



Village Center Project Area
Metropolitan Redevelopment Plan
Adopted March 14, 2018

The Village Center Project Area

Introduction

A **Metropolitan Redevelopment Project Area** was adopted by the Village Board of Trustees in the **Village Center Zone** through Resolution 2007-3-2 to aid in the elimination and deterrence of blight. **The Village Center Project Area Metropolitan Redevelopment Plan** applies to the project area boundaries under the following legal description:

THE VILLAGE CENTER PROJECT AREA shall be bounded as follows:

Beginning at the northwest corner of Lot 11A Plat of Lot 11A Osuna Addition; then south along the west lot line of said Lot 11A; then south along the east side of 4th Street to the southwest corner of all of Lot A except the east 165.84 feet of Blanche B. Dokkens Subdivision of Lot 2 Merritt Acres; then south across Willow Road to the southwest corner of Lot A Rplat of Lot 42 Merritt Acres; then east along the south lot line of said Lot A; then north along the east lot line of said Lot A; then north along the east lot line of Lot B Merritt Acres; then North across Willow Road; then north along the east lot line of all of Lot A Except east 165.84 feet of Blanche B. Dokkens Subdivision of Lot 2 Merritt Acres; then north along the east lot line of said Tract A-2; then east along the south lot line of the south 100 feet of Lot 1 Merritt Acres to the Chamisal Lateral; then north along the Chamisal Lateral to the northeast corner of Tracts 43A-1, 43-B, and 43-D M.R.G.C.D Map #29 and lots 15 and 16 Osuna Addition, then west along the north lot line of said Tracts 43A-1, 43-B, and 43-D; then west along the south side of Osuna Road to the point of beginning.

The **MR Area**, including the attached Master Plan, the Fourth and Osuna Village Center Conditions Analysis and Designation Report, and the Village Center Zone Ordinance, is the culmination of an extensive public input process and planning efforts of the Village government, the business sector, and the residents.

The Village of Los Ranchos is characterized by a semi-rural environment consisting of trees and greenery, agriculture, open space, diverse lot sizes, and low to medium density residential and commercial zoning. The Village promotes a strong aesthetic character corresponding to the Village's history, culture, and rural tradition. For the **Village Center Project Area**, this characteristic includes the use of unifying architectural elements and the preservation of pedestrian movement through urban areas.

Location

The Village Center Project Area is centrally located within the Village of Los Ranchos de Albuquerque, an incorporated municipality of the state of New Mexico. The Village itself is situated along the Rio Grande River within the metropolitan area known as the North Valley.

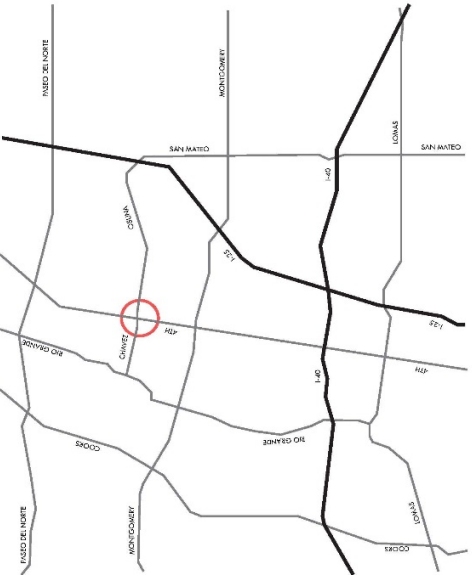
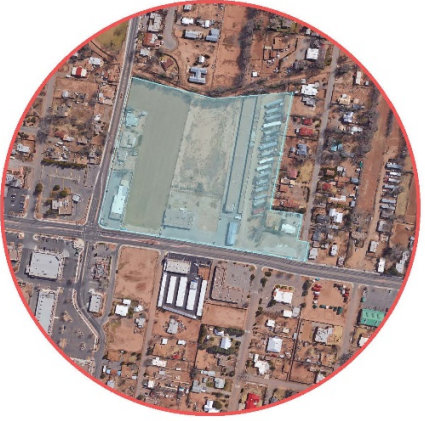
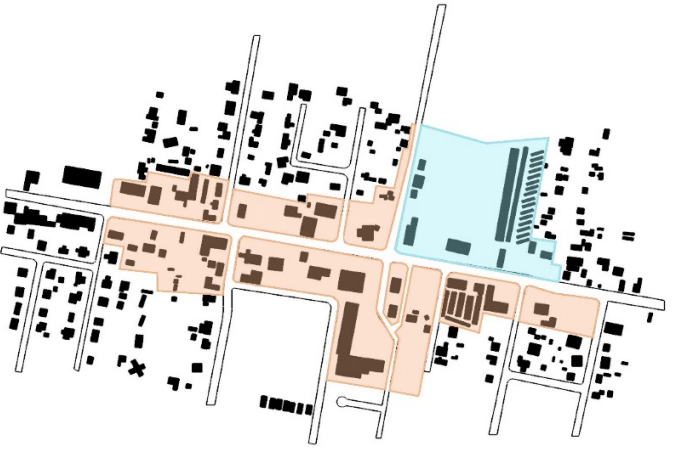
The Village Center Project Area MRA is located on the southeast corner of Fourth Street and

Osuna and represents an excellent location for mixed-use development incorporating both commercial and residential uses.

The Village, and thus the **Village Center Project Area** itself, are easily accessible to the greater metropolitan and central New Mexico areas by means of the roadways of Paseo del Norte, Alameda Boulevard, Rio Grande Boulevard, Fourth Street, Second Street, Osuna, and Montañño; all of which have direct access to Interstates 25 and 40. Additionally, the project area is served by ABQ Ride bus service and two New Mexico Rail Runner Express commuter train stations. The Montañño station on Montañño Rd. between Edith Blvd. and Second St., and the Los Ranchos/Journal Center Station on El Pueblo Road.

The site for the Village Center is in an area consisting of small-scale businesses, workshops, and retail stores along the 4th Street corridor, as well as residences on many of the secondary side streets.

Map of Village Center Project Area



Goals and Objectives

The goal of the **Village Center Project Area** is to provide a location that will promote economic activity along the Fourth Street Corridor, in addition to providing a pleasurable destination for Village residents and visitors to gather and shop. As the Village's flagship development, the **Village Center Project Area** will reflect and further the identity of the Village through its architecture, landscape, residential and business use. The goal will be achieved through both public and private efforts.

The objectives of the **Village Center Project Area**:

- Revitalize the 4th Street area as the Village's major commercial and mixed-use corridor through both public and private efforts
- Stimulate the economic vitality of the 4th Street commercial district through the appropriate types of private investment;
- Act as a catalyst in the revitalization efforts of merchants and property owners along 4th Street as well as surrounding neighborhoods
- Further the effort of making the Village a shopping destination
- Ensure that transportation features support the commercial and residential uses
- Design commercial development to support and encourage safe and pleasant pedestrian movement
- Create area(s) that can be utilized for public gatherings such as markets and festivals
- Beautify the areas in and around commercial uses to improve the quality of life
- Encourage retail and commercial activities of a unique character to harmonize with the scale and nature of the Village
- Allow multi-family residential in the mixed-use development
- Encourage parking at the rear and/or side of commercial uses
- Include facilities for non-motorized transportation
- Allow for greater density of development than in other areas of the Village
- Allow for a broad range of retail and commercial activities which may include incubator/"tiny shop"/co-op spaces
- Set a high standard of architectural design, resulting in buildings and spaces with quality materials and details and an open and inviting environment

The Village owns a large portion of the southeast corner of Osuna and Fourth Street. This parcel assembled with the other privately held parcels near the corner could be the largest and most visible site along Fourth Street in the Village of Los Ranchos de Albuquerque. This fact coupled with the results of the market study is the reason it was chosen for one of the Catalytic Projects along the corridor. It is also a very prominent location and acts as one of two primary entrances to the village from the east. This site could potentially be developed to include a New Village Hall, a grocery store, restaurants, and community gathering spaces like a plaza. The concept for this site would draw from the village's agrarian roots with a very visible connection to the Chamisal Lateral which extends from the lateral through the center of the site to Fourth Street. This focal point for the development could help feed landscaping that harkens back to farming and the orchards that populate the Village. The site would have integrated commercial/retail spaces on both Osuna and Fourth Street, and a plaza like area at the corner, it could have a

parking orchard within the development separated from the street and perhaps a clock tower. The parking lot for the anchor store (a small grocery store is envisioned), could also support a small food truck area right on Fourth Street. Finally, the space closest to the lateral could be used for a small residential parcel to satisfy the need for housing and mixed use mentioned in the village master plan and the market study for this Revitalization Plan.

In the **Village Center Project Area**, the Village will encourage the types of development envisioned, and may control development parameters by requiring economic development plans, enter development agreements, and to the extent that the land may be owned or controlled by the Village, by filing covenants and restrictions dealing with development and use of the land.

There is a base of business support for commercial revitalization along the Fourth Street Corridor. This support is nurtured by the Village to supplement public and private revitalization efforts. It is the desire of the Village that development be structured in a way which is nonthreatening to viable existing businesses.

Viewing schematic, Figure 8, Fourth Street Revitalization and Redesign Plan (April, 2015)
This image is illustrative only and not a proposal of site development.



LEGEND

- | | | | |
|---|--------------------|---|--------------------|
|  | EXISTING BUILDINGS |  | REGULAR CROSSWALKS |
|  | PROPOSED BUILDINGS |  | SIGNALED CROSSINGS |
|  | EXISTING PARKING |  | TRAILS |
|  | PROPOSED PARKING |  | BUS STOPS |
|  | SIDEWALKS & PLAZAS | | |

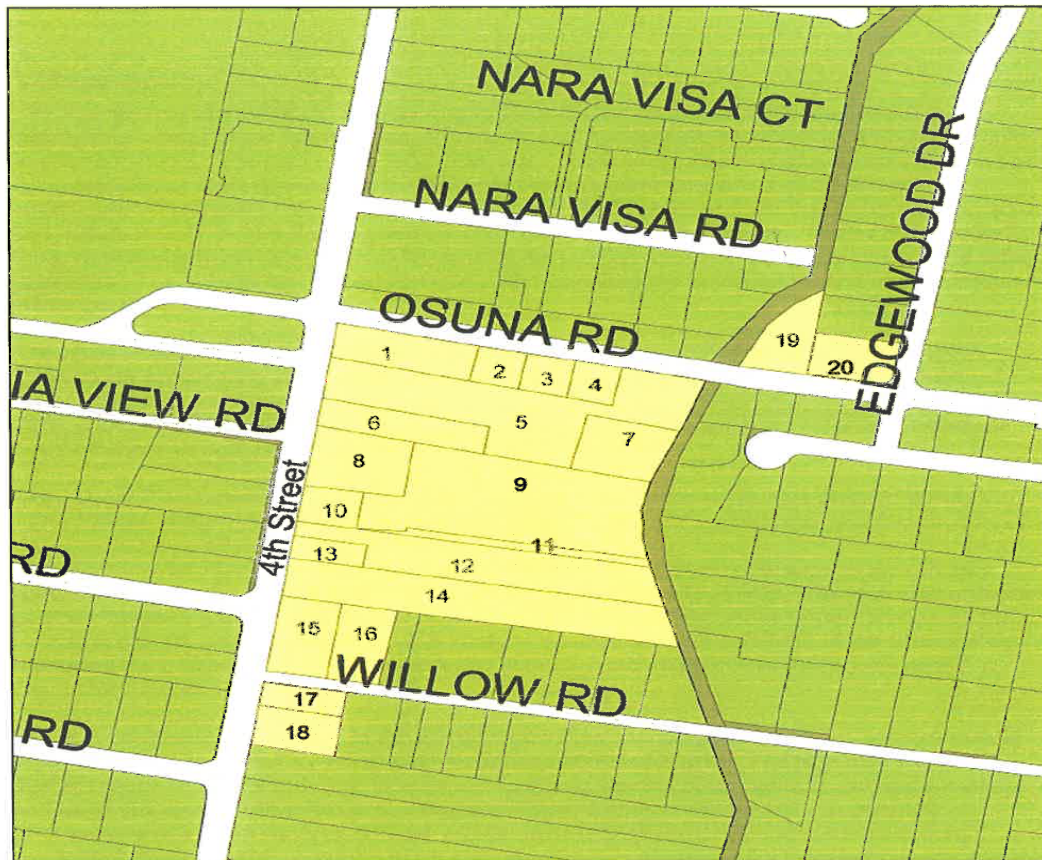


Property Inventory/Lot Description **indicates Village ownership

ID#	UPC	Site Address	Legal Description	Parcel Size (ac.)
1**	101506204628231021	336 Osuna Rd. NW	Lot 11A Plat of lot 11A Osuna Addn Replat of Lots 9, 10, & 11	.7396
2**	101506207627631025	322 Osuna Rd. NW	Lot 013 Osuna Addition	.2281
3**	101506208627431026	318 Osuna Rd. NW	Lot 014 Osuna Addition	.2232
4**	101506207726731020	6562 4 th St. NW	MRGCD Map 29, Tracts 43A-1, 43-B, & 43-D & Lots 15 & 16 Osuna Addition	2.31
5**	101506204726131018	6558 4 th St. NW	MRGCD Map 29, Tract 43C	.34
6**	101506209225731016	4 th St. NW	MRGCD Map 29, Tract 43E	.62
7**	101506203725231015	6538 4 th St. NW	Lot1 Div of Lot 1of Land of Rober Cooper	.689
8**	101506207024431010	Unaddressed	Tracts 58B, 59 B1B1, 59C1, 59D1, and 59E1	2.504
9**	101506203224031014	6536 4 th St. NW	MRGCD Map 29, Tracts 59A2 and 59B2	.28
10**	101506206623031012	Unaddressed	Tracts 59B1B2, 59D2, and 59E2	.318
11**	101506206622531011	6530 4 th St. NW	Lot 1-B, Amended plat of Lot 1-B, Merritt Acres a summary plat of Lots 2-A and 3-A of parts of the north of Lot 1	1.547
12	101506203223031009	6528 4 th St. NW	Lot 1-A Plat of the north ½ of Lot 1 Merritt Acres	.208
13**	101506206421531008	6518 4 th St. NW	The south 100 feet of Lot 1 Meritt Acres	1.46
14	101506202620731001	6502 4 th St. NW	All of Lot A, excluding the east 165.84 feet of Blanche B Dokken Sudivision of Lot 2 Merrit Acres	.5016
15	101506203820431030	355 Willow Rd NW	Tract A-2 in Land Division Map of Lot A of Blanche B Dokkens Subdivision of Lot 2 Merrit Acres	.51
16	101506202718930614	364 Willow RD NW	Lot B Merritt Acres Lot B replat of 142	.258

17	101506202618330615	6412 4 th St. NW	Lot A, replat of Lot 42 Merritt Acres	.38
18**	101506212428420401	267 Osuna Rd. NW	Lot 168 Zia Gardens Subdivision	.45
19**	101506214028120402	Edgewood Dr. NW	Lot 167 Zia Gardens Subdivision	.40

Figure 1. Los Ranchos Village Center Study Area



Market Information

The Village of Los Ranchos is located in the North Valley of Bernalillo County, which is one of the state's fastest growing counties and home to 662,564 people as of the 2010 Census, nearly 1/3 of the state's population. The local economy is a mix of services, retail trade, high tech research and development, and manufacturing. Major employers include Kirtland Air Force Base and Sandia National Laboratories. Albuquerque, adjacent to the Village on the south, is home to the state's major hospitals and the University of New Mexico.

Bernalillo County population grew 19 percent from 2000 to 2010, from 557,000 to 663,000. The population is projected to grow to 832,000 by 2035. Employment has been flat since 2000 as the 2008 recession hit New Mexico hard. However, employment in Bernalillo County is projected to increase nearly 50 percent over the next 25 years. While retail, service, and basic employment sectors are all projected to increase, the greatest growth is in services, with growth of 70 percent compared to 21 to 24 percent for retail and basic employment respectively.

One of the metro area's major employment centers, the North I-25 corridor, is immediately east of the Fourth Street trade area. Major employers include Blue Cross and Blue Shield of New Mexico, Genesis HealthCare's Western headquarters, Canon Information Technology services Inc., and Presbyterian Healthcare Service's New headquarters near Balloon Fiesta Park. This office submarket has captured over half of the metro area's total growth in office space since 1990 and is continuing to build out with a mix of office, retail, and housing. Los Ranchos provides an attractive alternative to the Northeast Heights and Northwest Mesa for employees of the North I-25 corridor.

(Regional Population, Housing and Employment Trends, Fourth Street Revitalization and Redesign Planning, Market Study, Sites Southwest, November 2014)

The local trade area is defined as the Rio Grande on the west, the North Diversion Channel on the east, Sandia Pueblo on the north and Montano on the south.

Trade Area Demographic Statistics (CARNM CIE is a Commercial Information Exchange)

Proximity:	1 mile	3 miles	5 miles
Total Population:	9,539	81,980	271,129
Median Age:	44.11	39.06	37.77
Households:	4,026	34,217	113,991

Population

The Village of Los Ranchos' population represents about 1/4 of the total population of the trade area. From 2000 to 2010, the population of the Village grew by about 12 percent, while the trade area, where Vista del Norte was building out during the 2000's, grew by 22 percent. During the same time period, the County grew by 21 percent.

There are no population projections for the Village, but the trade area is expected to increase by approximately 2,000 people, an increase of nine percent over 25 years. The relatively slow rate of growth is because the trade area is substantially built out. However, there are opportunities for residential infill throughout the corridor and elsewhere in the trade area.

Population Trends			
	Village of Los Ranchos	Fourth Street Trade Area	Bernalillo County
2000	5,092	19,344	556,678
2010	6,024	23,689	662,564
2012 Est.	6,076	23,995	675,548
2035 Proj.	NA	25,756	932,091

Source: US Census, MRCOG

Housing

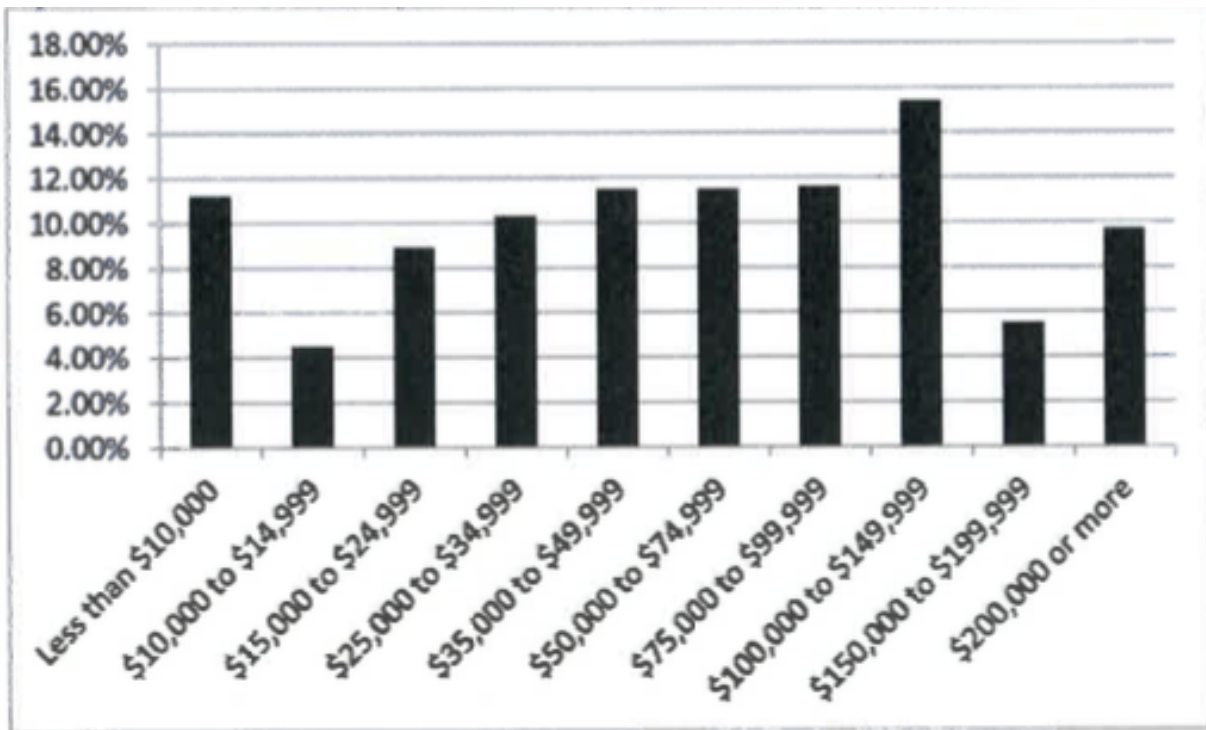
Housing in the Village and in the trade area is predominantly single family, although the percentage of housing that is multifamily has increased over time. Multifamily housing is projected to increase in the future as well.

	Single Family	Multi-Family	Total Housing Units	Owner	Renter	Total Households
Village of Los Ranchos						
2000	1,986	103	2,089	1,649	348	1,997
2010	2,366	410	2,757	1,806	770	2,576
2012 Est.	2,526	372	2,898	1,817	853	2,670
Trade Area						
	Single Family	Multi-Family	Total Housing Units	Owner	Renter	Total Households
2000	7,502	571	8,073	5,882	1,640	7,522
2010	9,483	1,090	10,573	7,463	2,466	9,929
2012 Est.	9,517	1,090	10,607	7,492	2,472	9,964
2035 Proj.	9,915	1,834	11,749	NA	NA	11,021

Source: US Census, MRCOG

Income

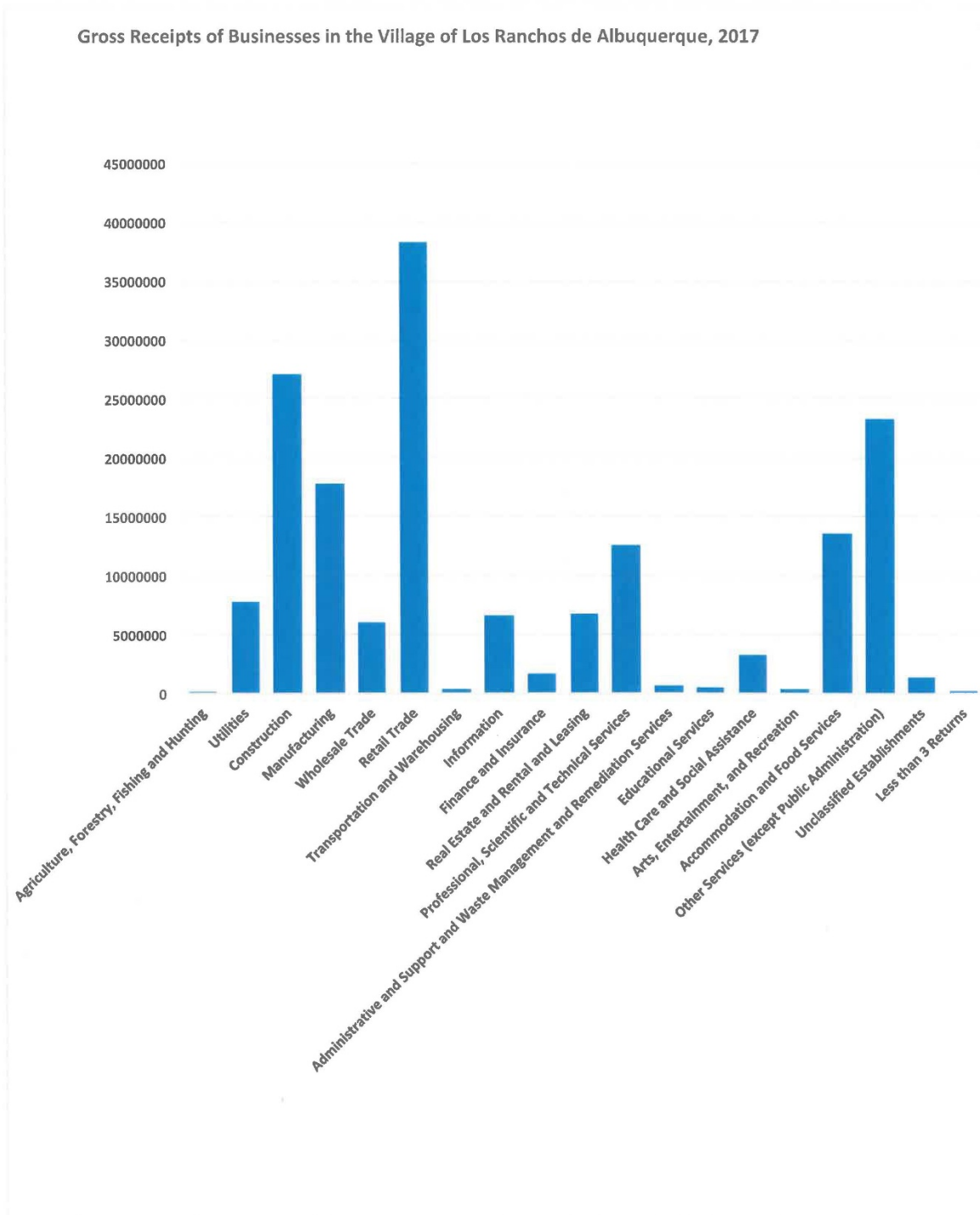
Median household income in the Village in 2012 was just over \$56,000, although the mean was over \$92,000. The distribution of households by income is shown below.



Source: American Community Survey

(Village of Los Ranchos Population and Household Characteristics, Fourth Street Revitalization and Redesign Planning, Market Study, Sites Southwest, November 2014)

Gross Receipts of Businesses in the Village of Los Ranchos, 2012



Retail Opportunities in the Fourth Street Trade Area, 2014

	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus	Sales per SF	Supportable SF
Total Retail Sales Incl Eating and Drinking Places	429,135,359	850,395,146	-421,259,787		
Merchandise Lines with Opportunity Gaps					
Meals and Snacks	35,714,173	30,775,326	4,938,847	648	7,622
Drugs, Health Aids and Beauty Aids	41,807,597	41,223,400	584,197	400	1,460
Children's Wear	6,941,775	3,461,961	3,479,814	400	8,700
Sewing, Knitting and Needlework Goods	785,625	277,553	508,072		
Televisions, Video Recorders, Video Cameras	4,414,031	3,559,962	854,069		
Audio Equipment, Musical Instruments	3,453,250	2,165,927	1,287,323		
Jewelry	6,936,589	5,499,538	1,437,051	880	1,633
Books	6,415,638	6,290,411	125,227	200	626
Toys, Hobby Goods and Games	6,700,374	6,340,968	359,406	220	1,634
Store Types with Opportunity Gaps					
Grocery Stores	35,714,173	30,775,326	4,938,847	600	8,231
Specialty Food Stores	4,223,279	2,146,559	2,076,720	430	4,829
Children's, Infants, Clothing Stores	409,868	115,119	453,055	400	1,132
Shoe Stores	1,431,754	952,789	478,965		
Cosmetics, Beauty Supplies, Perfume Stores	1,501,175	571,096	930,079		
Jewelry, Luggage, Leather Goods Stores	6,694,862	5,433,953	1,530,909	880	1,739

Source: Claritas, 2014

(Trade Area Trends, Fourth Street Revitalization and Redesign Planning, Market Study, Sites Southwest, November 2014)

Village Authority

The State Metropolitan Redevelopment Code and Creation of an MR Area and MR Plan as defined by the State of New Mexico Redevelopment Code §3-60A-7, an MR Area may be established by a local governing body, such as the Village of Los Ranchos Board of Trustees, with the adoption of a finding that “rehabilitation, conservation, slum clearance, redevelopment or development, or a combination thereof, of and in such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the municipality.” Following adoption of an MR Area, the local governing body may adopt an MR Plan. Under State of New Mexico Redevelopment Code §3-60A-9, it must be found that: (1) The proposed activities will aid in the elimination or prevention of slum or blight; (2) A feasible method is included in the plan to provide individuals and families who occupy residential dwellings in the metropolitan redevelopment area, and who may be displaced by the proposed activities, with decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families; (3) The plan conforms to the general plan for the municipality as a whole; and (4) The plan affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the area by private enterprise or persons, and the objectives of the plan justify the proposed activities as public purposes and needs. Once an MR Area is designated and the respective MR Plan adopted, the local governing body may utilize §3-60A-12 of the New Mexico State Code to dispose of property under municipal control: A municipality may sell, lease or otherwise transfer real property or any interest therein acquired by it in a metropolitan redevelopment area and may enter into contracts with respect thereto for residential, commercial, industrial or other uses, or for public use, or may retain such property or interest for public use, in accordance with the plan. The purchasers or lessees and their successors and assigns shall be obligated to devote the real property only to the uses specified in the metropolitan redevelopment plan for a period of years as set out in the sale or lease agreement and may be obligated to comply with other requirements which the municipality may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on real property required by the plan. The real property or interest shall be sold, leased, otherwise transferred or retained at not less than its fair value [emphasis added] for uses in accordance with Redevelopment Law as determined by the governing body of the municipality or by the metropolitan redevelopment agency, if so authorized.

Potential Displacement- Relocation Planning

In the event that development plans may impact individuals and families occupying residential dwellings within the **MRA**, the Village will ensure that those who may be displaced by the proposed activities will be relocated to decent, safe and sanitary dwelling accommodations within their means. Contact will be made with all residents to be impacted and with community service providers to plan and execute relocation in a manner which ensures housing stability of existing residents.

Potential Funding Sources

A number of funding sources from local, State and Federal agencies have been identified as potential opportunities to finance projects within the Village Center Project Area.

1. Public/Private Partnerships

There are a number of opportunities for partnerships to occur between various government agencies and private non-profit organizations, Trusts, and building owners. Partnerships hold the highest potential for redevelopment opportunities to occur in the Village Center. The Village can provide incentives through public financing, and land holdings, to serve as incentive/collateral for groups such as the NM Community Development Loan Fund, Accion; Wesstcorp, Small Business Association, and private developers.

2. New Mexico Community Development Loan Fund

The New Mexico Community Development Loan Fund is a private, non-profit organization that provides loans, training and technical assistance to business owners and non-profit organizations. Their services support the efforts of low-income individuals and communities to achieve self-reliance and control over their economic destinies. Loans to new and existing small businesses for such needs as equipment, inventory, building renovations and operating capital. They provide loans to non-profits for such needs as bridge financing against awarded private and public contracts, capital improvements and equipment, and loans to non-profits that develop affordable housing.

3. General Obligation (GO) Bonds

GO bonds can be used to fund infrastructure, property and building acquisition and rehabilitation, and public improvements and community facilities, after approval by the voters in an election. Often new bond projects are approved when they are additional phases of a successful program.

4. Tax Increment Financing (TIF) Districts and Tax Increment Development Districts (TIDD)

Tax increment financing is created through a local government's property tax assessments increments and in the case of TIDDs, gross receipt tax increments. The incremental difference in tax is used to finance the improvements within the district. In New Mexico, tax increment financing is enabled in forms through the Metropolitan Redevelopment Code. Creating a TIF District may be beneficial to the Village Center area and provide an incentive for private sector reinvestment. Given the low tax base in the area, it would be advantageous if both the Village and Bernalillo County participate in contributing their respective increments to the TIF district. TIDDs can also include the State's GRT portion if approved by NM Finance Authority Board and the State Legislature and Governor. **A full listing of Economic Development Incentives and Eligibility Criteria provided by Bernalillo County Economic Development Department can be accessed at www.bernco.gov/economic-development/

5. Infrastructure Capital Improvement Plan

The Village's Infrastructure Capital Improvement Program (ICIP) is used to enhance the physical and cultural development of the Village. Through a multi-year schedule of public

physical improvements, ICIP administers approved Capital Expenditures for systematically acquiring, constructing, replacing, upgrading and rehabilitating the Villages' built environment. In practice, the ICIP develops, and sometimes directly implements, diverse projects and improvements to public safety and rehabilitation of aging infrastructure such as roads, drainage systems and the water and wastewater network, public art projects, libraries, museums, athletic facilities, parks and trails, and Senior, Community and Multi-service Centers.

6. Moving Ahead For Progress in the 21st Century (MAP-21)

Congress reauthorized the former SAFETEA-LU Enhancement funds to the MAP-21 program. This program provides federal transportation funds to the states, which have more control on how they are utilized. There are funds allocated for sub-programs such as the Transportation Alternatives Program (TAP) for multi-modal projects and enhancement projects that may be used for pedestrian, bicycle and transit, and regional trail improvements. The NMDOT also administers the five year State Transportation Improvement Plan (STIP) that is updated once a year through the NWNMCOG and RTPO.

7. Low-Income Housing Tax Credits (LIHTC)

Ten year credit for owners of newly constructed or renovated rental housing that sets aside a percentage for low-income individuals for a minimum of 15 years. The amount of the credit varies for new construction and renovation. The project must receive allocation of New Mexico State's annual credit ceiling or use multifamily housing tax-exempt bonds that receive allocation of New Mexico State's bond volume cap. Allocations are made on the basis of the New Mexico State Qualified Allocation Plan.

8. Local Economic Development Act (LEDA)

There are several funding and partnership programs under the LEDA state statute. The Local Option Gross Receipts Tax (LOGRT) of the Local Economic Development Act (LEDA) provides a means of financing improvements in the downtown through an increase in gross receipts tax that is earmarked for public improvements and arts and cultural facilities. The Village can also set aside up to 5% of their general revenue for economic development projects as identified in their Economic Development Plan. The NM Economic Development Department (EDD) also manages a LEDA Capital Outlay fund to communities and businesses that can demonstrate a viable job creation metric through public/private partnerships.

9. Community Development Block Grants (CDBG)

This program is administered by the State of New Mexico through the Local Government Division of the Department of Finance and Administration for communities with populations under 50,000. Funds can be applied towards planning projects, economic development activities, emergency activities, construction or improvement of public buildings, and rehabilitation or repair of housing units. CDBG funds can be used for cities engaged in downtown revitalization including redevelopment of streets and fund facade improvement programs. There is a \$500,000 grant limit per applicant (\$50,000 maximum for planning efforts) and a 5% cash match by the applicant is required.

10. Community Development Revolving Loan Fund

The purpose of this loan program is to assist local governments in attracting industry and economic development through acquisition of real property, construction, and improvement of necessary infrastructure, and other real property investments. The funds are intended to create jobs, stimulate

private investment, and promote community revitalization. All incorporated municipalities and counties are eligible. Loans are limited to \$250,000 per project and repayment is not to exceed 10 years. The political subdivision must pledge gross receipts tax to repay the loan. Local governments can obtain a request forms and technical assistance from the New Mexico Economic Development Department.

11. USDA Rural Development Programs

The USDA provides assistance to rural communities including loan and grant programs that address small businesses and rural businesses, rural housing, rural community facilities, and rural utilities. Provides loan programs such as the B&I Loan (similar to an SBA 7A- but can be made for higher amounts) and also grant programs. USDA rural development grants can be made directly to small businesses that are accomplishing innovative economic development work or energy efficiency installations, but must flow through a non-profit or local government intermediary. **Projects in the Village Center Area may be eligible for loans only.

12. New Mexico Mortgage Finance Authority (MFA)

The MFA is a quasi-public entity that provides financing for housing and other related services to low- to moderate-income New Mexicans. There are 37 state and federal programs administered by the MFA that provide financing for housing including low interest mortgage loans and down payment assistance, weatherization, green building and rehabilitation, and tax credit programs. The MFA partners with lenders, realtors, non-profit, local governments, and developers. The MFA has provided more than \$4.1 billion in affordable housing.

13. Public Project Revolving Fund (PPRF)

The Public Project Revolving Fund (PPRF) is a New Mexico Finance Authority (NMFA) fund to finance public projects such as water system upgrades and other infrastructure improvements, fire and law enforcement equipment, and public buildings. Both market rate based loans and loans to disadvantaged communities at subsidized rates are made from PPRF funds. Enacted in 2003, the Statewide Economic Development Finance Act (SWEDFA) authorizes the Finance Authority to issue bonds, make loans and provide loan and bond guarantees on behalf of private for-profit and non-profit entities. In 2005, the Finance Authority also created the Smart Money Loan Participation Program, a business lending program designed to use a \$5.1 million appropriation to create greater access to capital throughout New Mexico.

14. The National Endowment for the Arts (NEA)

NEA's Our Town grant program supports creative placemaking projects that help to transform communities into lively, beautiful, and resilient places with the arts at their core. Creative placemaking is when artists, arts organizations, and community development practitioners deliberately integrate arts and culture into community revitalization work - placing arts at the table with land-use, transportation, economic development, education, housing, infrastructure, and public safety strategies. This funding supports local efforts to enhance quality of life and

opportunity for existing residents, increase creative activity, and create a distinct sense of place. Through Our Town, subject to the availability of funding, the National Endowment for the Arts will provide a limited number of grants for creative placemaking. Our Town requires partnerships between arts organizations and government, other nonprofit organizations, and private entities to achieve livability goals for communities. Our Town offers support for projects in two areas: (1) Arts Engagement, Cultural Planning, and Design Projects. These projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from \$25,000 to \$200,000. (2) Projects that Build Knowledge About Creative Placemaking. These projects are available to arts and design service organizations, and industry or university organizations that provide technical assistance to those doing place-based work. Matching grants range from \$25,000 to \$100,000. See more at: <https://www.arts.gov/grants-organizations/our-town/introduction#sthash.Az1f3IL9.dpuf>

15. The Kresge Foundation

The Kresge Foundation also has a major granting program supporting arts and community building and also artists' skills and resource development. This initiative seeks to support arts and culture as a tool to revitalize communities by funding exemplary programs that integrate cultural organizations and artists into community.

16. Artspace

Artspace is a nonprofit real estate developer specializing in creating, owning and operating affordable spaces for artists and creative businesses. Artspace is the nation's leading developer of arts facilities – live/work housing, artist studios, arts centers, commercial space for arts-friendly businesses and other projects. Artspace works in three major areas – Consulting Services, Property Development and Asset Management. Consulting Services study the feasibility of new Artspace projects. Property Development creates new Artspace projects through a mix of historic renovation and new construction. Artspace's Asset Management group ensures long-term financial stability and affordability for artists. At present, Artspace owns and operates 35 projects across the country. Twenty-six are live/work or mixed-use projects comprised of more than 1,100 residential units.

17. ArtPlace

ArtPlace has four core areas of activity: a national grants program that annually supports creative placemaking projects in communities of all sizes across the country; our Community Development Investments in 6 place-based community planning and development organizations that are working to permanently and sustainably incorporate arts and culture into their core work; field building strategies that work to connect and grow the field of practitioners; and research strategies to understand, document, and disseminate successful creative placemaking practices.

18. NM Clean and Beautiful Program

This program is operated under the NM Tourism Department and offers no-match grants of usually up to \$40,000 for placemaking, beautification, and improvement of deteriorated areas. The property must be publically-owned and the local government serves as the fiscal agent. The grant application process opens in March.

19. New Mexico Resiliency Alliance

The mission of the New Mexico Resiliency Alliance is to support economic resiliency in New Mexico's rural and underserved communities by mobilizing and leveraging resources towards locally-driven community development and by researching and advocating for asset-based economic development strategies. The Resilient Communities Fund is the flagship program of the New Mexico Resiliency Alliance. In just its first two years of operations, the NMRA made community development awards averaging \$2,500 to 23 New Mexican communities. In 2014 and 2015, investments totaling \$90,000 were locally matched by \$200,000 in cash and in-kind resources, more than 1,500 hours of volunteer time donated by 600+ community members, and \$100,000 in technical assistance provided by the New Mexico MainStreet Program. The Resilient Communities Fund focuses on projects in the following priority areas: Placemaking, Civic/Youth Engagement, Marketing & Promotions, Food Security & Environmental Stewardship.

20. NMDOT Transportation Alternatives Program and Recreational Trails Program (TAP/RTP)

Several of the projects identified in this plan are in alignment with the multi-modal and quality of life goals set forth in the New Mexico Department of Transportation's long range "2040 Plan" and may be eligible for the TAP and/or RTP funding sources. These reimbursement programs administered by NMDOT, support a variety project types including street-adjacent sidewalks, streetscape improvements, (as part of bike/pedestrian project).ADA improvements, bike lanes, sharrows and signage related to on- street bicycle facilities, stormwater projects related to bicycle or pedestrian improvements, trailhead facilities, and path / trail and road intersection improvements. http://dot.state.nm.us/content/dam/nmdot/planning/FFY18-19_TAP-RTP_Guide.pdf

21. National Park Service Route 66 Corridor Preservation Program

NPS's Route 66 Corridor Preservation Program provides technical assistance and cost-share grants for the preservation, rehabilitation and restoration of significant and representative Route 66 buildings, structures, signs and road segments.

Adjacent Village Investment-Fourth Street Revitalization Project

To date, the Village has invested greater than \$10,000,000 in design and construction of roadway improvements along the Fourth Street corridor, as well as \$6,000,000 in property acquisition in the Village Center Zone. Additionally, construction contract will be awarded in 2018 for the next phase of improvements from Schulte Road to Pueblo Solano Road to be completed by September 2018. The project scope includes brick and concrete sidewalks, crosswalks, landscaping, water features, street furniture, lighting, gateway structures, a sound system, on-street parking, subsurface drainage structures, new pavement and a decorative center turn lane.

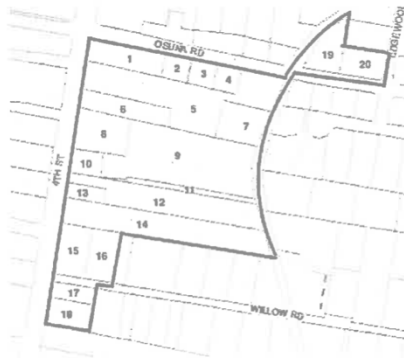


PUBLIC HEARING NOTICE
VILLAGE OF LOS RANCHOS

NOTICE IS HEREBY GIVEN THAT the Village of Los Ranchos de Albuquerque Planning and Zoning Commission will consider the **Village Center Project Area Metropolitan Redevelopment Plan** at their Regular meeting on **Tuesday, February 13, 2018, 7:00 PM at the Warren J. Gray Hall, 6718 Rio Grande Blvd. NW** and will take public comments at such time. The Village Center Project Area Metropolitan Redevelopment Plan **DRAFT** may be viewed at the Village Offices at the above address from 8:00am to 5:00pm weekdays or on the Village website www.losranchosnm.gov. The purpose of the plan is to eliminate identified blight in the designated redevelopment area and to promote economic activity through various potential funding sources including public-private partnerships. If you have any questions, please contact Planning and Zoning, at 344-6582.

THE VILLAGE CENTER PROJECT METROPOLITAN REDEVELOPMENT AREA is bounded as follows:

Beginning at the northwest corner of Lot 11A Plat of Lot 11A Osuna Addition; then south along the west lot line of said Lot 11A; then south along the east side of 4th Street to the southwest corner of all of Lot A except the east 165.84 feet of Blanche B. Dokkens Subdivision of Lot 2 Merritt Acres; then south across Willow Road to the southwest corner of Lot A Rplat of Lot 42 Merritt Acres; then east along the south lot line of said Lot A; then north along the east lot line of said Lot A; then north along the east lot line of Lot B Merritt Acres; then North across Willow Road; then north along the east lot line of all of Lot A Except east 165.84 feet of Blanche B. Dokkens Subdivision of Lot 2 Merritt Acres; then north along the east lot line of said Tract A-2; then east along the south lot line of the south 100 feet of Lot 1 Merritt Acres to the Chamisal Lateral; then north along the Chamisal Lateral to the northeast corner of Tracts 43A-1, 43-B, and 43-D M.R.G.C.D Map #29 and lots 15 and 16 Osuna Addition, then west along the north lot line of said Tracts 43A-1, 43-B, and 43-D; then west along the south side of Osuna Road to the point of beginning



Journal: January 24, 2018

The Village Center Project Area

Contact Information:

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