

Los Alamos

Downtown East MRA

groundworkstudio



LOS ALAMOS
MAINSTREET
AND CREATIVE DISTRICT

LOS ALAMOS
where discoveries are made

May 7, 2024

Attachment D



Attachment D

MRA Overview

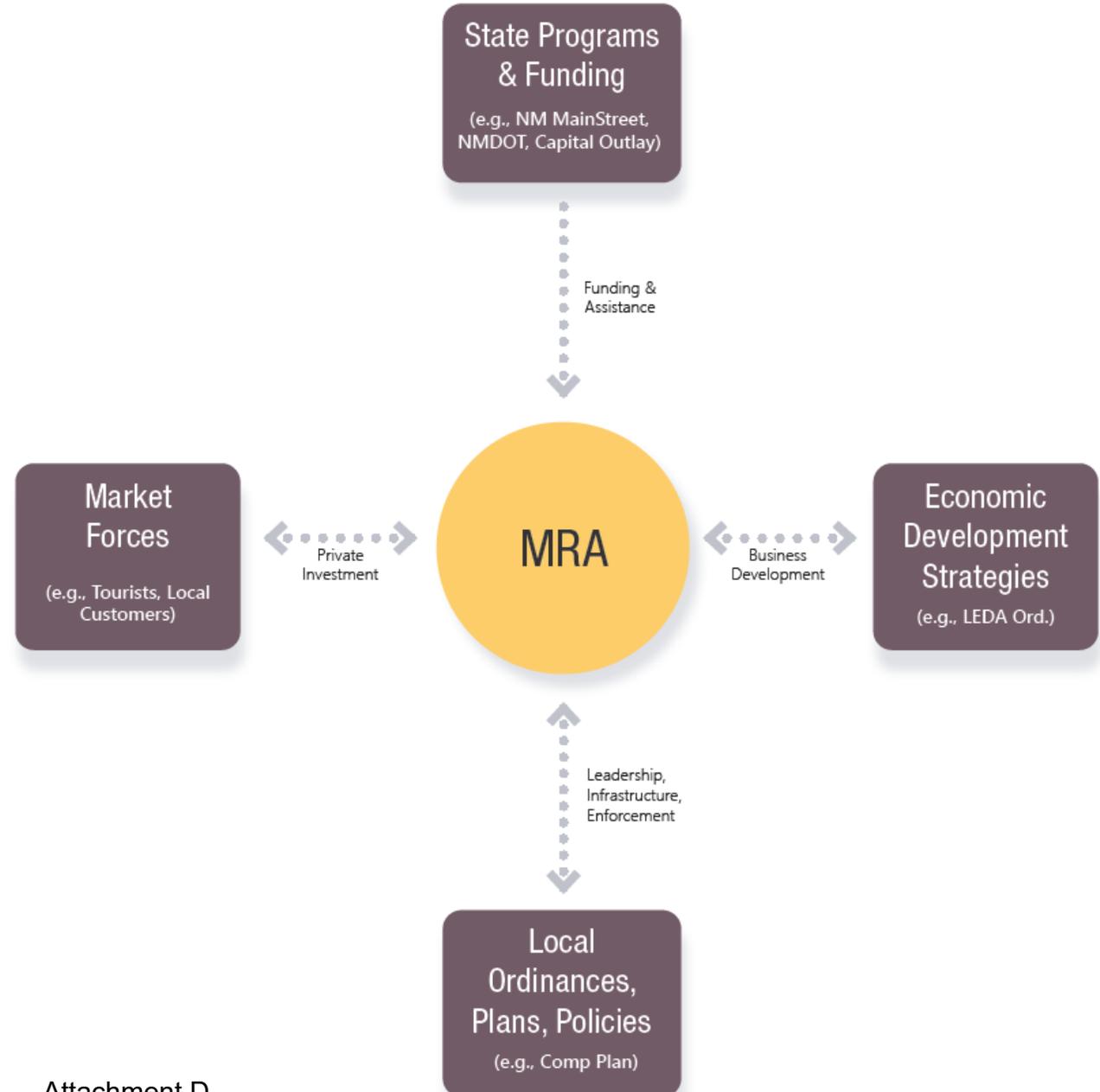
- The New Mexico (NM) Metropolitan Redevelopment Code provides municipalities and counties with tools to support revitalization and redevelopment in areas that have existing economic and physical conditions such as:
 - low business activity
 - vacant/underutilized properties
 - deteriorating buildings and/or public infrastructure
 - unsafe conditions
 - housing deficits
 - zoning conformance issues
 - obsolete planning/platting
 - high unemployment/low-income levels
- Part of Statewide Code:

Metropolitan Redevelopment Area Statute
Chapter 3-60A-1 to 3-60A-48

Why Designate an MRA?

The designation of an MRA includes a corresponding MRA Plan that outlines eligible redevelopment policies, programs, and projects that will address declining conditions.

Once an MRA Plan is adopted, it allows for the contribution of public resources to eligible private entities without violating the New Mexico Anti-donation Clause.



MRA Enabled Tools

MRA Board or Agency

MRA Fund

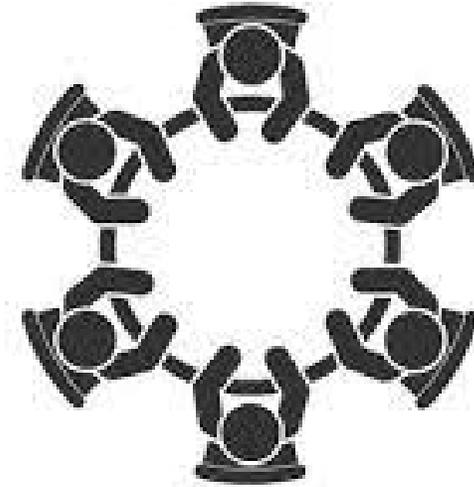
TIF District

Public Private Partnerships

Development Incentives

MRA Board

- The MRA Board is responsible for overseeing the implementation and funding of MRA Plan projects to ensure community benefit.
- The board is established by local ordinance and is often comprised of council members



MRA Fund

- The fund sets aside money for MRA projects
- Overseen by the MRA Board





Public Private Partnerships (P3s)

- A P3 is a cooperative agreement between the local government (Town, County, etc.) and one or more private sector entities. These partnerships enable the implementation of projects that are too costly or high risk for either sector to pursue on their own. The P3 process includes:
- Request for Proposal (RFP) – The local government creates an RFP to solicit developer interest and qualifications to enter a P3 implementing an MRA Plan project
- Community Benefit Matrix – The MRA Board or Ad hoc committee evaluates proposals using a community benefit matrix to ensure projects meet minimum community benefit requirements
- Development Agreements - Holds developers accountable for the use of public funding in their projects. Types include purchase, lease, and owner participation agreements. Claw back provisions are usually included.

Development Incentives

- Redevelopment tax abatement
- Storefront activation grants
- Expedited permitting
- Impact fee waivers
- Gap financing grants





Myth Busting

MRA designation does NOT:

- raise taxes
- enable eminent domain
- damage property values

Los Alamos Downtown East MRA

Downtown East MRA

- Los Alamos County & Los Alamos MainStreet have initiated an MRA Designation for a council-approved section of east downtown.
- The designation enables community-guided public investment in private redevelopment projects that support downtown revitalization and provide public benefits.



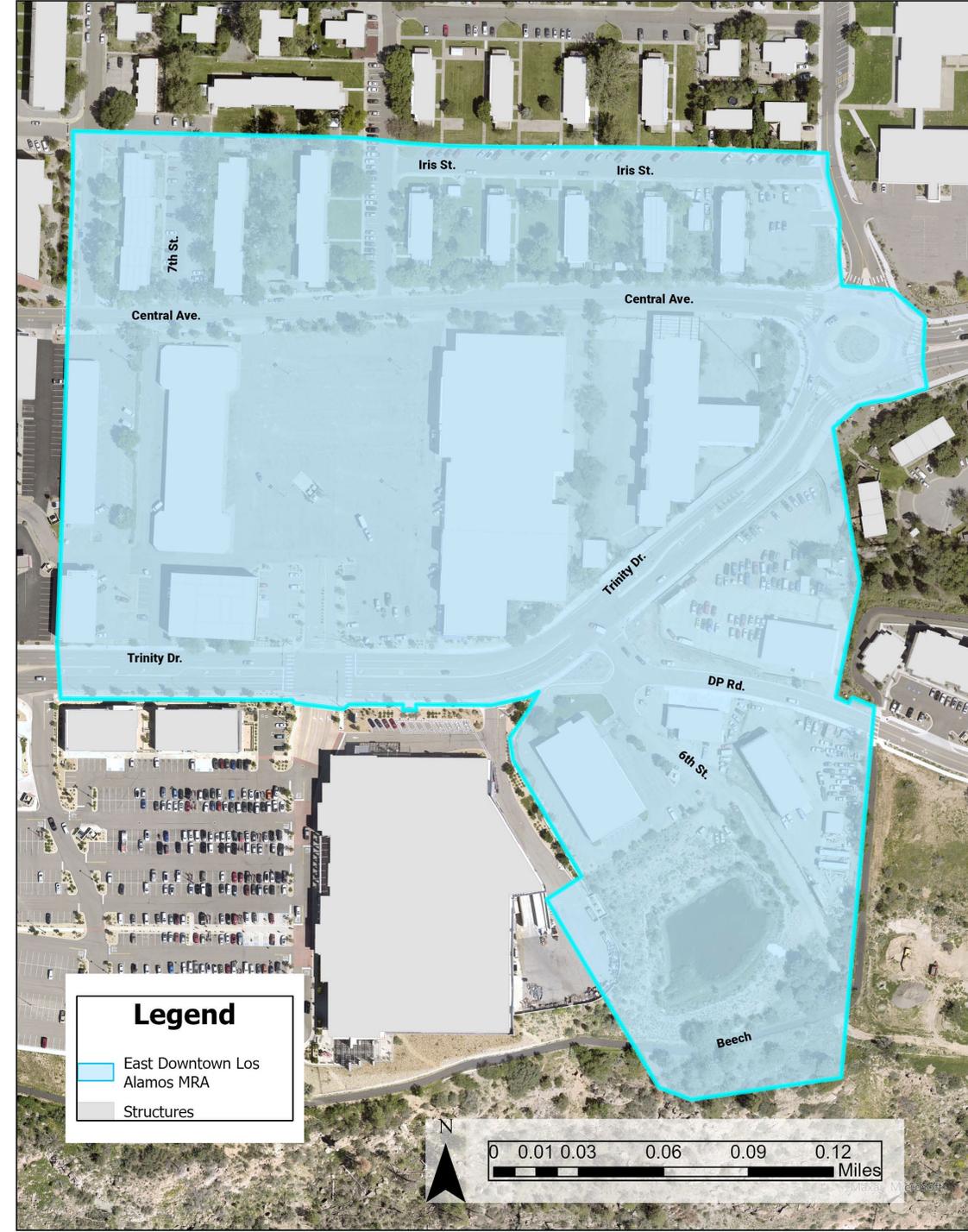
Proposed MRA Boundary

Incorporates 29 acres (29.3) comprised of approximately 21 parcels in east downtown Los Alamos.

Follows parcel lines except for in the Southeastern most corner.

Gateway to Los Alamos

- Roundabout welcomes visitors to Downtown
- high impact location for investment of public resources



Boundary Justification

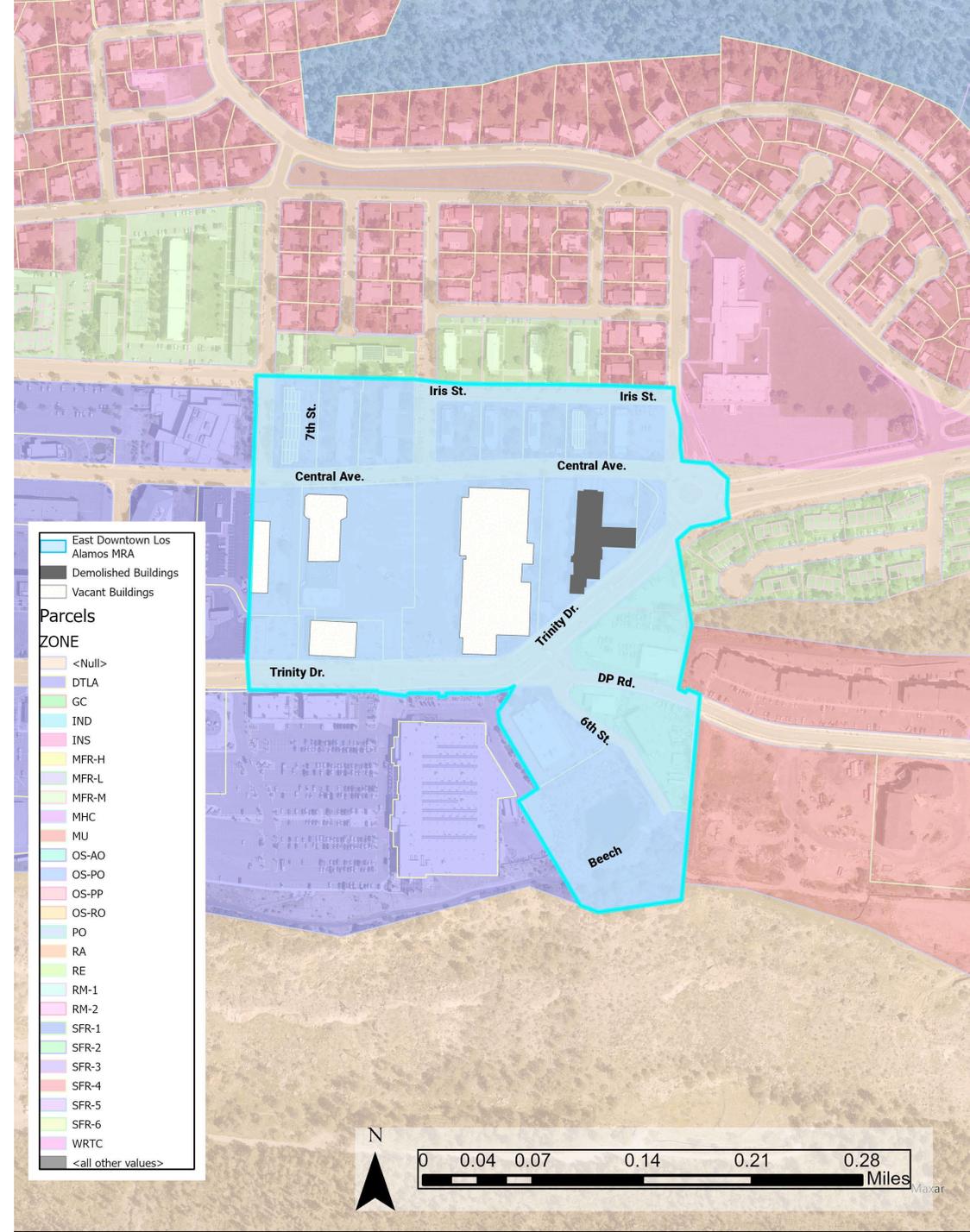
Zoning is mixed-use

Properties within boundary generally meet socioeconomic/physical conditions required by statute

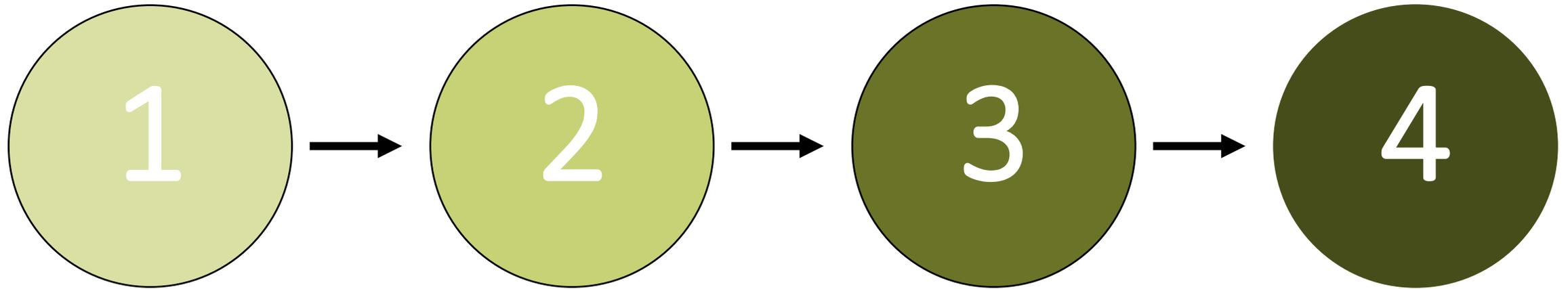
- Conditions of “blight”
- Aged infrastructure
- Low occupancy rates

Current land-use is primarily commercial

- Bulk of commercial buildings are vacant



Timeline



MRA Assessment

- Evaluation of boundary
- Completion of MRA Designation Report

Completed

MRA Designation

- Public Notice
- Council Hearing and Adoption of Resolution

May

MRA Plan

- MRA Plan Development
- Public Hearing and Plan Adoption

Plan Implementation

- Create MRA Implementation committee and fund
- Partner with appropriate agencies and organizations
- Projects only proceed with Council approval

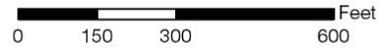


White Rock MRA

- Development and implementation of the MRA toolkit for the Los Alamos Downtown East MRA can coincide with development and implementation of the MRA toolkit in the already designated White Rock MRA.

WHITE ROCK CENTER MRA DESIGNATION
Existing Conditions Assessment - Updated 8/3/2020

 Proposed MRA Boundaries



Thank You

Learn more: bit.ly/losalamosmra
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