

Metropolitan Redevelopment Areas for New Mexico

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The Metropolitan Redevelopment Code

- Empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and community well-being by establishing Metropolitan Redevelopment Areas (MRAs)



Metropolitan Redevelopment Areas

- **Is an area, district or neighborhood that has existing economic or physical conditions such as:**
 - **High unemployment/low income**
 - **Low business activity**
 - **Vacant and underutilized buildings**
 - **Deteriorating/unsafe buildings**
 - **Inappropriate zoning issues**
 - **Demographic changes**
 - **Poor housing conditions**



A municipality may also designate project specific MRA districts.

Metropolitan Redevelopment Process

- Municipality designates area and establishes a boundary with a brief report and council vote
- A MRA plan is developed through public process
- The MRA plan identifies “opportunity sites” or projects for redevelopment, including land acquisition and assembly, demolition, zoning regulations, public improvements, transportation, housing and community facilities



Metropolitan Areas Toolbox

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- A conceptual exterior design illustration of a city street scene. The central focus is a two-story building with a prominent vertical tower-like structure. The building has a sign that reads "TEN MASKS FOR THE SOUL THEATER & EXHIBITION". To the left, there's a shop with a sign that says "Smoothies". To the right, there's a shop with a sign that says "HAMBURG". The street is populated with several people walking. The sky is a deep blue with some white clouds. The overall style is a watercolor or soft-painted illustration.
- Public/Private Partnerships
 - Zoning Upgrades
 - Land Assembly
 - Enhanced City Services
 - Business Improvement Districts and complementary overlays, such as historic districts, Arts and Cultural districts
 - Financial Incentives include:
 - Tax Increment Finance Districts (TIFs)
 - Revenue Bonds
 - Tax Deferrals or credits
 - CDBG, federal and state grants
 - Environmental abatement

MRAs in New Mexico



- **Albuquerque most successful, with MRAs in downtown, Sawmill District, Albuquerque High School, Bell Trading Post and North Fourth Street (among others)**
- **Santa Fe created an MRA for the historic Railyard district**
- **New Mexico Main Street has promoted MRA planning efforts in Las Cruces, Farmington and Clovis**