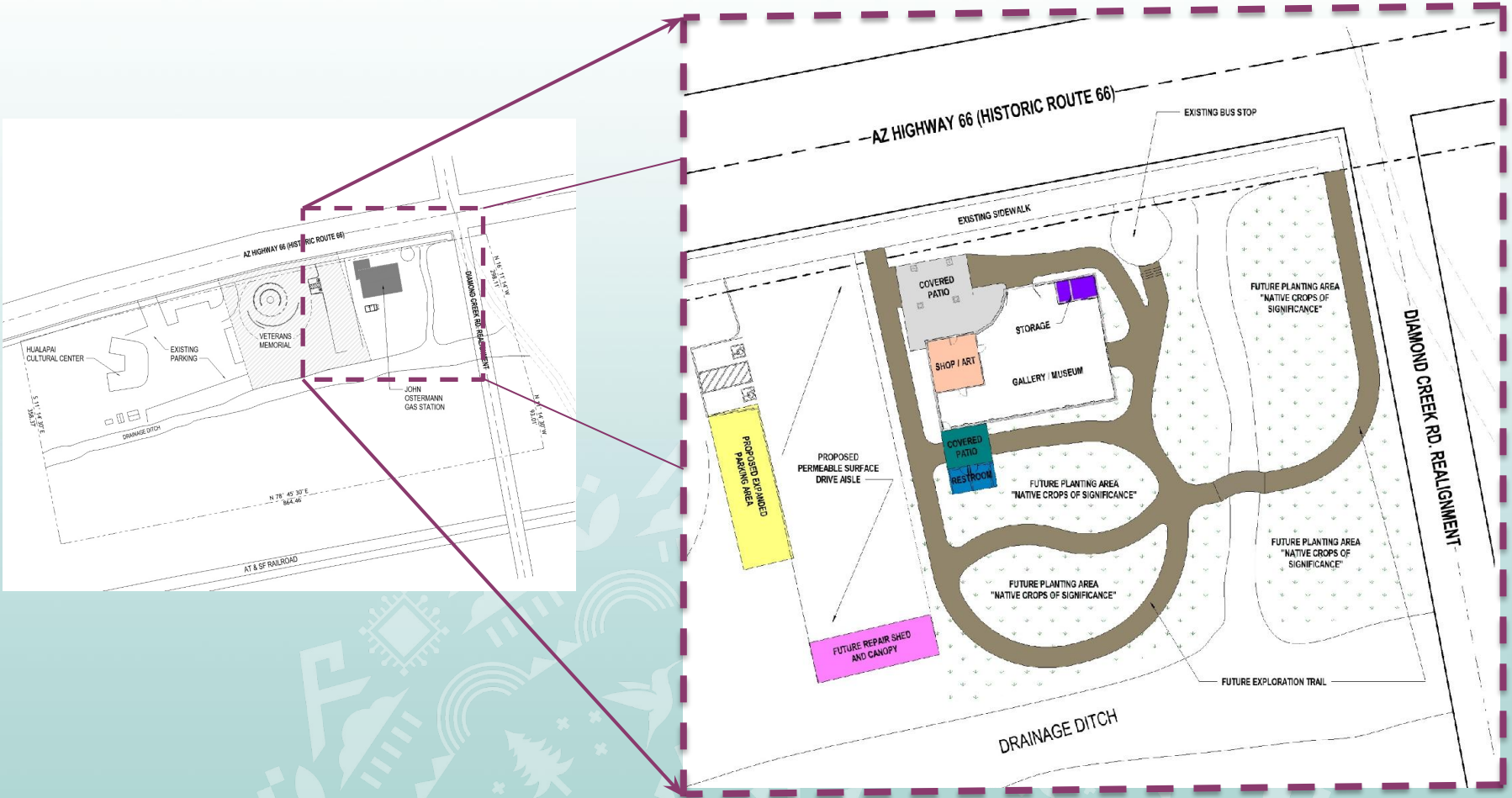
- Basic auto repair services
- Space to gather, relax, and host events
- Youth engagement and learning



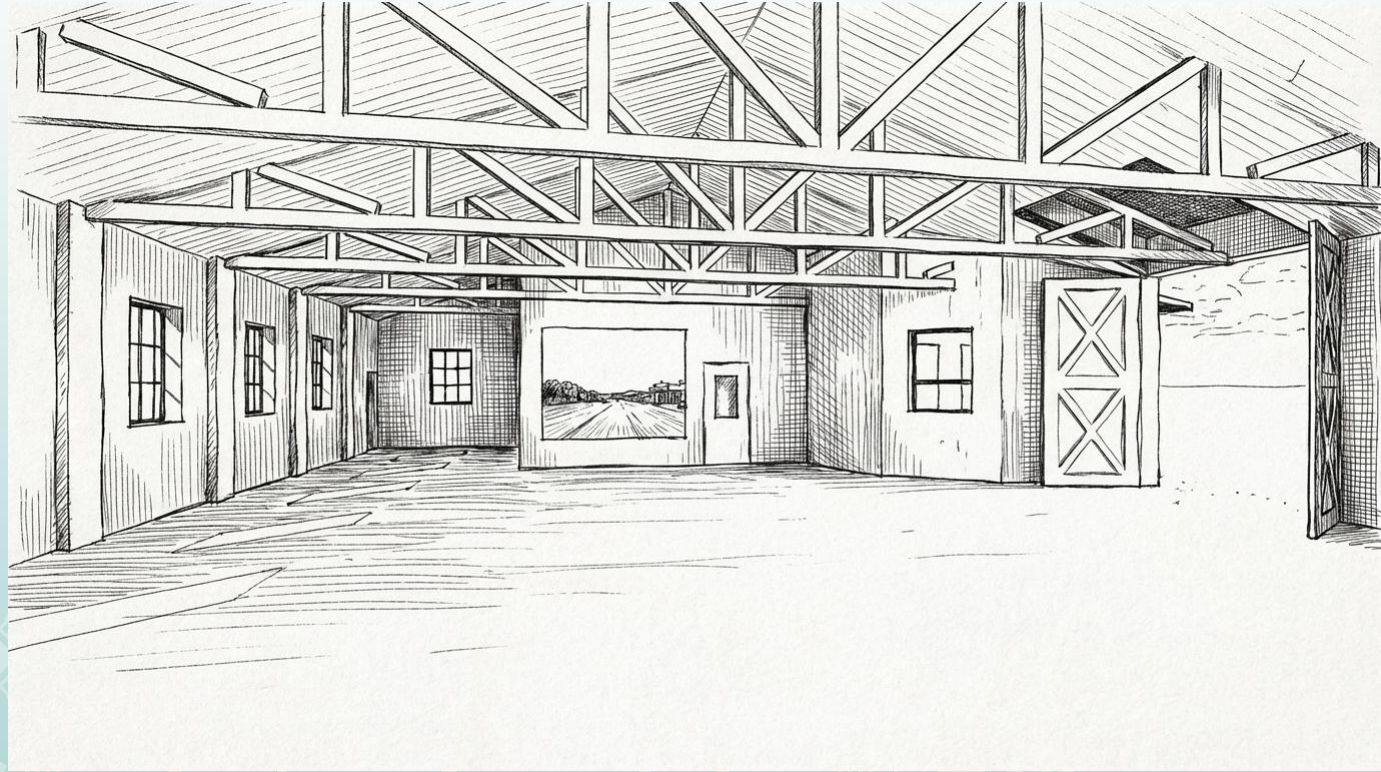
FUTURE OPPORTUNITY

- Attract visitors
- Meaningful for residents
- *Support long-term community use*

Opportunities Across the Site



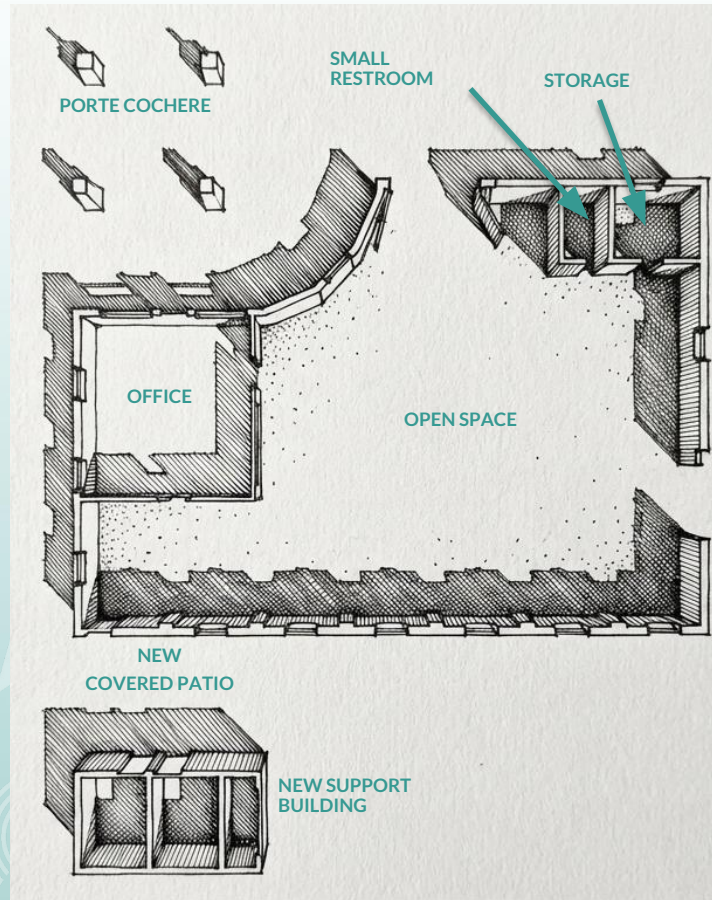
Focus of this Project



What needs to fit in this Building?

What's already here today?

- Main volume of open space
- Office area
- Small restroom
- Storage room
- Basement



How should restrooms work?

OPTION 1 – INSIDE THE BUILDING

- Located within the existing structure
- Uses space from the main interior
- May be more difficult to update
- Keeps everything in one building

OPTION 2 – NEW SUPPORT BUILDING

- Separate restroom building
- Creates outdoor space
- Allows room for inclusive needs
- Keeps existing building more intact



Enclosed Conditioned Approach

FEATURES

- Fully enclosed and **climate-controlled building**
- Functions like a **museum or visitor space**
- Supports **protected and curated exhibits**
- More defined interior spaces and organization
- Designed for **year-round comfort and use**

BUILDING UPDATES

- Requires adding walls, ceilings, and insulation
- Needs systems to control temperature and air

CHARACTER

- Some original features may be covered or changed
- Balances comfort with preserving the building



Open Air Approach

FEATURES

- Keeps the building mostly **open as it is today**
- Creates a flexible space for **gathering, events, and daily use**
- Focuses on **storytelling through images and graphics**
- Displays are designed to **handle outdoor conditions**
- Small office area can be **climate-controlled for daily use**

EXHIBITS

- Durable and low maintenance
- Not a traditional museum setup

DAILY USE

- Regular presence helps keep the space active and cared for

Your Input

Which direction feels right for this place?

What feels most important to preserve or share?

How would you want to use this space?

What concerns or questions do you have?

What are we missing?

Han'Kyu

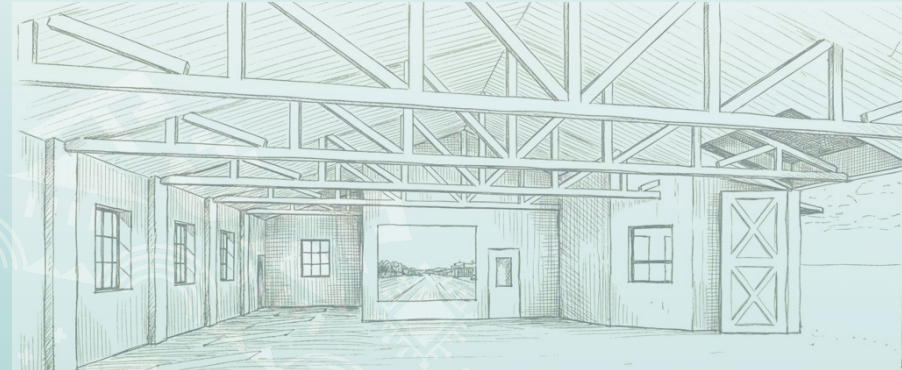
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MOR
STUDIO

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Open House

- Public Comments can be provided as follows:
 - In Person
 - Project Display Boards
 - Blank Floor Plan
 - Comment Card
 - Project Website
- Visit Display Boards





Thank You!

Thank you to the Hualapai Tribe, members of the community and public. We appreciate your interest in the redevelopment of the historic Osterman/Shell Gas Station Project.

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Visit the project website at: azdot.gov/Osterman-Peach-Springs