

# Fourth and Osuna Village Center Conditions Analysis and Designation Report

February 2, 2007



Prepared by  
Sites Southwest Ltd. Co.

for the Village of Los Ranchos de Albuquerque, New Mexico



This report was prepared under contract to the Village of Los Ranchos de Albuquerque

Project consultants were Sites Southwest, Ltd. Co.

The author is Phyllis H. Taylor, AICP.

#### About the author

Ms. Taylor is a senior planner and partner with Sites Southwest. She has 29 years of experience in planning for communities in New Mexico. Ms. Taylor has a MA in Urban Affairs from Washington University in St. Louis and an MBA from the University of New Mexico. Ms. Taylor has worked with the City of Albuquerque, the City of Rio Rancho, the City of Las Cruces and the City of Clovis in defining and planning for Metropolitan Redevelopment Areas. These include documenting conditions and preparing designation reports. With the staff of Sites Southwest, Ms. Taylor has prepared Metropolitan Redevelopment Area plans for the International Marketplace project, Barelas neighborhood, and West Central Avenue in Albuquerque; downtown Las Cruces and downtown Clovis. She has worked as a consultant to the New Mexico MainStreet Program, assisting MainStreet communities with Metropolitan Redevelopment Areas and Business Improvement Districts.

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## Introduction

The Village of Los Ranchos has identified the properties surrounding the intersection of Osuna Road, 4<sup>th</sup> Street and Chavez Road as a Village Center and has recognized the importance of commerce along 4<sup>th</sup> Street to the Village's economic well being in its 2010 Master Plan as well as in prior comprehensive plans. The Village has established a zoning classification to support economic activity in the Village Center and has applied the Village Center Zone in portions of the area identified as the Village Center. As of the date of this report, new development and redevelopment has occurred in much of the Village Center. However, most of the southeast quadrant of the Village Center has not developed, and some of the structures in the area are deteriorating.

The State of New Mexico has a number of statutes that are intended to help municipalities in New Mexico promote economic development and redevelopment in areas where such activity is inhibited by a variety of factors. The Urban Development Law (§3-46-1 to §3-46-45 NMSA 1978), the Community Development Law (§3-60-1 to §3-60-37 NMSA 1978), and the New Mexico Metropolitan Redevelopment Code (§3-60A-1 to §3-60A-48 NMSA 1978) all enable municipalities to implement strategies and projects to eliminate blight. Because the Urban Development Law and the Community Development Law are closely associated with specific Federal renewal programs, the preferred approach for Los Ranchos to accomplish its goals for the Village Center is through the powers conferred by the Metropolitan Redevelopment Code.

The New Mexico Metropolitan Redevelopment Code (§3-60A-1 to 3-60A-48 NMSA 1978) provides cities in New Mexico with the powers to correct conditions in areas or neighborhoods within municipalities which "substantially impair or arrest the sound and orderly development" within the city. These powers can help reverse an area's decline and stagnation; however, the municipality may only use these powers within designated Metropolitan Redevelopment Areas.

This report evaluates the land in the southeast quadrant of the intersection of Osuna and 4<sup>th</sup> Street for potential designation as a Metropolitan Redevelopment Area (MRA). The study area boundaries include a portion of the land shown in the Village's 2010 Master Plan as the Los Ranchos Village Center, most of which is zoned VC or C-1.

Designation of a MRA is based on findings of "slum or blight" conditions, as defined in the Metropolitan Redevelopment Code (§3-60S-8). The criteria set by the Code for a "blighted" area include physical conditions and economic conditions.

As defined in the Code,

*"Blighted area" means an area within the area of operation other than a slum area that, because of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or lack of adequate housing facilities in the area or obsolete or impractical planning and platting or an*

*area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use;*

## **Analysis Summary**

The Village of Los Ranchos in its 2010 Master Plan stressed the importance of the 4<sup>th</sup> Street Commercial District as the economic center of the Village. At the time, a portion of the study area was included in a Village Center centered on the intersection of 4<sup>th</sup> and Osuna. This center has subsequently been expanded, and all but two of the lots in the study area are now included in the Village Center.

The analysis contained in the report shows the following conditions that have inhibited new development and redevelopment and substantially impaired the sound growth of the Village Center and, therefore, the economic health and well-being of the Village as a whole.

### **Deteriorated or deteriorating structures**

There are several deteriorated or deteriorating structures in the study area. These include structures on Parcels 15 and 18. In addition, the condition of the mobile home park on Parcel 14 is poor.

### **Deterioration of site or other improvements**

Site or other improvements are deteriorating on multiple properties in the study area, or sites have never been constructed to meet standards. Unpaved parking lots, on-site debris, graffiti, poorly maintained fences and landscaping contribute to a poor image of these properties.

### **Diversity of ownership**

There are fifteen owners of the properties in the study area. The largest contiguous ownership encompasses 5.2 acres, which has a retail building on a portion of the frontage and large vacant parcels behind that extend east to the Chamisal Lateral.

### **Tax or special assessment delinquency exceeding the fair value of the land**

One parcel, Parcel 15, is delinquent in paying property tax. The tax delinquency does not yet exceed the net assessed value of the property, which means that it does not yet exceed the County Assessor's appraised value.

### **Defective or unusual conditions of title**

Renovation of the retail structure on Parcel 15 has been retarded because of issues surrounding the title of the property.

### **Faulty lot layout in relation to size, adequacy, accessibility or usefulness**

Lots as platted are laid out in a manner that discourages development. Small parcels and parcels with no street frontage or access are common. Common ownership of contiguous parcels provides an opportunity to create parcels so that all are of developable size and accessible. However, lots have not been replatted, and the current configuration is inadequate to support commercial development. As currently platted, the existing street layout does not serve Parcels 7, 9 and 11. The street system would support parcels with frontage on 4<sup>th</sup> and Osuna if there were proper curb cuts for access drives; however, the small lot sizes make development of individual lots for commercial use impractical.

### **Obsolete or impractical planning and platting**

The historic agricultural platting of the North Valley can work in rural residential areas, but in a commercial district like the study area, the current platting impacts the low level of commercial activity in the study area. While multiple properties may be under common ownership, they have not been replatted to eliminate parcels without adequate access and parcels that are too narrow to be developed as platted.

### **Low levels of commercial or industrial activity or redevelopment**

There have been a number of unsuccessful attempts to assemble and redevelop this portion of the Village Center over the past 15 years. Properties have been for sale during this time frame. According to Village officials, the property has not been redeveloped or developed because of the factors cited above – diverse ownership, awkward lot configurations, deteriorated sites and structures and title problems.

### ***Summary of Findings***

The 4<sup>th</sup>/Osuna intersection is the Village's major transportation intersection, and according to the 2010 Master Plan Goals and Policies, it should be a focal point for mixed use development that is denser than other areas of the Village. The west side of Osuna and property to the north have developed or redeveloped as a commercial center. Physical conditions of the subject properties have impaired and arrested the sound growth of the Village Center and the economic health of the Village, primarily because of impractical platting (including parcel sizes and parcels without legal roadway access), fragmented ownership and the deterioration of vacant structures in the area. The current condition of a large percentage of the properties is a detriment to the Village's fiscal well-being and to the ability of the Village to meet the needs of its residents.

The analysis in this report demonstrates that the property included in the analysis exhibits a combination of factors that contribute to blight in the study area. The redevelopment and development of the study area is necessary in the interest of the welfare of the residents of the municipality. The powers granted to municipalities in New Mexico through the Metropolitan Redevelopment Act are intended to enable municipalities to promote economic activity in areas like the study area, where growth and development is hindered by physical and other conditions. Based on the findings of the designation report, a development/redevelopment plan should be carried out to aid in the elimination and deterrence of blight.

## Boundaries of the Study Area

The study area consists of approximately nineteen (19) acres. Most of the study area is south of Osuna Road and corresponds to the southeast quadrant of the Village Center designated in the Village 2010 Master Plan, as expanded. Most of the study area is zoned VC or C-1, and the southern part of the study area includes properties that have special uses or are zoned R-3. Two parcels north of Osuna Road are included in the study area because of their contribution to conditions of blight.

The portion of the study area south of Osuna is as follows: Beginning at the southeast corner of the intersection of Osuna Road and Fourth Street,

- East on Osuna Road to the Chamisal Lateral;
- South along the Chamisal Lateral to the southeast corner of Lot 1 Merritt Acres;
- West along the southern boundary of Lot 1 Merritt Acres to the northeast corner of Tract A-2 in Land Division Map of Lot A of Blanche Dokkens Subdivision of Lot 2 Merritt Acres;
- South along the east lot line of Tract A-2 in Land Division Map of Lot A of Blanche Dokkens Subdivision of Lot 2 Merritt Acres to the southern right of way of Willow Road;
- West along the southern right of way boundary of Willow Road to the northeast corner of \*B Merritt Acres Lot B replat of 142;
- South along the eastern boundary of Merritt Acres Lot B and continuing along the eastern boundary of Lot A, replat of Lot 42 Merritt Acres to its southeast corner;
- West along the south property line of Lot A, replat of Lot 42 Merritt Acres, to the eastern right of way of 4<sup>th</sup> Street;
- North along the eastern right of way of 4<sup>th</sup> Street to the point of beginning.

The portion of the study area north of Osuna is as follows: Beginning at the intersection of the east right of way of the Chamisal Lateral and the north right of way of Osuna Road,

- North along the east right of way of the Chamisal Lateral to the northern property line of Tract 168, Zia Gardens Subdivision;
- Southeast along the eastern property line of Tract 168, Zia Gardens Subdivision to the north property line of Tract 167, Zia Gardens Subdivision;
- East along the north property line of Tract 167, Zia Gardens Subdivision to the west right of way of Edgewood Drive NW;
- South along the east property line of Tract 167, Zia Gardens Subdivision to the north right of way of Osuna Road;
- West along the north right of way of Osuna Road to the point of beginning.

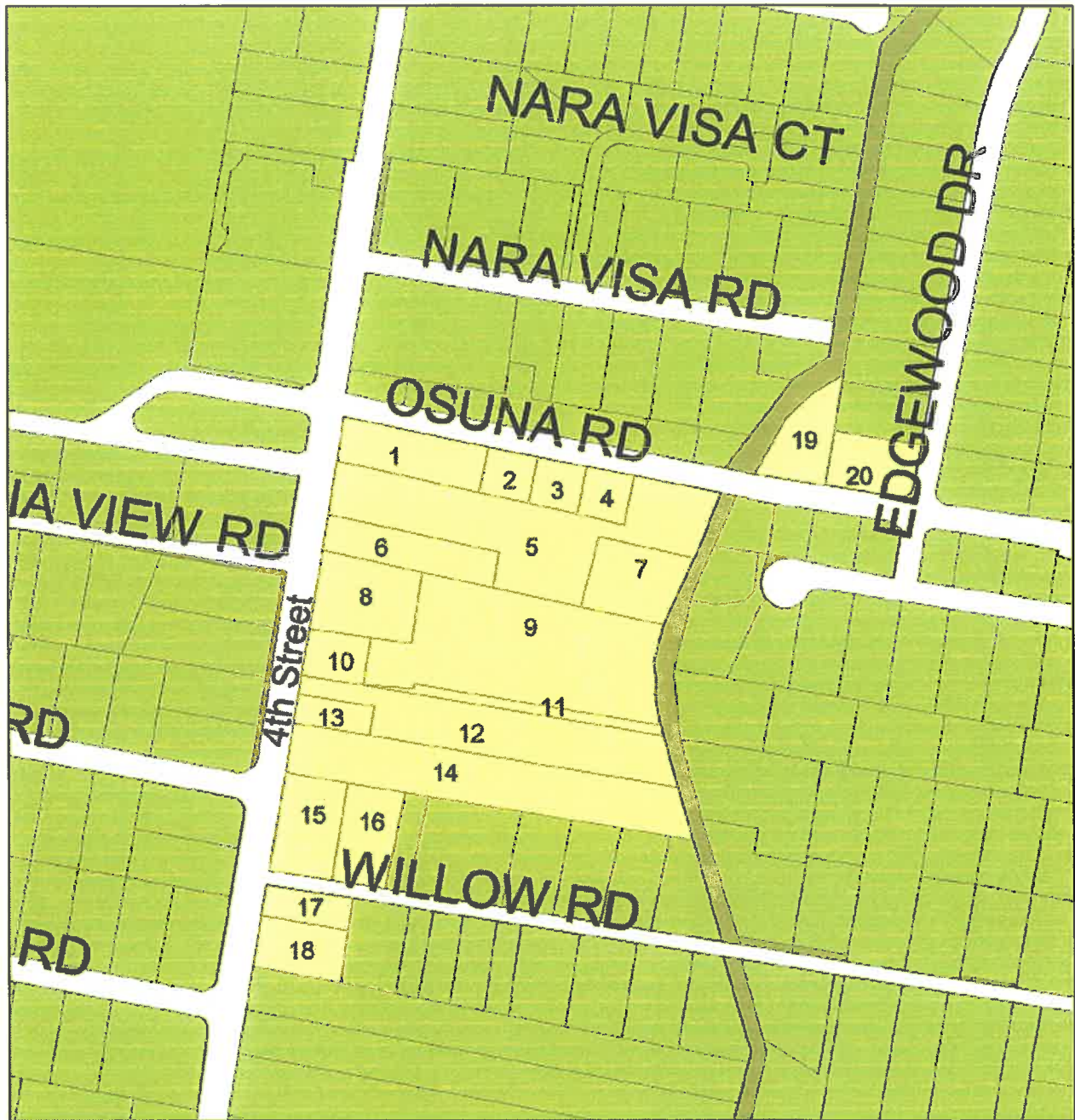
The legal descriptions of the parcels included within the study area, as shown in Figure 1 are listed in Table 1 below:

**Table 1. Lot Descriptions**

<b>ID</b>	<b>UPC</b>	<b>Site Address</b>	<b>Legal Description</b>	<b>Parcel Size (ac.)</b>
1	101506204628231021	336 Osuna Rd. NW	Lot 11A Plat of Lot 11A Osuna Addn Replat of Lots 9, 10 & 11	.7396
2	101506206627831024	330 Osuna Rd. NW	*012 Osuna Addition	0.2245
3	101506207627631025	322 Osuna Rd. NW	* 013 Osuna Addition	0.2281
4	101506208627431026	318 Osuna Rd. NW	* 014 Osuna Addition	0.2232
5	101506207726131018	6562 4 <sup>th</sup> St. NW	MRGCD Map 29, Tracts 43A-1, 43-B & 43-D & Lots 15 & 16 Osuna Addition	2.31
6	101506204726731020	6558 4 <sup>th</sup> St. NW	Map 29 Tract 43C	0.611
7	101506209225731016	4 <sup>th</sup> St. NW	Map 29, Tract 43E	0.599
8	101506203725231015	6538 4 <sup>th</sup> St. NW	*1 Div of Lot 1 of Land of Robert Cooper	2.109
9	101506207024431010	NA	Tracts 58B, 59 B1B1, 59C1, 59D1, and 59E1	2.504
10	101506203224031014	6536 4 <sup>th</sup> St. NW	Map 29, Tracts 59A2 and 59B2	2.75
11	101506206623031012	NA	Tracts 59B1B2, 59D2 and 59E2	.318
12	101506206622531011	6530 4 <sup>th</sup> St. NW	*1-B, Amended plat of Lot 1-B, Merritt Acres A summary plat of lots 2-A and 3-A of part of the north ½ of Lot 1	1.547
13	101506203223031009	6528 4 <sup>th</sup> St. NW	*1-A Plat of the north ½ of Lot 1 Merritt Acres	0.208
14	101506206421531008	6518 4 <sup>th</sup> St. NW	The south 100 feet of Lot 1 Merritt Acres	1.880
15	101506202620731001	6502 4 <sup>th</sup> St. NW	All of Lot A, excluding the east 165.84 feet of Blanche B Dokkens Subdivision of Lot 2 Merritt Acres	0.581
16	101506203820431030	355 Willow Rd NW	Tract A-2 in Land Division Map of Lot A of Blanche Dokkens Subdivision of Lot 2 Merritt Acres	0.516
17	101506202718930614	364 Willow Rd NW	*B Merritt Acres Lot B replat of 142	0.258
18	101506202618330615	6412 4 <sup>th</sup> St. NW	Lot A, replat of Lot 42 Merritt Acres	0.422
19	101506212428420401	267 Osuna Rd NW	*168 Zia Gardens Subdivision	0.477
20	101506214028120402	Edgewood Dr NW	* 167 Zia Gardens Subdivision	0.448



Figure 1. Los Ranchos Village Center Study Area



# Existing Conditions Assessment

## ***Village Policy***

The Village first identified the intersection of Fourth/Osuna/Chavez as the nucleus of a commercial center in the Master Plan, Village of Los Ranchos de Albuquerque (92-2-2), adopted in February 1992. The goal of the 1992 plan was *“to maintain and revitalize commercial areas in recognition of their economic importance to the community while carefully directing commercial development to certain locations within the Plan Area.”* At that time, the plan noted that business activity was thriving and vacancy rates were relatively low. Traffic circulation in the area was identified as a problem because of the configuration of the intersection of the three roadways. The Village has moved forward with upgrading the intersection, and improvements are currently under construction.

The 2010 Master Plan for the Village of Los Ranchos, which was adopted by the Village Trustees on January 19, 2000, establishes the following goal for commerce in the Village:

*“The goal is to revitalize the 4<sup>th</sup> Street area as the Village’s major commercial and mixed use corridor through both public and private efforts.”*

The Master Plan further defines its policies in the vicinity of the study area through Policy C: *“The Village will promote development of a Village Center at Fourth Street and Osuna Road.”*

The 2010 Master Plan notes the importance of the 4<sup>th</sup> Street commercial area as the primary source of revenue for local government programs and services (p. 4-40). The plan also notes that in 2000 businesses had suffered from neglect, with little maintenance or improvements by the private sector (p. 4-41). A revitalization study conducted in 1998 and cited in the Master Plan identified the potential for a supermarket and smaller retail and services businesses near the Osuna intersection.

The recommended action steps in the 2010 Master Plan encourage denser development than is typical in the Village and a mix of commercial and residential uses. The plan also suggests design requirements for building facades and massing, landscaping, lighting, parking locations and other site and building features. Suggested uses include a Village scale supermarket, convenience retail and services, offices, public and institutional uses, and medium density residential development. A public plaza and other on-site amenities for business patrons and the community at large are envisioned as part of the Center’s mixed-use development pattern.

In its efforts to implement this policy, the Village has established boundaries for the Village Center and incorporated a Village Center Zone into its zoning code. The Village Center zone has been mapped through zone map amendments requested by property owners in conjunction with development and redevelopment.

Since adoption of the 2010 Master Plan, the Village has invested \$10 million in design and construction of roadway improvements along Fourth Street and has reconfigured the Fourth

Street/Osuna/Chavez Road intersection to better function as the commercial center of the Village.

Significant private investment has also occurred within the Village Center. Private properties on the west side of 4<sup>th</sup> Street have been upgraded, including the construction of a new Walgreen's and a new Bank of America branch and renovation of Northdale Shopping Center as Los Ranchos Villa in 2004. There has not been similar investment in the southeast quadrant of the intersection.

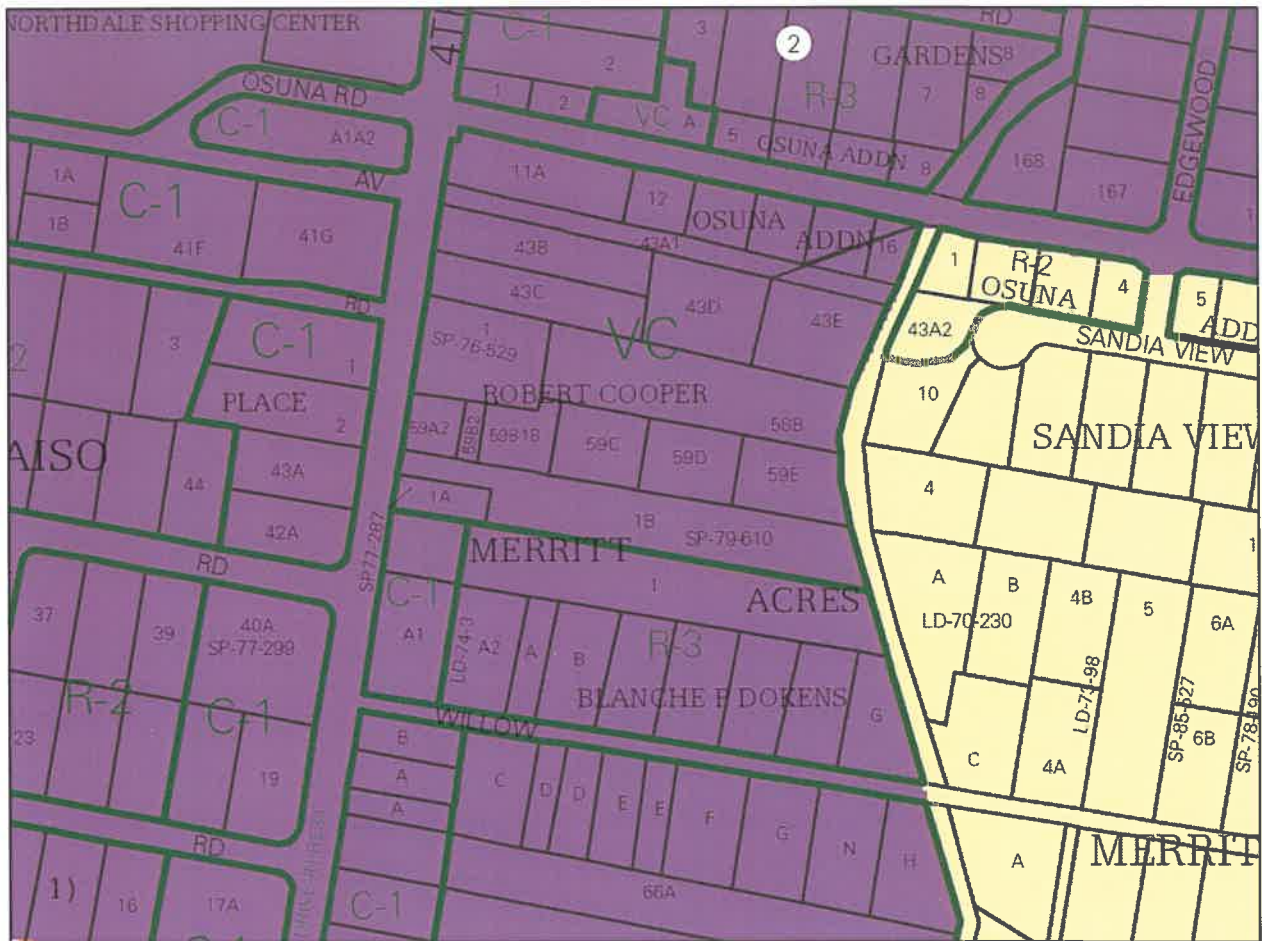
The most recent attempt to assemble properties in the study area was in 2003. At that time, a retail center was proposed that included an Eckert's Drug Store, additional retail space, and a limited number of multifamily units on the site. The agent for proposed development was successful in obtaining VC zoning for the project, which represented a significant step in the establishment of the Village Center. The area affected by this zone change encompassed 8.8 acres on 22 parcels. At the time, the owners of the 22 parcels agreed to include their properties in the project. The retail center was not built, and the property has not been developed.

The purpose of this study is to further the goals of the Village, consistent with adopted policy, by determining whether the area meets the test for blight as defined in the Metropolitan Redevelopment Act. A Metropolitan Redevelopment Area in this location would give the Village the authority to help foster private sector redevelopment of the study area.

### **Zoning**

The study area is predominantly zoned VC (Village Center Zone). The southern third of the study area has a mix of zoning, with a special use permit for storage units, a special use permit for a mobile home park, a special use permit for a church, C-1 (Commercial Retail Zone), or R-3 (Residential Zone) on the remainder of the parcels, as shown in Figure 2.

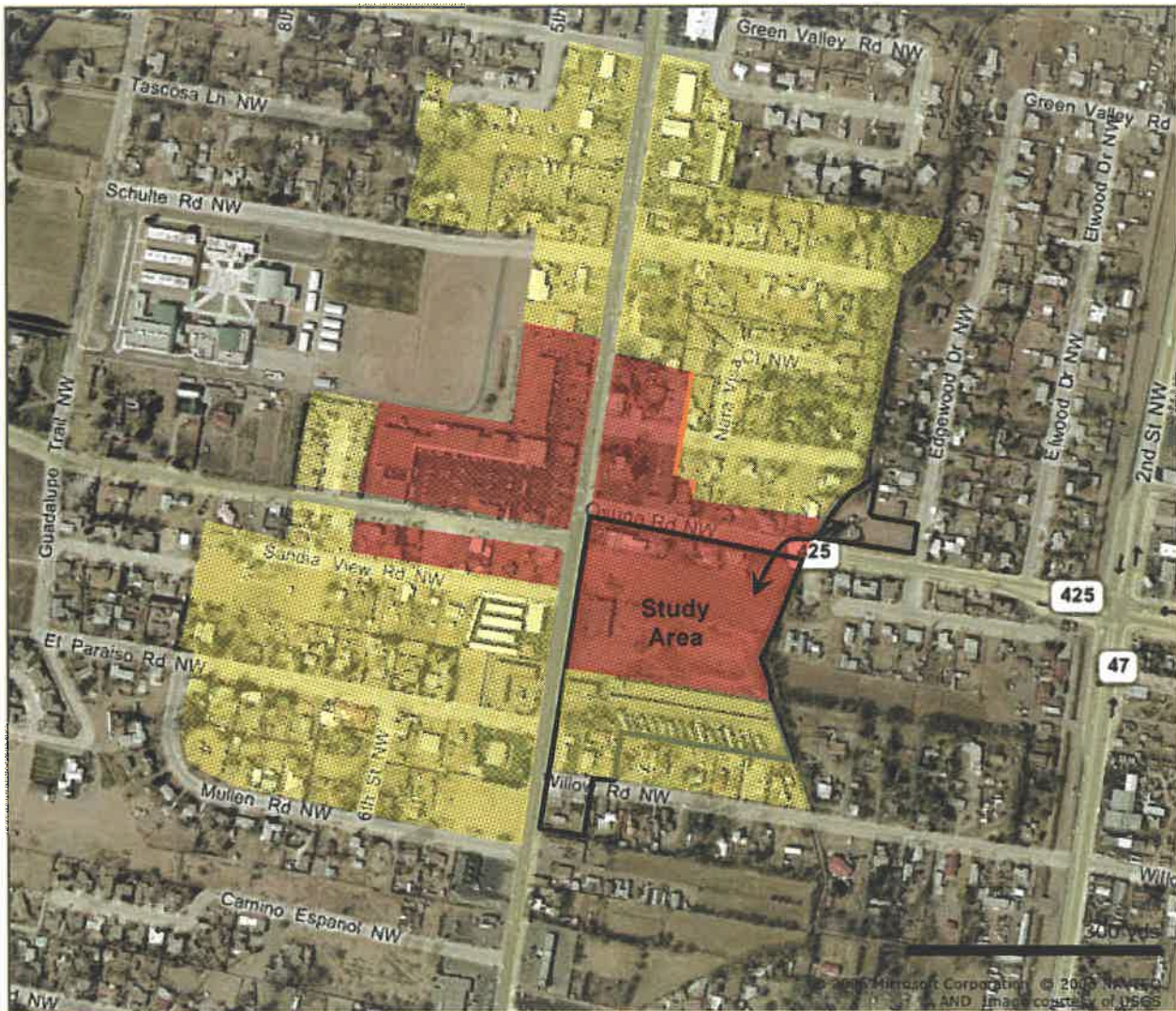
**Figure 2. Current Zoning**



**Physical Conditions**

The intersection of Osuna and 4<sup>th</sup> Street is the major commercial intersection in the Village. On the west side of 4<sup>th</sup> Street are Los Ranchos Villa Shopping Center, a Taco Bell, a new Walgreen’s drug store and a new Bank of America branch. To the north are the Bank of Albuquerque, small shops and restaurants, and the Albuquerque Tortilla Company. The Village Center is shown in Figure 3, with the original Master Plan area shown in the darker tone and the expanded boundary in light tone.

Figure 3. Vicinity of the Site



Within the study area, most land is vacant. Along the Osuna frontage are a small strip retail center with a pharmacy, a medical equipment supply store and a check cashing service. To the east of the center are three residences. Along the 4<sup>th</sup> Street frontage are a small strip center with a saddle shop, cleaning service, gun store, and a pizza restaurant; a dance studio; entrance to a mobile home park as well as a self storage complex, and a vacant service station which recently sold. The southernmost edge of the study area has two residences, a loan office, a church, and the southern edge of the mobile home park.

The photo in Figure 4 shows the locations of development within the study area.

**Figure 4. Study Area**



**Building Conditions**

Building conditions were noted from a windshield survey, and reference exterior appearance only. Good condition means that the exterior of the building is in good repair without need for more than routine maintenance. Fair condition means that there are some cosmetic deficiencies such as minor peeling or faded paint. Buildings were classified in poor condition if they show signs of long-term neglect (major areas of peeling paint or stucco) or obvious structural problems. Most structures in the study area are in fair to good condition, although some are in poor condition, as shown in Table 2. None of the existing structures appear to be beyond repair. The mobile home park does not meet modern standards for lot layout, landscaping and amenities. There is some graffiti in the area, most notably along the east wall of the self storage complex.

**Table 2. Building Conditions**

Ownership Parcel	Description	Uses / Tenants	Condition of Structures	Comments
1	Retail building	The Money Store, pharmacy, CliniMed	Good	
2	House		Fair to Good	Occupied
3	House		Fair to Good	Occupied
4	House		Fair to Good	Occupied
5	Vacant			For Sale
6	Vacant			For Sale
7	Vacant			For Sale, access only to Chamisal Lateral
8	Retail building	Pudge Bros. Pizza, Excell Cleaners; Saddle Shop, Los Ranchos Gun Shop	Good	
9	Vacant			Access only to Chamisal Lateral

**Table 2. Building Conditions**

Ownership Parcel	Description	Uses / Tenants	Condition of Structures	Comments
10	Vacant			Appears to be part of Parcel 8
11	Vacant			Undevelopable strip, access only to Chamisal Lateral
12	Industrial building	Self-storage	Fair to good	Some graffiti that should be cleaned up
13	Retail building	Starlet Dance Studio	Fair	
14	Mobile home park		Poor	Substandard lot layout, unpaved parking and interior roadway, no landscaping
15	Retail building	Vacant	Poor	Peeling paint
16	Church and House	Church	Good	House is occupied.
17	Retail building	1 <sup>st</sup> Payday Loans	Fair	
18	2 Houses		1 Fair to Good 1 Poor	Both houses are occupied.; one has stucco in need of repair, peeling and faded paint on windows and wood addition
19	House		Poor	House is vacant. Windows are boarded up, stucco in need of repair
20	Vacant			Corner lot.

**Analysis of Building Conditions**

The study area includes properties that meet the criteria for blight set out in the Metropolitan Redevelopment Act, including deteriorated or deteriorating structures and site improvements. In addition, the level of commercial development does not meet the Village’s stated goals for a Village Center. Photos in the Appendix show the condition of properties in the area.

***Deteriorated or deteriorating structures***

There are several deteriorated or deteriorating structures in the study area. These include structures on Parcels 15, 18 and 19. In addition, the condition of the mobile home park (Parcel 14) is poor. The mobile home park has been the subject of frequent and numerous code violations and notices since 1999. These violations include illegal structures, building code violations and fire code violations, principally associated with construction of substandard additions to existing mobile homes. In addition, there have been a large number of responses to this address by the Bernalillo County Sheriff’s Department, Los Ranchos Animal Control, and the Los Ranchos Fire and Rescue Department.



***Deterioration of site or other improvements***

Site or other improvements are deteriorating on multiple properties in the study area, or sites have never been constructed to meet standards. Unpaved parking lots, on-site debris, graffiti, poorly maintained fences and lack of landscaping contribute to a poor image of these properties.

Additional electrical, plumbing, fire code and other building code violations in older and deteriorated buildings would require upgrades to meet current code standards.



Weeds and litter are the most common problems on vacant properties.

**Lot Layout**

The failure of the study area to provide the economic activity envisioned in the 2010 Master Plan is at least partially related to existing lot layouts and ownership patterns. Properties are located behind structures and do not have adequate access for development without consolidation with other properties that have street frontage. Individual parcels may be under common ownership, but owners have not vacated lot lines to create single parcels with legal access to a public street.

The lot layout of the properties in the study area is typical of the North Valley, with long narrow lots that extend from 4<sup>th</sup> Street to the Chamisal Lateral. Most lots have been subdivided, and the result is some properties that do not have direct legal access to a public street.



### ***Diversity of ownership***

There are fifteen owners of the properties in the study area. The largest contiguous ownership encompasses 5.2 acres, which has a retail building on a portion of the frontage and large vacant parcels behind the existing building and extending to the Chamisal Lateral.

### ***Faulty lot layout in relation to size, adequacy, accessibility or usefulness***

Lots as platted are laid out in a manner that discourages development. Small parcels and parcels with no street frontage or access are common. Common ownership of contiguous lots provides an opportunity to replat properties into consolidated parcels so that all are of developable size and accessible, but the current configuration is inadequate.

### ***Obsolete or impractical planning and platting***

The historic agricultural platting of the North Valley can work in rural residential areas, but in a commercial district like the study area, the current platting inhibits economic activity. Long, narrow parcels are too narrow to be developed on their own. Parcel 11 is the most dramatic example. Contiguous lots may be owned by a single entity, but parcels have not been consolidated into single developable parcels. As currently platted, the existing street system does not support development of Parcels 7, 9 and 11. The existing street system would support development of parcels with frontage on 4<sup>th</sup> Street and Osuna with proper turnouts. However, lots are small, many with narrow street frontages. The lot configuration and accessibility makes it impractical to develop individual lots as platted.

## ***Economic Conditions***

### **Defective or unusual conditions of title**

Renovation of the retail structure on Parcel 15 has been inhibited because of issues surrounding the title of the property.

### **Tax or special assessment delinquency exceeding the fair value of the land**

Bernalillo County Assessor records as of December 26, 2006 indicate that the most recent property tax payment on Parcel 15 was in 2001. The tax delinquency does not yet exceed the County Assessor's appraised value, which is an indicator of the fair value of the land. The County Assessor does not guarantee accuracy of their on-line records, so further research should be conducted prior to action beyond designation of the study area.

### **Business Economic Activity**

The Osuna and 4<sup>th</sup> Street intersection is an economic hub for the Village, with additional retail, service and manufacturing along 4<sup>th</sup> Street through the Village. Los Ranchos Villa on the west side of 4<sup>th</sup> Street has experienced renovation and new construction in recent years to include a new Walgreen's drug store and Bank of America branch.

Within the study area are a few small retail and service businesses. Some properties have been modified and facades have been upgraded, but there is no new construction. Some vacant properties are for sale. A sign on the building at Parcel 15 indicates that it has been sold, but it is vacant.

Over the past 15 years, property owners and potential developers have attempted to assemble properties in the study area for a larger scale development that would incorporate properties within the original Village Center. Some properties have been for sale during this time period. Redevelopment efforts have not been successful, in part because it is difficult to reach agreement among all property owners to support a development or redevelopment project. The diverse ownership, awkward lot configurations, and deteriorated sites and structures and title and tax problems within the study area have contributed to difficult redevelopment.

## Findings

The findings of the study are as follows:

- The 4<sup>th</sup>/Osuna intersection is the Village's major transportation intersection, and according to the 2010 Master Plan Goals and Policies, it should be a focal point for mixed use development at a higher density than is typical in other parts of the Village.
- The west side of Osuna and property to the north have developed or redeveloped as a commercial center. Physical conditions of the subject properties have impaired the sound and orderly development of the Village Center, primarily because of impractical platting (including parcel sizes and parcels without legal roadway access), fragmented ownership and the deterioration of vacant structures in the area.
- The current condition of a large percentage of the properties is a detriment to the Village's fiscal well-being and to the ability of the Village to meet the needs of its residents.

The analysis demonstrates that the property included in the analysis exhibits a combination of factors that contribute to blight. Current conditions in the study area substantially impair or arrest the sound growth and economic health and well-being of the Village. The redevelopment and development of the study area is necessary in the interest of the welfare of the residents of the municipality.

The powers granted to municipalities in New Mexico through the Metropolitan Redevelopment Act are intended to enable municipalities to promote economic activity in areas like the study area, where growth and development is hindered by physical and other conditions. The Metropolitan Redevelopment Act provides a number of tools to municipalities that help them eliminate conditions of blight in areas that are so designated, including the ability to acquire land, assist in land assembly, offer financial incentives and provide public improvements to encourage and promote industry, trade, or other economic activity.

Based on the findings of the designation report, a development/redevelopment plan should be carried out to aid in the elimination and deterrence of blight.

## Appendix: Study Area Photos

Property #1. 336 Osuna Road NW



Property #2. 330 Osuna Road NW



**Property #3. 322 Osuna Road NW**



**Property #4. 318 Osuna Road NW**



**Property #5. 6562 4<sup>th</sup> Street NW**



**Property #6. 6558 4<sup>th</sup> Street NW**



**Property #7.**



**Property #8. 6538 4<sup>th</sup> Street NW**



**Property #9.**



**Property #10. 6536 4<sup>th</sup> Street NW**





**Property #11**



**Property #12. 6530 4<sup>th</sup> Street NW**



**Property #13. 6528 4<sup>th</sup> Street NW**



**Property #14. 6518 4<sup>th</sup> Street NW**



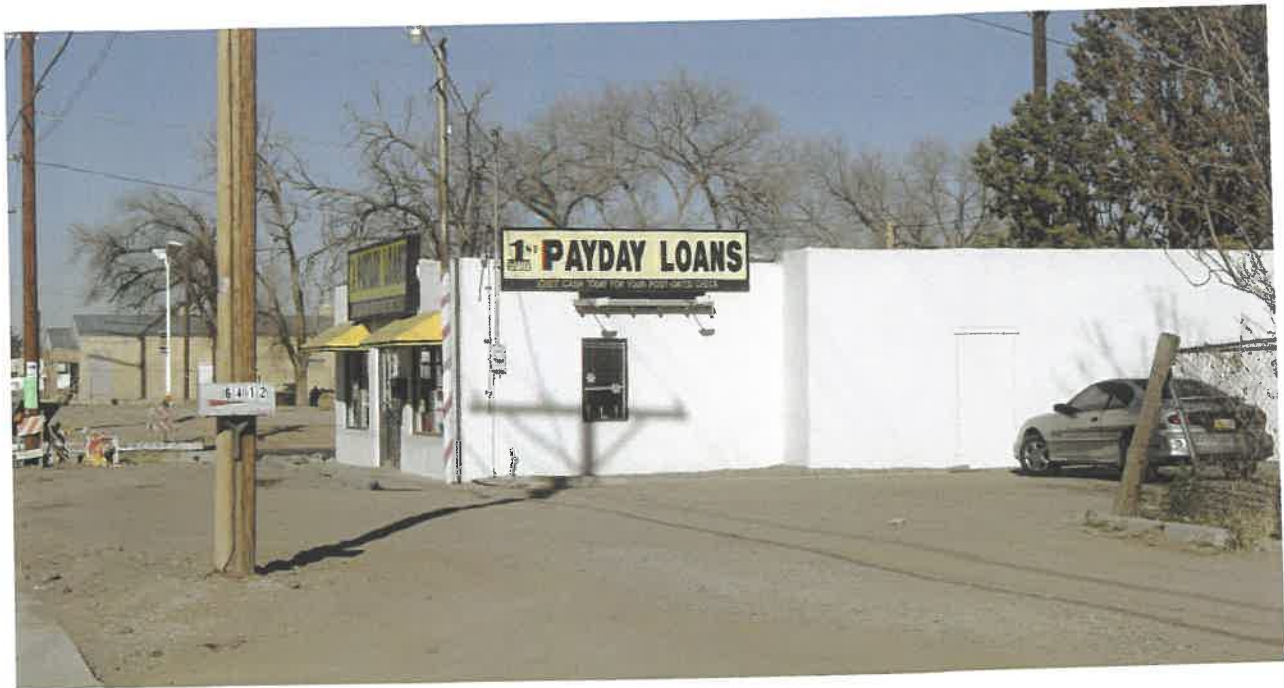
**Property #15. 6502 4<sup>th</sup> Street NW**



**Property #16. 355 Willow Road NW**



**Property #17. 364 Willow Road NW**



**Property #18. 6412 4<sup>th</sup> Street NW**



**Property #19. 267 Osuna Road NW**



**Property #20. Corner of Edgewood Drive and Osuna Road**



