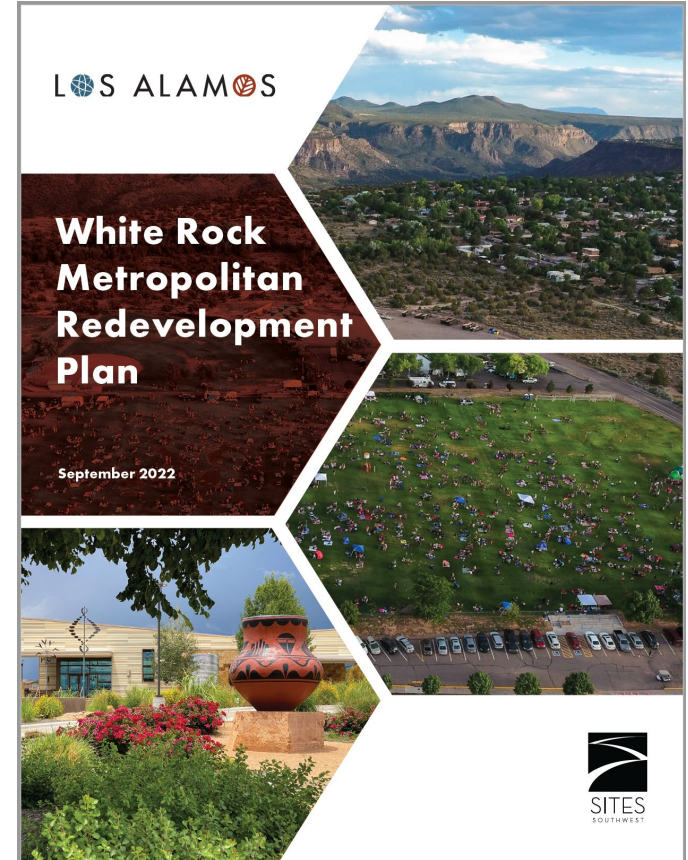


# WHITE ROCK METROPOLITAN REDEVELOPMENT AREA PLAN

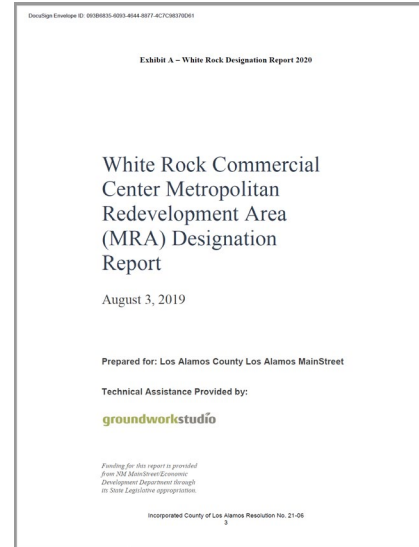
([www.lacnm.com/wrmra](http://www.lacnm.com/wrmra))

Public Hearing  
October 18, 2022, before County Council



# Thank you

- White Rock Town Center Master Plan Steering Committee
- White Rock MRA Plan Steering Committee
- Los Alamos MainStreet
- New Mexico State MainStreet



# Metropolitan Redevelopment Code

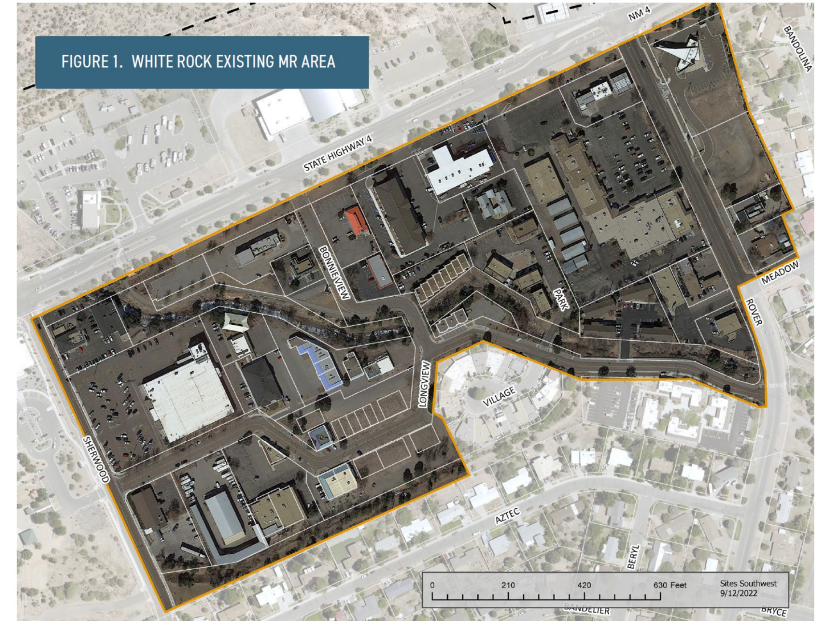
The **New Mexico Metropolitan Redevelopment Code**<sup>1</sup> provides municipalities and counties in New Mexico with the powers to correct conditions in areas or neighborhoods that “substantially impair or arrest the sound and orderly development.” These powers, or tools, often focus on encouraging and incentivizing private investment to redevelop vacant and underutilized properties within the designated Metropolitan Redevelopment Area (MRA).

*“Activities authorized and powers granted by the Metropolitan Redevelopment Code are hereby declared not to result in a donation or aid to any person, association or public or private organization or enterprise.”*

# Metropolitan Redevelopment Code (Section 3-60A)

The following steps are required to designate a specified area as a Metropolitan Redevelopment Area:

- ✓ Designate an area by Resolution (21-06) and Report establishing findings in accordance with Metropolitan Redevelopment Code
- Adopt a Designation Plan reaffirming findings and identifying tools and targeted redevelopment areas.



# Process/Engagement

- May 10, 2022 – Kick-Off Meeting with Consultant
- June 15, 2022 – Advisory/Steering Committee Meeting
- July 20, 2022 – Advisory/Steering Committee Public Meeting
- August 17, 2022 – Open House and White Rock Public Library



# Identify Conditions of Blight

- Low Levels of Commercial Activity or Redevelopment
- Deterioration of Site or Other Improvements
- Predominance of Defective or Inadequate Street Layout
- Obsolete or Impractical Planning and Platting
- Unsanitary or Unsafe Conditions
- Improper Subdivision/Lack of Adequate Housing Facilities in the area.





# Vision and Recommendations

- Urban Form
- Housing
- Transportation
- Economic Vitality
- Public Space/Streets
- Infrastructure
- Sustainability

Source: WR Town Center Master Plan 10/2021

# Development Framework

FIGURE 5. BONNIE VIEW MIXED-USE CORRIDOR VISION

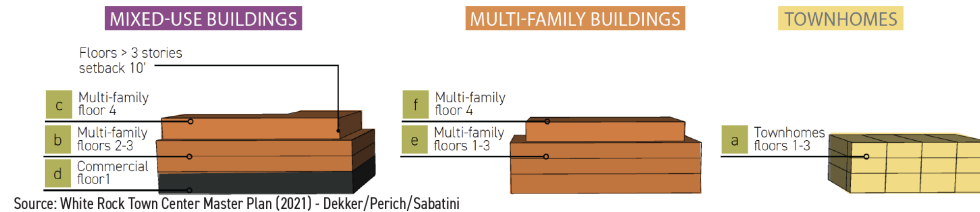


Source: White Rock Town Center Master Plan (2021) - Dekker/Perich/Sabatini

FIGURE 6. LONGVIEW RESIDENTIAL CORRIDOR VISION

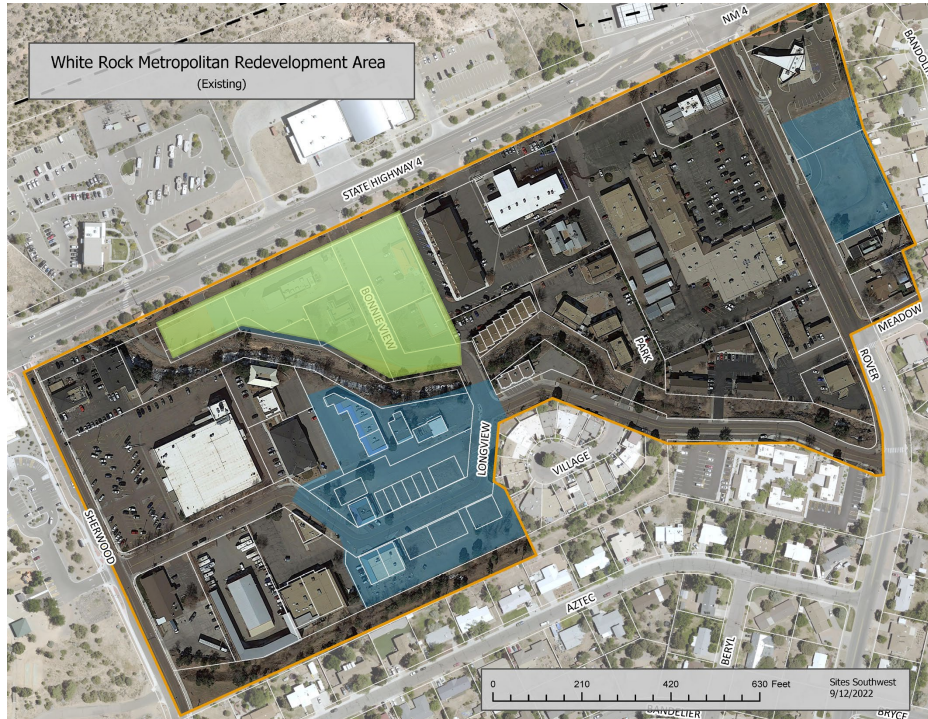


Source: White Rock Town Center Master Plan (2021) - Dekker/Perich/Sabatini





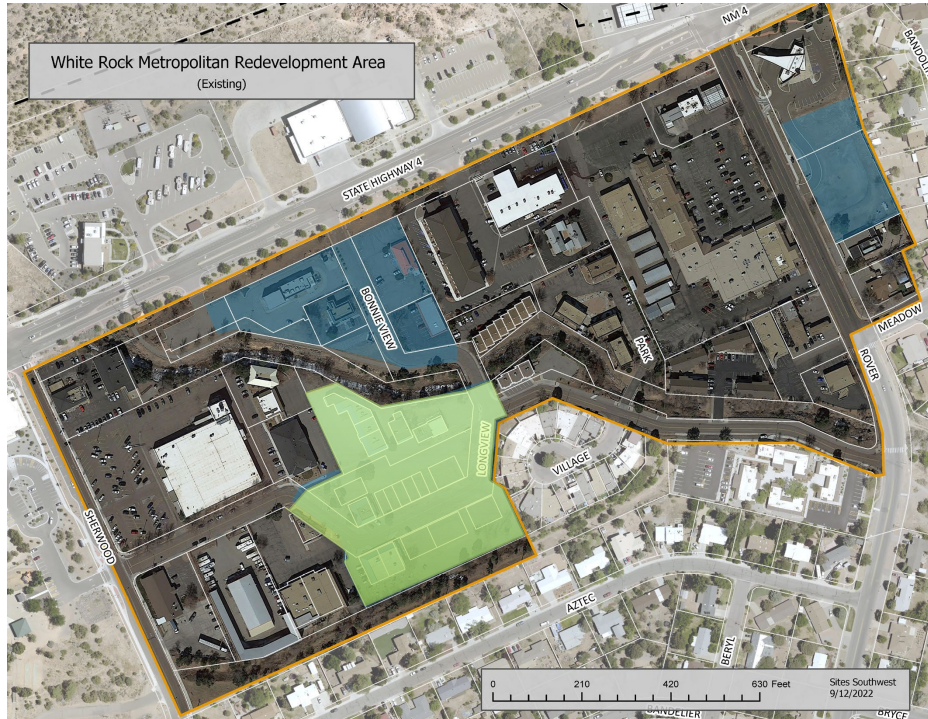
# Targeted Redevelopment Area (TRA)



The **Bonnie View TRA** is targeted to accommodate a vibrant and dense collection of mid-rise housing or mixed-use developments with excellent pedestrian amenities and an active streetscape that includes commercial uses on the ground floor. Ideal residential would likely be oriented toward smaller households occupied by young people, workers, and seniors.

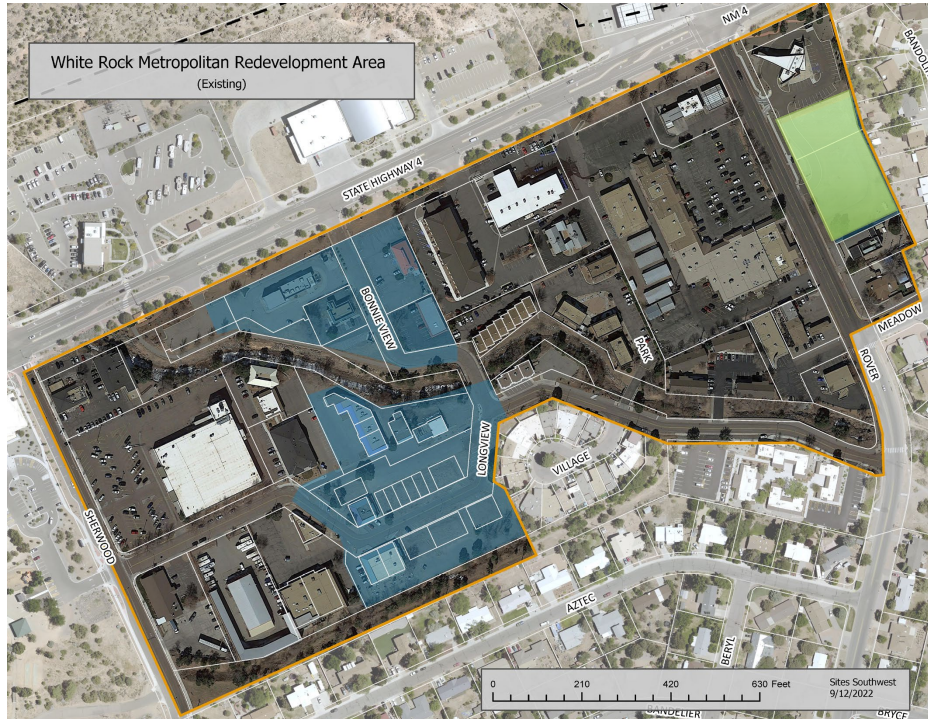
Commercial uses could include LANL-related contractors, could benefit from commuters and tourists traveling along the state highway, or could provide accessible services for residents from the surrounding neighborhoods.

# Targeted Redevelopment Area (TRA)





# Targeted Redevelopment Area (TRA)



# MR Incentive Tools must

## 1. Lessen or reduce the problems and conditions identified in the White Rock Designation Report

- Identified Conditions: Low levels of commercial activity, deterioration, inadequate street layout, impractical planning or platting, unsanitary/unsafe conditions, lack of adequate housing

## 2. Achieve or be consistent with the vision, goals, and strategies of the White Rock Town Center Master Plan

- Vibrant, walkable Town Center with a mix of uses and small-town character
- Quality housing options attainable to all residents while protecting existing neighborhoods
- Safe and efficient multi-modal system with connections to adjacent neighborhoods, LANL, and Los Alamos
- Vibrant Town Center with an environment in which local businesses can thrive
- Vibrant, pedestrian-oriented Town Center that offers a variety of public spaces and amenities
- Reliable public infrastructure that includes broadband, transportation, recreational trails, and open space to enhance the overall quality of life
- Town Center district that is a model for sustainable practices for the larger Los Alamos Community.

# MR Incentive Tools

| Tools and Incentives         | General Capabilities  | Example Strategies for Los Alamos County  |
|------------------------------|---|---|
| <b>Tax abatement</b>         | Tax abatement is one of the most common incentives (limited to 7 years). The public agency usually takes title of the property, leases it back to the developer, and could require payment in lieu of taxes (PILT) equal to the original property tax assessment. | Offer a 7-year property tax abatement which would most benefit larger projects on vacant land. Los Alamos County will take title to the property during the tax abatement period and lease it back to the developer. During that period, the County could waive the PILT to benefit development projects. |
| <b>Public Infrastructure</b> | Invest in public infrastructure that directly incentivizes private investment. This can include covering infrastructure costs that would normally be the responsibility of the developer.   | Reorient the public right-of-way (such as on Bonnie View Drive or Longview Drive) and construct new road, sidewalk, and utility improvements.   |
|                              |   | Build public, shared parking structures which can satisfy the needs of nearby uses and make it easier to redevelop on small and challenging lots.   |
| <b>Fee Waivers</b>           | Can waive application, development, impact, permit, and utility connection fees.  | Waive development fees which could marginally help improvement projects.  |



| Tools and Incentives                   | General Capabilities   | Example Strategies for Los Alamos County   |
|--|--|--|
| <b>Land Acquisition &amp; Assembly</b> | Public entities can play the part of "patient investor" - acquiring property over time (when available).       | Purchase smaller properties when they come up for sale, hold onto them, and assemble them into larger and more developable properties.   |
|  |  | Purchase vacant properties that enable the types of development envisioned in the Master Plan.   |
| <b>Land Conveyance</b>                 | Can sell land at or below market prices, and can exchange or give-away land to accomplish a community benefit. | Give away - or sell at a discount price - excess portions of the public right of way (e.g. road way) if it helps make the property more developable.   |
|  |  | Issue RFPs for private mixed use/housing development meeting criteria outlined in MRA Plan on land owned by Los Alamos County. This can include offering County owned land or buildings for below-market purchase or lease agreements. |
| <b>Direct Financial Investments</b>    | Can invest/incentivize private projects which accomplish community goals.                                      | Provide "gap-financing" to support achievable projects or improve the exterior appearance of buildings and storefronts within the district.  |
|  |  | Enter into development agreements with vacant property owners to rehabilitate property for redevelopment recommended in MRA Plan, particularly the infill of higher density housing.   |
|  |  | Provide relocation assistance to businesses which may need to move due to demolition and redevelopment activities or businesses which may benefit from and want to relocate in newer buildings.  |

| Tools and Incentives                    | General Capabilities   | Example Strategies for Los Alamos County   |
|---|--|--|
| <b>Tax-Increment Financing (TIF)</b>    | A tax increment financing district is established pursuant to the Metropolitan Redevelopment Act. The district generates funds for public improvements in the TIF district by capturing the difference between base year property taxes and the incremental increase from the base year to the end of the program period, typically 10 years. The local government may issue tax increment bonds payable from and secured by property taxes, which allows for up-front funding of needed projects and public improvements. | New Mexico property taxes are low. A TIF district may not generate enough funds to be worthwhile. Will typically need multiple projects that are of significantly higher value than the base year condition to generate adequate revenue.  |
| <b>Metropolitan Redevelopment Bonds</b> | Bonds issued by the local government can provide favorable financing mechanism for repairs or renovation of an existing building or for new projects. Use of the bond proceeds is pursuant to a financing agreement with a user to pay or reimburse the uses for the costs of a project. The bonds are secured by the value of the project. The user purchases the project at the bond maturity date.  | Bonds are authorized after approval of the local government and after determining that the expenditure is in accordance with the MRA Plan. Bonds are not general obligations of the local government. They are pledged to identified projects that are for an essential public and governmental purpose, and are tax exempt. |

# Supporting Strategies

- Development Code (Zoning)
- Local Economic Development Act (LEDA Funds)
- Affordable Housing Act
- Partnerships
- Industrial Revenue Bonds
- Credit Tenant Lease Financing
- Tax Benefits from the Sale of Private Property/Friendly Condemnation

# What they are not...

These listed incentives and supporting strategies are not a given. County Council has the ultimate choice and authority of when to utilize these incentive tools and supporting strategies.

# Resolution Adopting Plan and Findings



## QUESTIONS OR COMMENTS