

East Downtown Los Alamos Metropolitan Redevelopment Area

County Council Regular Meeting
September 9, 2025

LOS ALAMOS 

State Statute

New Mexico State Statute empowers municipalities to establish “Metropolitan Redevelopment Areas” in downtown areas suffering from blight, physical and economic deterioration, and/or facility underutilization. The statute grants municipal bodies the ability to implement certain activities within these areas that can stimulate economic development, including:

- Land and building acquisition
- Adaptive reuse or demolition
- Rezoning and modification of zoning regulations
- Transportation improvements
- Cultural and community facilities
- Housing Projects

East Downtown Los Alamos MRA Boundary

- Boundary adopted May 2024 (Resolution 24-08)
- ~29 acres of privately owned property encompassing Mari Mac Shopping Village and portions of Trinity Drive and Central Avenue



Adopted East Downtown Los Alamos MRA Boundary

Why East Downtown Los Alamos?

- Serves as a gateway to downtown and provides the first impression for visitors.
- Vacant storefronts, low commercial activity, and deteriorating infrastructure.
- The Downtown Master Plan identified redevelopment of this area as essential to the future vitality of downtown.
- Aligns with County Strategic Goals for economic vitality and redevelopment
- Supports the Downtown Master Plan, Economic Vitality Action Plan, and Affordable Housing Plan.

The MRA Does:

- Allow investment of public money with clear community benefit
- Establish goals for housing and economic development
- Revitalize areas facing blight or stagnation
- Allow the County to partner with private developers, property owners, and businesses
- Support redevelopment and reinvestment by the County or private developers
- Offer voluntary participation for property owners within the adopted boundary

The MRA Does Not:

- Force participation
- Grant local government eminent domain authority
- Raise property taxes within the district
- Spend public money without clear community benefit

Community Benefits

- Revitalizes underutilized parcels
- Supports small businesses through grants, infrastructure, and property tax incentives
- Expands housing development opportunities, especially affordable/workforce units
- Enhances quality of life with the creation of vibrant, walkable downtown spaces
- Promotes long-term sustainability and a diversified local economy
- Leverages complementary tools like LEDA, C-PACE, and other public funding programs

MRA Plan Public Hearing

East Downtown Los Alamos MRA

September 9, 2025



Presentation Overview

Planning Process Recap

- Project Timeline
- Community Involvement
- What We've Heard So Far

Plan Recommendations

MRA Implementation



East Downtown Los Alamos MRA

- approximately 29 acres
- 19 parcels, all privately owned



Planning Process – Project Timeline



Community Engagement

Digital Information

- Social Media
- Websites (County and project)

Mailings

- Letters to Property Owners – May 2024, August 2025

Community Meetings

- Presentation at LAMSCD and Chamber of Commerce business breakfast – February 2024
- MRA Property Owners Zoom Meeting – May 2024
- Town hall – June 27, 2024
- Community Forum – Dec. 16, 2024

MRA Plan Community Questionnaire

- MRA Plan Community Questionnaire – July 2024 – 197 participants
- Have Your Say Survey – Dec 2024–Jan 2025 – 73 participants





Development Framework. Source: Los Alamos Downtown Master Plan (2021) - Dekker/Perich/Sabatini

Recommendations Development

- The vision and development framework from the Los Alamos Downtown Master Plan serve as the foundation for the East Downtown MRA Plan
- The MRA Plan identifies challenges specific to the designated MRA boundary, highlights relevant redevelopment goals, and recommends revitalization strategies
- The redevelopment tools enabled by the MRA Plan increase the ability of the County to implement the strategies of the Downtown Master Plan.

Master Plan Framework

Element

Economic Vitality

MRA Goal

Facilitate strategic public investment in the redevelopment of properties within the MRA, creating a vibrant mixed-use district where local businesses can thrive.

MRA Plan Strategy

Incentivize the development or renovation of street-level spaces to be configured for community serving business and retail-type uses

Downtown Master Plan Element	MRA Plan Goal
Economic Vitality	Facilitate strategic public investment in the redevelopment of properties within the MRA, creating a vibrant mixed-use district where local businesses can thrive.
Housing	Create quality housing options that are attainable to residents within all age groups and abilities, with a focus on affordable and workforce housing, while preserving existing attainable housing units.
Urban Form/Identity	Enhance Downtown identity, image, and sense of place, while creating a welcoming entryway to the downtown.
Public Space/Streets	Create a welcoming, vibrant, pedestrian-friendly Downtown that includes public gathering spaces.
Transportation	Create safe, efficient, and convenient pedestrian and bicycle infrastructure, and convenient parking options.
Infrastructure	Improve and promote access to public infrastructure and utilities within the MRA area that encourages private investment and enhances quality of life downtown.

Downtown Master Plan Element	Sample Strategies
Economic Vitality	Incentivize the development or renovation of street-level spaces to be configured for community-serving business and retail-type uses.
Housing	Incentivize projects that will include mixed-use, apartments/condos, live/work, micro-units, and short-term or temporary housing
Urban Form/Identity	Provide grant funding for façade, storefront, and landscaping improvements that front the public right-of-way.
Public Space/Streets	Incentivize diverse public spaces including parklets and mini plazas that provide spaces for outdoor dining, food trucks, pop-up businesses and entertainment events.
Transportation	Develop new amenities for walking, biking, public transit, or public electric vehicle chargers.
Infrastructure	Develop and offer access to public utilities such as power outlets that support community events, pop-up businesses, and food trucks.

MRA Implementation

MRA Administration

Whether the County elects to exercise its metropolitan redevelopment project powers directly through the County Council or establish an MRA Commission, the purpose will be to eliminate blight, stimulate economic development, and improve quality of life within the East Downtown Los Alamos MRA.

MRA Enabled Project Financing

- MRA Fund
- Tax Increment Financing (TIF) District

MRA Project Implementation

AB1

- Public Private Partnerships (P3s)
- County Investment in Private Redevelopment Projects & Programs

Evaluation of Community Benefit

Any contribution of public resources to MRA projects must demonstrate community benefit.

Complimentary Tools

- Local Economic Development Act (LEDA)



Thank you

