

VILLAGE OF BOSQUE FARMS COMPREHENSIVE PLAN

2023 Update



VILLAGE OF
BOSQUE FARMS
PRESERVING RURAL AMERICA





ACKNOWLEDGEMENTS

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INTRODUCTION

Comprehensive Plan Purpose

The purpose of a Comprehensive Plan is to provide a holistic vision of the community through analysis of existing conditions, engagement with community officials and leaders, and providing recommendations of how to meet the goals and visions of the community through a holistic approach. A comprehensive plan is a tool for municipalities to guide policies and processes into the future. For a comprehensive plan to be relevant and timely, they should be updated every five years and rewritten every fifteen years. The comprehensive planning process in itself is also a valuable time to bring together municipal staff, community leaders, and the public together to discuss current challenges, potential opportunities, and create a vision for the village that aligns with the character and values of the village.

Vision

The Village of Bosque Farms has a rich agricultural history and rural lifestyle that villagers would like to uphold now and into the future. Recommendations made in this comprehensive plan are made with the intention of upholding this lifestyle while meeting the projected needs of villagers moving forward.



Figure 1 Bosque Farms Park. Source: Sites Southwest

Location

Bosque Farms is located within the middle Rio Grande valley, just south of Albuquerque in Valencia County. Bosque Farms is part of a collection of villages and towns south of Albuquerque which includes Peralta, Tome, Valencia, and Los Lunas. Isleta Pueblo directly borders the Village and New Mexico Highway 47 (NM 47) runs through the Village. The Village of Bosque Farms is part of the Mid-Region Council of Governments (MRCOG) which includes local, county, and state governance members from Valencia County, Bernalillo County, Sandoval County, Santa Fe County, and tribal entities to facilitate regional long-range planning.

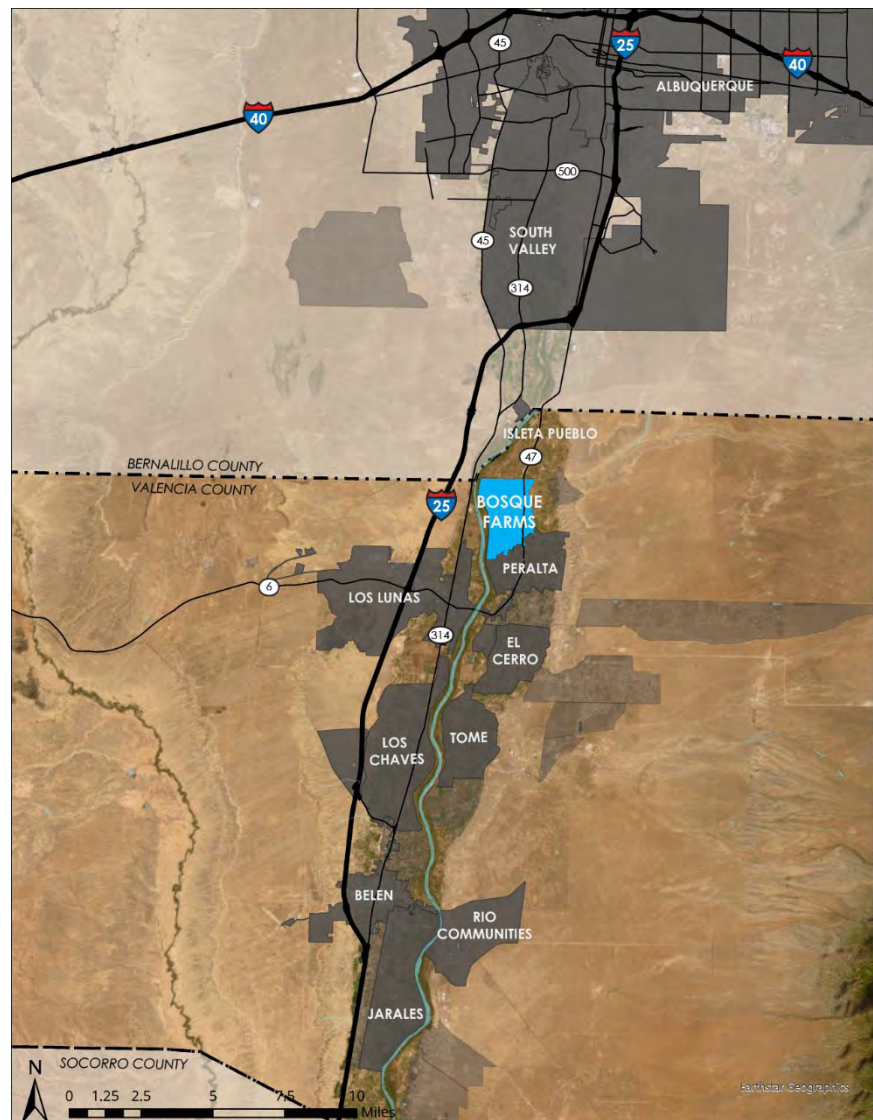


Figure 2 Regional map including Bosque Farms and surrounding communities

Community Engagement

STEERING COMMITTEE

Village staff coordinated a collective of key leaders in the community to steer the comprehensive plan development with the planning team. The group was essential to assisting the planning team review the previous comprehensive plan, develop goals for the process, review community engagement materials, and finalize the comprehensive plan. The steering committee consists of former village officials, village volunteers, business owners, and other interested residents.

COMMUNITY MEETINGS

The staff held two community meetings. The first kick-off meeting to the Village was held at the Bosque Farms Community Center on November 10, 2022. This meeting introduced the comprehensive planning process to the community, provided information for key areas in the Village, then asked for input from the community. Community engagement included general discussion on the state of the village, a SWOT analysis, community visioning board, and a map exercise to identify sensitive areas in the Village.



Figure 3 Bosque Farms residents at the community meeting on December 10, 2022

The second community meeting was held on March 30, 2023 with the purpose of refining draft goals, policies and actions for the comprehensive plan. This was an interactive meeting that was attended by nearly 40 residents. Community members participated in a hands-on conceptual design activity to help the Village understand what they hoped to see on the future 4-acre parcel that was recently acquired.

SURVEY

A survey was developed based on input gathered from the initial community meeting, the survey previously conducted in the last comprehensive plan update, and discussion with the steering committee. The survey included ranked and open-ended questions

asking about topics and concerns in the Village, future priorities, businesses and services, and recreational facility needs in the Village.

The eleven-question survey mailed to each address in the community and posted online from January 2, 2023 to February 20, 2023. Completed surveys were dropped off at the Village offices or submitted online.

The survey received 412 responses—a 9.3% response rate—with over 150 of responses submitted by paper. Over 95% of respondents are residents of Bosque Farms, with some residents from Valencia County and Peralta.

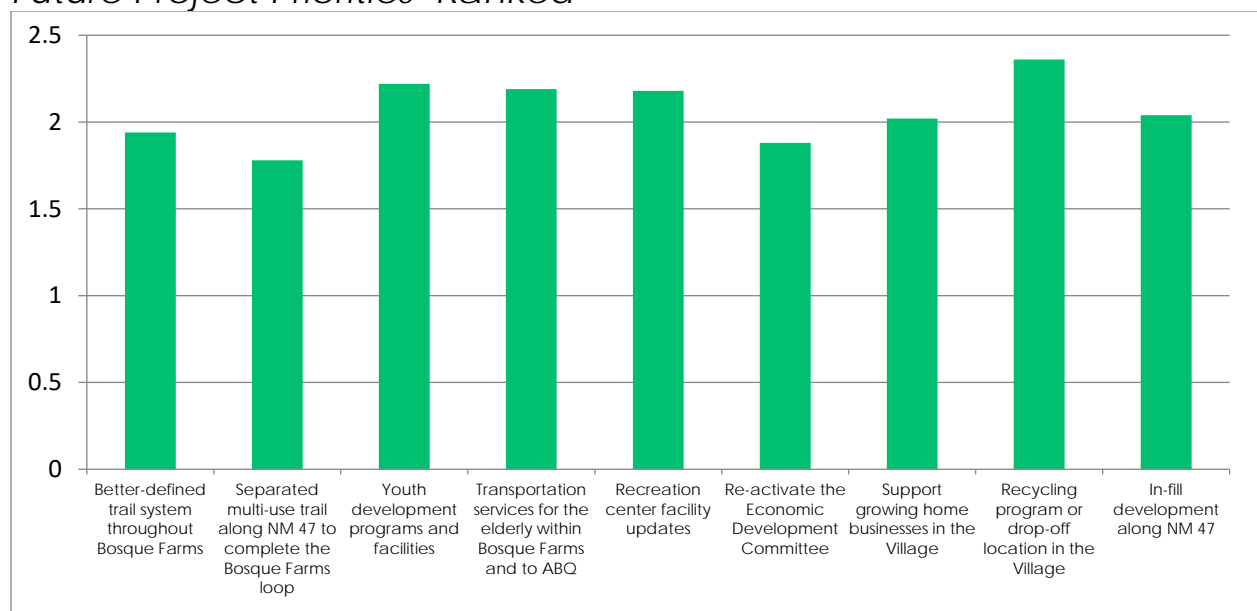
Village Topics and Concerns



The survey primarily consisted of open-ended questions and responses that were analyzed based on reoccurring themes. The two ranked questions shown here allowed residents to rank topics and concerns from 1 (strongly disagree) to 5 (strongly agree). Topics and concerns were generated from questions asked in the previous survey, conversations at steering committee meetings, and comments from the first community meeting.

Primarily, the community appears to strongly agree that the rural and agricultural lifestyle should be protected in Bosque Farms. Other topics and concerns strongly agreed with include collaboration with other agencies to protect the Rio Grande Bosque, updates and communication through the Village website, neighborhood roadway maintenance, emergency evacuation plan, and virtual/hybrid meeting options for Village meetings. Other comments from villagers included speeding on Highway 47 and Esperanza, police service sharing with Peralta, weed ordinances, cannabis stores, and lot sizes.

Future Project Priorities- Ranked



The second ranking question asks community members to rank priority projects for the Village as Most Important (3), Somewhat Important (2), and Not Important (1). This ranking will help Village staff determine residents' priorities. In this list, the biggest priority appeared to be a recycling program, followed by youth development programs, transportation services for the elderly, and recreation center facilities upgrades. Other priorities included in the "other" section included yard maintenance on properties, improvements on Highway 47, and speeding in the village.

Future Priorities- Open-Ended

Villagers were asked to identify their top three priorities for future projects. Responses varied greatly but reflects responses from other sections in the survey. Priorities were organized by sections in the comprehensive plan. Transportation-related projects were considered Priority #1 and #2. Community Facilities were considered top priority #3. Transportation projects primarily consists of roadway maintenance, pedestrian safety, speeding, and maintenance of NM 47. Community facilities included recreation opportunities, youth and senior services, and law enforcement. Infrastructure needs were a recycling system and improvement of water quality.

PRIORITY #1		PRIORITY #2		PRIORITY #3	
TOPIC	NO.	TOPIC	NO.	TOPIC	NO.
TRANSPORTATION	90	TRANSPORTATION	90	COMMUNITY FACILITIES	61
COMMUNITY FACILITIES	79	COMMUNITY FACILITIES	70	TRANSPORTATION	52
INFRASTRUCTURE	41	ECONOMIC DEVELOPMENT	31	ECONOMIC DEVELOPMENT	33
LAND USE	33	INFRASTRUCTURE	28	LAND USE	28
ECONOMIC DEVELOPMENT	22	LAND USE	19	INFRASTRUCTURE	27
HAZARD MITIGATION	14	HAZARD MITIGATION	13	HAZARD MITIGATION	9
HOUSING	3	HOUSING	7	HOUSING	6
TOTAL	282	TOTAL	258	TOTAL	216

Themed Questions

The survey asked about other segments of village life including businesses, senior service and recreation. Notable responses and desired amenities included:

- **Businesses and services:** A grocery store and restaurants are strongly desired in Bosque Farms. Locally owned businesses are strongly preferred. More retail, medical services, and home businesses were also identified as needs. Residents strongly prefer to keep businesses along NM 47.
- **Parks and Recreation:** A swimming pool is the most requested recreational facility desired by the community. Other facilities requested include a recreation center with a fitness center, trails, improved parks and playground equipment, and sports facilities/fields. Of the sporting facilities, pickleball, tennis, racquetball, basketball, soccer, and a skatepark were the most popular. The maintenance of existing facilities has also been stressed in responses.

- **Senior Services:** transportation to medical appointments, recreation opportunities and classes, meal delivery, assistance with property maintenance, and medical assistance/wellness checks were identified as the most needed senior services. Primarily, seniors would like new ways to connect to their neighbors in Bosque Farms.
- **Four Acres Property:** The community was also asked to provide ideas on how best to use the 4-acre property north of the Village Complex. At the time of sending out the survey, the Village had yet to finalize purchase of the property but have now done so and are researching best uses. Recreation and open space were considered to be the most desired use, specifically a swimming pool, sports facility, park, or recreation center. Civic institutions like a library expansion, village offices, a larger community center, or fire/police/EMT facilities were also suggested. Educational purposes to support the Elementary School across the street were also suggested. Renovating current structures on-site to meet the needs of future use appears to be preferred.

Finally, the survey asked if there was anything else important to include in the comprehensive plan. These comments were categorized based upon chapters in the comprehensive plan.

- Land Use: 57 comments
- Economic Development: 27 comments
- Housing: 11 comments
- Community Facilities: 59 comments
- Transportation: 34 comments
- Infrastructure: 19 comments
- Hazard Mitigation: 6 comments

Many of these comments reflected responses stated previously in the survey. Village beautification needs were noted in the desire to fix up NM 47, enforce property maintenance, develop ordinances to maintain a rural feel in properties in the area, and repair of roads. Recreation and parks were also greatly favored needs, including desire for a swimming pool, sporting fields, programming, and trails. A recycling program was also a strongly requested service.

Survey responses were essential in determining goals, policies, and actions to recommend in this comprehensive plan which will guide the Village of Bosque Farms into the future. Full survey results are in Appendix A.

Plan Organization

The plan is organized into eleven chapters, each providing a conditions assessment for each discussion topic below.

- **Introduction-** This chapter discusses the purpose of a comprehensive plan, the vision for the document, and the regional geographic context of Bosque Farms.
- **Community Engagement-** This section summarizes community engagement strategies including descriptions of steering committees, community meetings, and survey conducted during the planning process.
- **Community Profile-** A community profile provides further geographic, demographic, and historical context for Bosque Farms to inform the comprehensive plan.
- **Land Use-** This section details existing conditions for residential, agricultural, commercial, institutional/public, and vacant land in the community. It also provides information on zoning ordinances in the Village. This section discusses potential changes needed to meet the community needs through goals, policies, and actions.
- **Housing-** Village housing data, existing housing type profiles, and current housing needs identified by residents is used to inform goals, policies, and actions to help the Village meet the needs of the Village's housing supply and demand.
- **Economic Development-** This section provides an economic profile for Bosque Farms, highlights challenges and gaps in the Village's economy, and recommends economic development strategies to help the Village meet their needs. A goals, policies, and actions section summarizes these strategies.
- **Community Facilities & Services-** This section profiles existing public facilities, programming, emergency services, community services, and parks and recreation currently within the Village. The plan recommends strategies fill gaps and overcome challenges through goals, policies, and actions.
- **Infrastructure-** Infrastructure needs focus primarily on systems within the Village with an emphasis on meeting the water and utilities needs for Bosque Farms. Recommendations to better serve future needs are summarized as goals, policies, and actions.
- **Transportation-** Roadways, pedestrian, bicycle, and public transportation systems are summarized in this section while identifying anticipated future needs. Strategies to meet these needs are summarized as goals, policies, and actions.
- **Hazard Mitigation-** Hazard mitigation highlights existing emergency response infrastructure in the Village and provides a profile of potential hazards and

natural disasters that could occur in Bosque Farms. Goals, policies, and actions are recommended to help the Village mitigate and prevent hazards where feasible.

- **Implementation-** This section summarizes all goals, policies, and actions made throughout the comprehensive plan and provides potential funding sources and resources to implement these strategies. Each recommendation is prioritized and given a general timeline estimate to help the Village prioritize needs based on current capacity.

COMMUNITY PROFILE

History

Bosque Farms was originally part of the ancestral homelands of the Tiwa people who currently still have a presence in the region with the Isleta Pueblo village proper located directly north of Bosque Farms. In the 1600's, this area was part of the El Camino Real—a Spanish trade route spanning 1,600 miles from Mexico City to the San Juan Pueblo. Sections of the Camino Real were temporarily used as part of US Highway Route 66 and are now part of New Mexico Highway 47.

Settlement in Bosque Farms started as part of a 1716 Spanish land grant containing 20,000 acres of land to the west of the Rio Grande between Rio Puerco and the Rio Grande south of the Isleta Pueblo granted to Antonio Gutierrez. During this time, the land was known as Bosque de Pino or Los Pinos. From there, the area flourished as a farming community, exchanging hands several times throughout the 18th and 19th century. The longest family ownership was the Chaves-Connelly family under the leadership of the family matriarch, Dolores Chaves. Under their ownership, Los Pinos experience numerous hardships including flooding, military encampment during the Civil War, and Indian encampment during the removal of the Navajo on The Long Walk.



Figure 4 Adobe home construction. Source: Living New Deal

The property was sold to Eduardo Otero in 1917 who owned the property for several years until the 1930's when he started subdividing and selling property under the name "Bosque Farms". In 1932, the heirs of Eduardo Otero Los Pinos ranch sold the subdivided properties to the New Mexico Rural Rehabilitation Corporation which was then sold to the Federal Emergency Relief Administration. The land was used to resettle farmers who sold their land in Harding and Taos counties to the Federal Sub-Marginal Lands program. In 1937, the Resettlement Administration purchased land from the Rural Rehabilitation Corporation where Bosque Farms became one of 28 resettlement communities created by FERA and the only community located in New Mexico.

Long-term flooding and drought had caused volatile farming conditions in Bosque Farms and throughout the Middle Rio Grande River Valley. In order to create better farming conditions, the Middle Rio Grande Conservancy District (MRGCD) was formed to create a system of levees and diversion structures to regulate natural flooding of the Rio Grande. Although resisted by some traditional farmers as a potential threat to traditional acequia farming, the MRGCD made it possible for more agriculture, and residential land to be used throughout the Middle Rio Grande Valley. From the 1930's on, the area flourished with dairies and local farms through the mid-century.

Over time, Bosque Farms continued to grow and vehicle travel along I-25 and NM 47 allowed for more residential and commercial development in the region overall. Now, Bosque Farms is a rural bedroom community just south of Albuquerque. Although most of the land is no longer used solely for agriculture, the residents of Bosque Farms hold onto and cherish their agricultural heritage to this day.

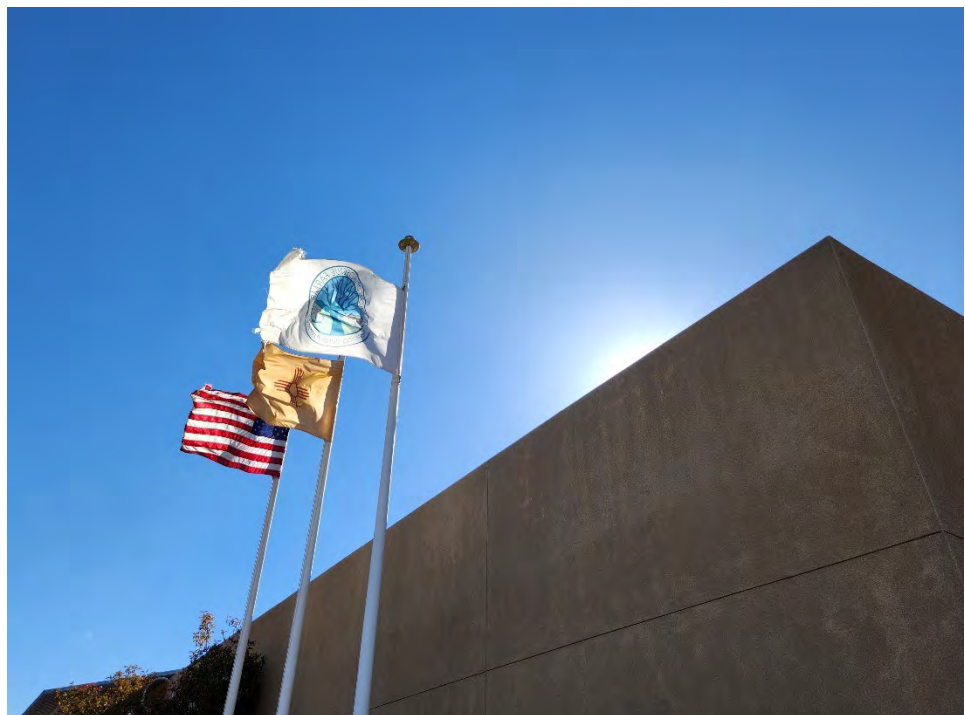


Figure 5 Village Complex. Source: Sites Southwest

Natural Environment

Bosque Farms is located in the Middle Rio Grande Valley along the Rio Grande bosque—a cottonwood forest that stretches the length of the Rio Grande through New Mexico. The segment of the bosque adjacent to Bosque Farms is part of the Rio Grande Valley State Park. The semi-arid conditions of New Mexico lead to mild-winters and hot summers, although cooler in the Rio Grande valley compared to communities on the surrounding mesa. According to the National Oceanic and Atmospheric Administration (NOAA) the average annual high temperature in Bosque Farms is 77.7 degrees F and average annual low is 35.2 degrees F. The area has an average annual precipitation of 9.23 inches.

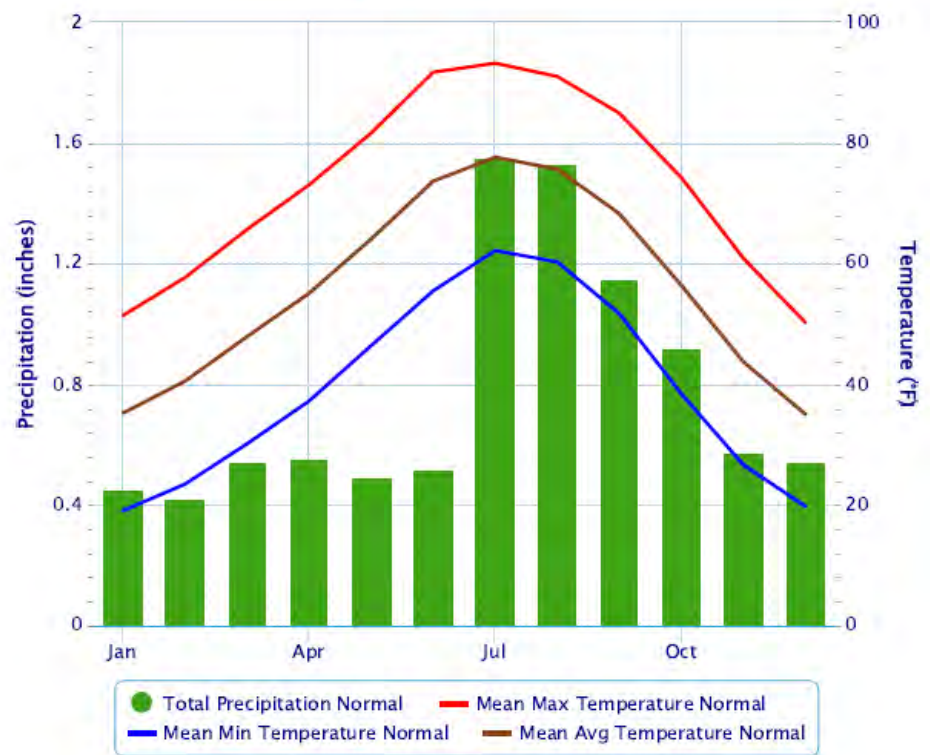


Figure 6 Monthly average temperatures and rainfall in Valencia County



Figure 7 Acequia along South Bosque Loop. Source: Sites Southwest

Demographic Profile

POPULATION

The population of Bosque Farms experienced growth throughout the 1980-1990's and has since then leveled off in the 2000's and has begun to decline. The population has hovered around 3,700-3,900 people. The median age in Bosque Farms is 48 years old which is much older than the Valencia County median age of 38 years old.

Approximately 31.2 percent of people are 62 years and over, compared to 21.8 percent in Valencia County. In addition, Bosque Farms has a lower percentage Hispanic population of 39 percent compared to the higher Valencia County population of 61 percent.

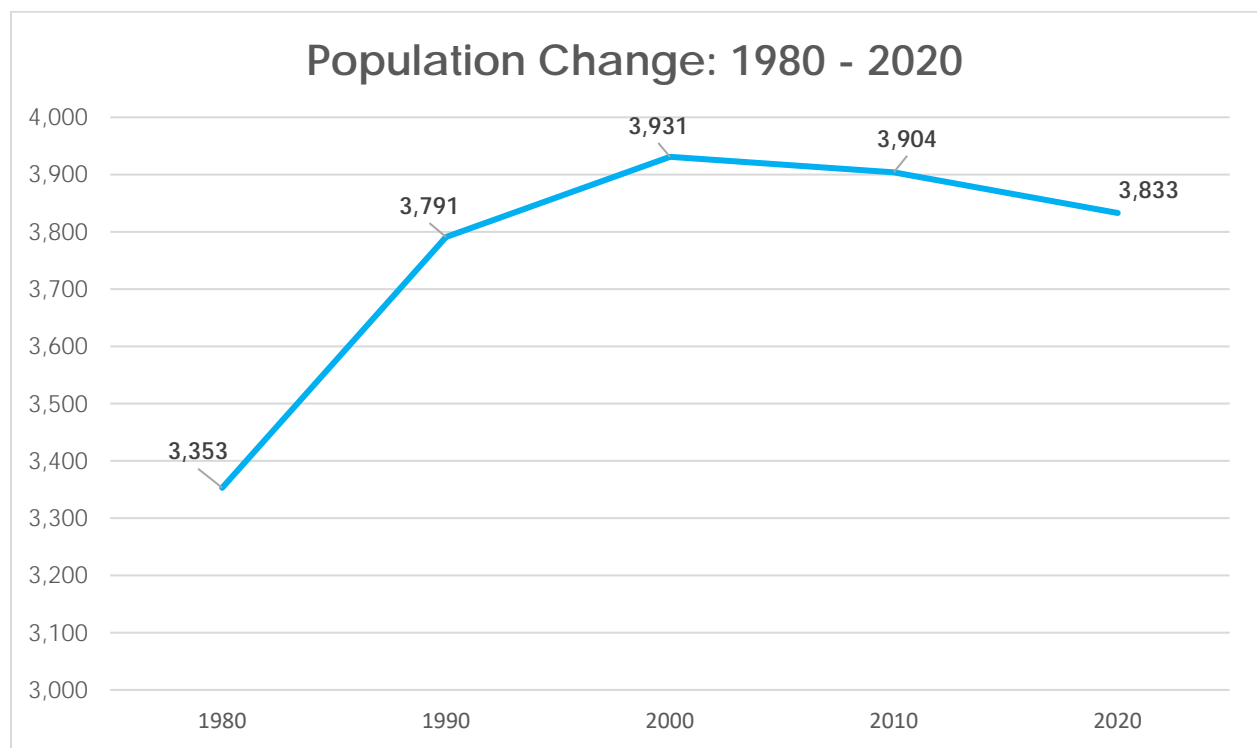


Figure 8 Population Change. Source: 2020 U.S. Census Data

INCOME

On average, residents of Bosque Farms earn more than Valencia County and the surrounding areas. The median household income in Bosque Farms is \$59,250 while the median household income for Valencia County is \$57,231. The percentage of people whose income in the past twelve months is below the poverty level in Bosque Farms is significantly lower than the County average. Bosque Farms had 9 percent of people living below the poverty level in 2020 while Valencia County averaged around 12.5 percent of people living below the poverty level.

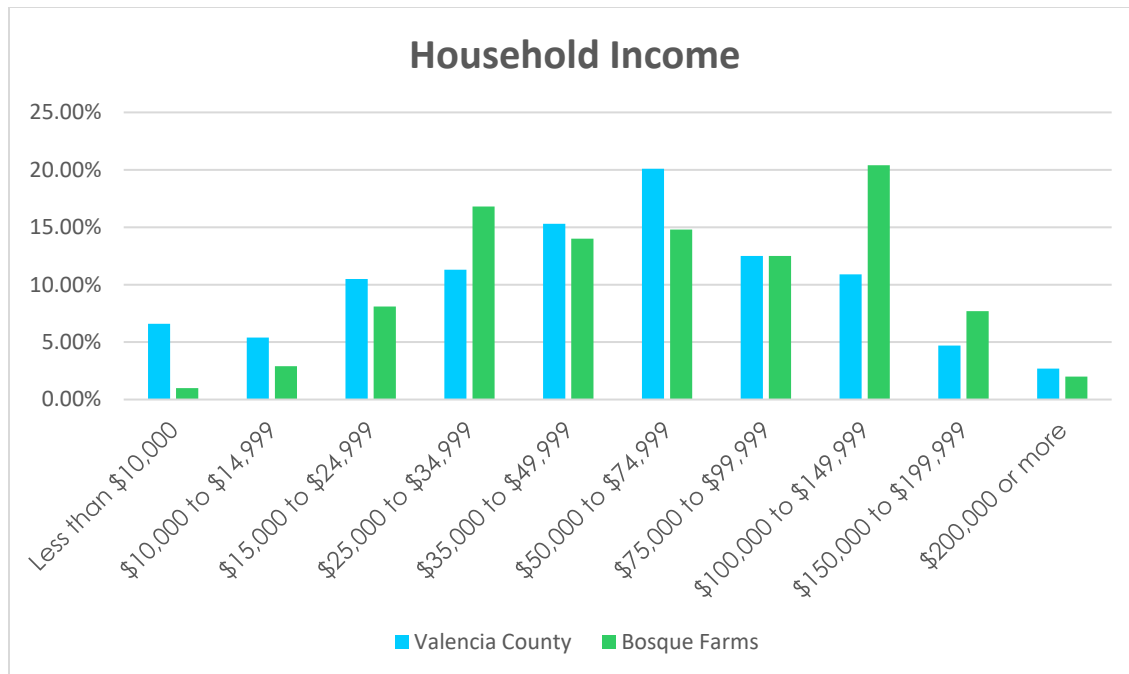


Figure 9 Household Income in Bosque Farms and Valencia County. Source: 2020 U.S. Census Data.

EDUCATIONAL ATTAINMENT

Overall, Bosque Farms is well educated with a third of the population with a high school equivalent education. Over half the population has at least some level of college education with 22 percent earning a bachelor's degree and 8 percent earning a graduate or professional degree.

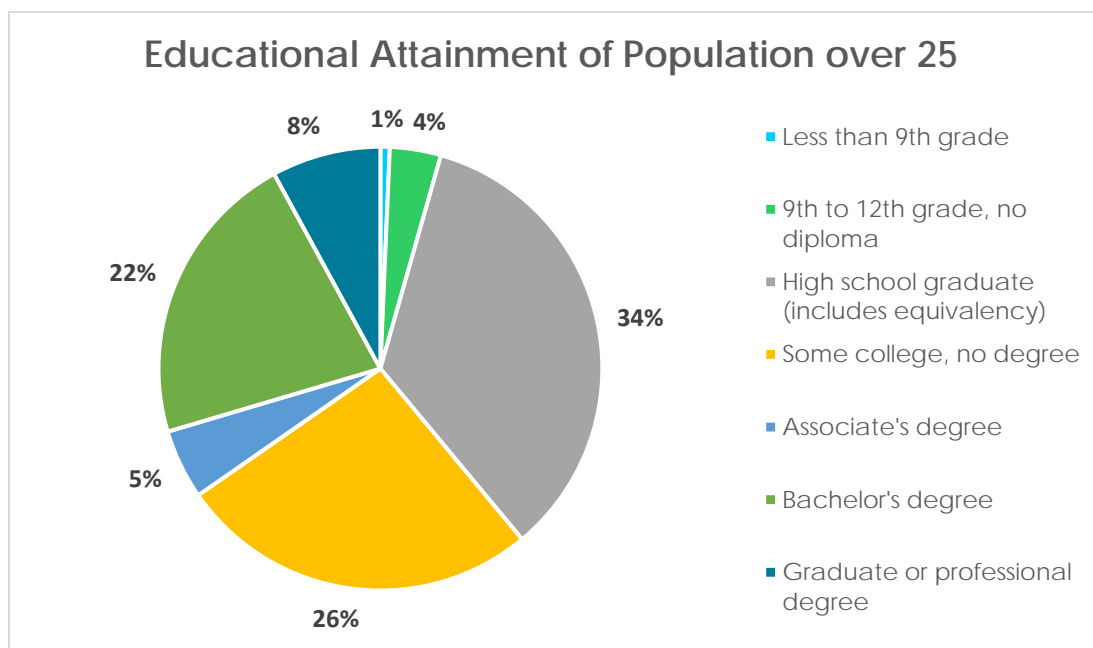


Figure 10 Educational Attainment of Population over 25. Source: 2020 U.S. Census Data

Housing

Community identity is strongly associated with the dairies that developed in the 1930s and beyond. The Village’s rural character is further exemplified through the housing type composition. Most homes in Bosque Farms are single-family detached homes (77.5%) and mobile homes (22.5%). Overall, Valencia County heavily favors single-family housing with only a small percentage of multi-family housing in the County. Most of these single-family homes were constructed in the 1970s and 1980s and construction has continued to wane since.

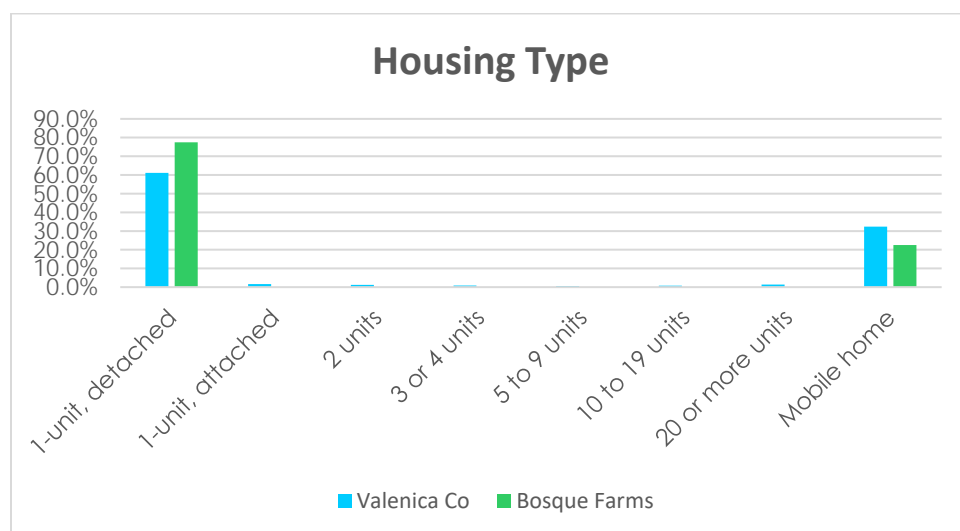


Figure 11 Housing Types in Bosque Farms. Source: 2020 U.S. Census Data

The housing stock is older, and this may pose an issue for older homeowners who may need help with home maintenance as homes age.

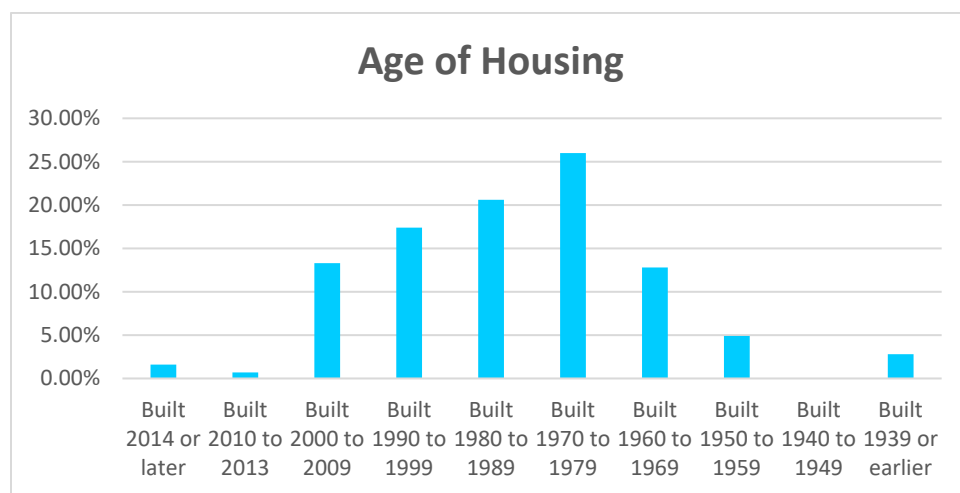


Figure 12 Age of Housing Structure by Decade in Bosque Farms. Source: 2020 U.S. Census Data.

LAND USE

Community Priorities

Based upon community input, the primary land use concerns are to maintain the rural character of Bosque Farms through low-density development, large lot sizes, and building codes. Residents expressed the desire to promote the beautification of Bosque Farms properties and beautification of NM 47 which fits the rural feel of the Village.



Figure 13 Park behind the Village municipal complex

- Maintain a quiet, rural, agricultural character throughout the Village
- Provide opportunities for homeowners to build mother-in-law facilities for multi-generational housing
- Improve zoning ordinance enforcement
- Concentrate commercial development on the NM 47 corridor and consider incentives to develop vacant land
- Explore opportunities for more recreational space and trail connections to the Rio Grande. Prioritize health and vitality of the Rio Grande bosque.

Existing Zoning

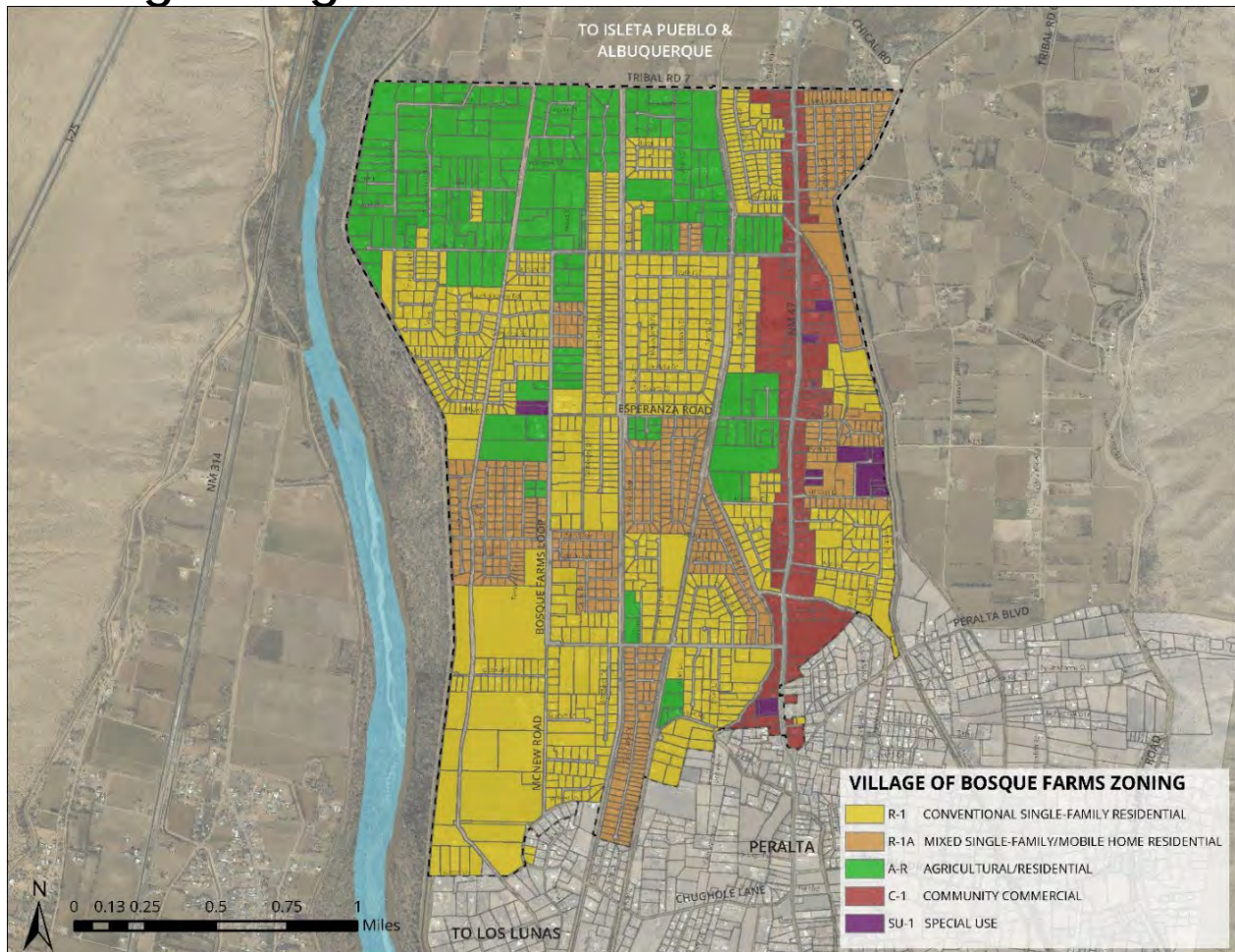


Figure 14 Zoning Map for Bosque Farms.

A-R AGRICULTURAL/RESIDENTIAL

A-R zoning is intended to maintain a rural atmosphere through maintaining agricultural activities and providing low-density residential use on-site. Most of this zoning is located in the northwest corner of the village. These are large parcels which often have a single-family home, an agricultural field, and other accessories to agricultural use. Accessory living quarters, mobile home/manufactured homes, bed-and-breakfasts, and other uses can be established on a conditional basis.

C-1 COMMERCIAL

Commercial zoning identifies ideal space for retail, financial, and personal services in the Village where it is most needed. Commercial zoning is located directly on the NM 47 corridor.

R-1 CONVENTIONAL SINGLE-FAMILY RESIDENTIAL

This zone is intended to establish rural neighborhoods consisting of single-family households. Similar uses to A-R zoning are allowed in this area to a lesser extent. This area consists of the majority of residential areas in Bosque Farms throughout the core of the Village. However, some areas that have been zoned at R-1 are currently being used strictly for agriculture without housing.

R-1A MIXED SINGLE-FAMILY/MOBILE HOME RESIDENTIAL

Mixed single-family/mobile home residential provides a mix of detached dwelling units, including conventional, modular, manufactured or mobile home dwelling units while maintaining the rural residential character of the Village through low-density. These lots can be smaller and more compact but will only allow one unit on-site. All housing types in R-1 are allowed in this zone. These areas are dispersed throughout the Village but are often on small residential roads, often cul-de-sacs.

Existing Land Use

RESIDENTIAL



Figure 15 Single-family homes in Bosque Farms. Source: Sites Southwest

Bosque Farms is characterized by its rural atmosphere with a primary combination of agriculture and residential land uses. Many residents live on large lots with facilities dedicated to agricultural practices including crops, farming equipment storage, barns, corrals for livestock, and more. Community members value the large lot sizes and rural feel of the residential areas.

Most land use in Bosque Farms is a combination of agriculture and residential that creates the unique rural character of the community. All land in Bosque Farms has been subdivided to the extent allowable in the Village. There is less than 2 percent vacant land in Bosque Farms so there is not much room left for development in the area.

AGRICULTURAL



Figure 16 Agriculture fields in Bosque Farms. Source: Sites Southwest

Agriculture use in the Village is paired with residential but located mostly to the western side of the community. Agricultural practices are still an essential practice within Bosque Farms however, some residents have expressed concern with the continuation of agricultural traditions. Older residents who have farms and crops struggle to continue the practice due to the needed labor to maintain croplands. Some individuals hire farmhands who occasionally live and work on their property. These types of secondary quarters are the only kind allowed by the zoning code with the stipulation they would be temporary, only house workers, and not rented out under any other circumstance. Some residents have expressed interest in having this zoning code changed to allow this rule to be extended towards live-in caretakers for older residents needing additional assistance in their homes.

COMMERCIAL



Figure 17 Businesses along NM-47. Source: Sites Southwest

Land zoned for commercial is located primarily along NM 47. This area comprises a mixture of big box stores and smaller, local businesses, primarily following a suburban pattern of physical development with large parking lots fronting the roadway. There are also several service-oriented businesses and an assisted living facility located here. Residents would like to maintain this as the only area where commercial businesses can be developed with interest in further developing the corridor using vacant land on NM 47.

INSTITUTIONAL/PUBLIC



Figure 18 Bosque Farms Municipal Complex. Source: Sites Southwest

All public institutions in Bosque Farms are located on the Bosque Loop in distinct nodes. The municipal complex is located on West Bosque Loop and includes the village offices, police station, library, and the Village's only public park. Across the street is the Village's only school—Bosque Farms Elementary. On the North Bosque Loop the Village Community Center, little league fields, and Rodeo Association are clustered together.

Recreational uses are paired with both the Village Offices and Community Center. The Bosque Loop also has a multi-use bike path separated along the roadway. However, the Village lacks public access to the bosque which could provide more recreational opportunities for the Village through trails. Residents have also expressed interest in having more recreational facilities like a public pool or a recreation center in the village.

VACANT LAND



Figure 19 Vacant land along NM-47. Source: Sites Southwest

Vacant land in Bosque Farms exists both on NM 47 and in the interior of the village, notably a few vacant formerly agricultural spaces. Most existing parcels in the Village have already been subdivided to their fullest extent or are being used for agricultural purposes. There is some land for purchase along NM 47 that could be used for future commercial development, however, the purchasing price for this land is prohibitive of land development.

FOUR ACRE VILLAGE PROPERTY



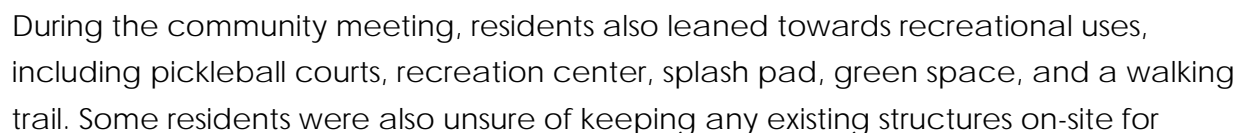
Figure 20 Boundaries of the recently acquired Village property. Source: Google Earth

The Village purchased 3.7 acres of property directly north of Village Complex early in 2023. Village officials worked towards this acquisition for several months in an effort to provide more services and facilities to village residents.

There are currently seven structures on-site including a two-story house, two offices, a portable storage shed, a storage building with overhead efficiency unit, detached garage with overhead apartment, and a homeowner-built workshop. The structures vary in condition but are generally considered to be structurally sound but old. The homeowner-built workshop is not considered structurally sound and will need to be demolished.

Residents were asked for feedback and ideas on how to use the space in both the community survey and at the March community meeting. In the community survey, responses gravitated towards recreational uses including sporting facilities, recreation center, aquatic center, parks, and open space. Public institutions and civic facility recommendations like expansions of the public library, village offices, and community center were also mentioned as desirable by the community.

Theme	Count
Recreation	160
Public Institutions and Civic Facility	75
Education	46
Open Space	27
Commercial	18
Police/Fire/EMT Facility	16
Event Venue	12



rehabilitation due to the uncertainty of their condition.



Figure 21 Notes on 4-acre parcel from a Community Meeting. Source: Sites Southwest

Within the scope of this plan, the planning team will help garner initial community ideas and feedback from residents. However, the long-term planning process will take place in the future with the village council, village staff, and residents. Input at this point will provide initial programmatic prospects and direction for future planning and design.

Issues & Improvements

Bosque Farms values its rural character established in its low-density residential, agricultural uses, and limited commercial development. However, with urban pressures from surrounding communities and an aging population, maintaining this character will need support development standards and other municipal land use standards. Zoning code revisions may be needed to ensure land use goals are met and still allow for appropriate growth in the Village.

Balancing needs for commercial development are essential to the character of the village, with much of this development concentrated along NM 47. Needs for commercial development should be balanced with the desire to uphold rural development in the community through concentrating commercial businesses along the NM 47 corridor and ensuring these commercial buildings meet the rural feel of the

surrounding area. With a strong, centralized commercial corridor, village staff can concentrate their efforts along this stretch of road to make an inviting atmosphere for villagers and travelers.

Recommended commercial corridor improvements include:

- Explore development options in vacant lots
- Provide incentives for small businesses along NM 47
- Consider enacting certain incentive zoning elements like allowances if property owners establish and maintain landscaping along NM 47
- Research facade and sign improvements loans and grants programs
- Retain commercial development close to the NM 47 corridor to maintain rural-agricultural character within residential areas and closer to the river

Housing in Bosque Farms tend to be single-family homes located on large parcels, often with small farms and corrals for livestock on their land. However, with an aging population, some older residents are having difficulties maintaining their properties. These individuals would like more options for senior transitional housing either in the form of auxiliary dwelling units (ADUs) or assisted living facilities. With accessory housing units, residents can still maintain an independent lifestyle and continue to live within their own home while still receiving needed support from family members and hired staff. Detailed recommendations for this issue are included in the housing section below.

Goals, Policies, and Actions

1. BOSQUE FARMS RETAINS ITS RURAL CHARM WHILE ALLOWING FOR APPROPRIATE GROWTH

1.1 REVIEW AND REVISE ZONING CODE TO ENSURE IT CONTINUES TO ACHIEVE COMMUNITY GOALS

- 1.1.A Identify zoning codes that do not meet standards for rural development
- 1.1.B Revise codes to encourage an appropriate mix, scale and density of land uses in both commercial and residential areas
- 1.1.C Support property owners by making sure code updates incentivize beautification while removing barriers to productive use
- 1.1.D Educate property owners on weed and property maintenance ordinances
- 1.1.E Streamline and create educational materials about the building permit process to help property owners who wish to improve their properties
- 1.1.F Establish limitations and appropriate controls – particularly in relationship to their proximity to residential and civic land uses - on cannabis establishments within Bosque Farms limits

1.2 CREATE A RURAL, MAIN STREET ATMOSPHERE FOR COMMERCIAL DEVELOPMENT ON NM 47

- 1.2 A Revise commercial zoning regulations to promote safety and walkability along the commercial corridor
- 1.2 B Develop a design theme and associated signage for NM 47 and Bosque Farms Blvd
- 1.2 C Incentivize infill commercial development on vacant land along NM 47 that is appropriate for the open, rural aesthetic of Bosque Farms

1.3 CONTINUE TO CREATE A UNIQUE EXPERIENCE ON THE BOSQUE FARMS LOOP

- 1.3 A Provide wayfinding and signage along Bosque Farms Loop to village facilities
- 1.3 B Install traffic calming measures to improve walkability and safety of the street, especially around the elementary school and community facilities

- 1.3 C Maintain rest areas along Bosque Farms Loop Trail. Consider locations for additional rest areas and pedestrian amenities

2. BOSQUE FARMS IS WELL-MAINTAINED AND RESIDENTS ARE PROUD OF THEIR COMMUNITY AND CONNECTED TO THEIR NEIGHBORS

2.1 ACTIVATE COMMUNITY GROUPS TO ASSIST WITH VILLAGE BEAUTIFICATION EFFORTS

- 2.1 A Advertise and seek outside volunteers to support regular Village beautification days; consider a program to match volunteers with elderly residents who need additional help with their yards (Scouts, 4-H, churches, schools)
- 2.1 B Seek an AmeriCorps Vista position dedicated to volunteer management, Village beautification efforts (Keep Bosque Farms Beautiful), and resident communication

HOUSING

Community Priorities

Many villagers expressed the rural character of housing in the area being the primary reason for moving to Bosque Farms. Community members would like to see this aesthetic for housing continuing with future development. However, with an aging population, senior residents are also seeking support in



Figure 22 Historic home on the Bosque Loop

maintaining their properties without having to move to assisted living facilities or leave their homes. As such, many residents would like to construct mother-in-law quarters on their properties. Furthermore, there is a desire to have more flexibility in housing options at different price points to allow Bosque Farms to be more accessible to potential residents.

- Allow mother-in-law homes (auxiliary dwelling units (ADU's)) on properties
- Maintain large lots for single family housing
- Prioritize senior housing and senior independent living facilities
- Explore programs to provide property maintenance assistance for seniors

Existing Housing

HOUSING TYPES AND OCCUPATION

Existing housing in Bosque Farms are overwhelmingly 1-unit detached single family homes and mobile homes located on large lots. This housing typology is intended to be the primary composition in Bosque Farms to maintain a small town, rural feel in the Village. Some of these homes also have crops and other agricultural uses and structures on their property in the areas zoned A-R Agricultural-Residential. Horse corrals and other livestock pens are common in the area.

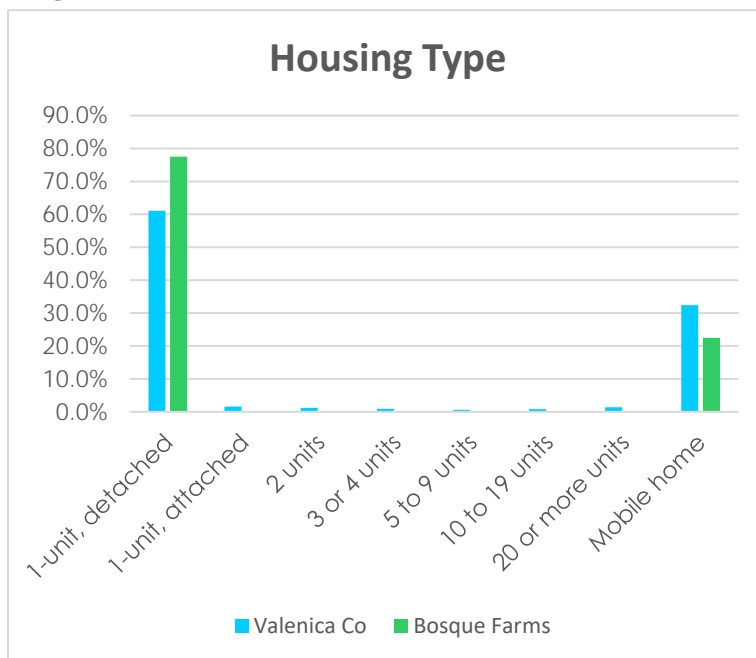


Figure 23 Housing Types by Percentage. Source: 2020 U.S. Census Data.

Other types of homes, especially high-density housing in the form of apartment complexes, are not desired in Bosque Farms as expressed by current residents and seen in current housing data. There is some interest in more “middle” housing, potentially in the form of appropriately-scaled courtyard housing, which can provide more affordable housing opportunities while still maintaining a rural character.

Most homes are also overwhelmingly owned and occupied by the owner. There are very few rented properties in the Village. There is an even lower vacancy rate in the Village. In addition, household sizes between owner-occupied and renter-occupied are somewhat similar at 2.49 people and 2.91 people respectively. It should be noted that though the table below notes up to 74 vacant units present in the community as of 2020, this figure can vary greatly over time. Anecdotally, residents noted that it feels that there are very few options locally for renting.

Housing Units	2020
Total Housing Units	1,599
Occupied Units	1,525
Vacant Units	74
Owner-occupied Units	1,435
Average Household Size	2.49
Renter-Occupied Units	90
Average Household Size	2.91

Table 1 Housing Units in Bosque Farms. Source: American Community Survey 2020 data

VALUE, AGE, AND CONDITION

Overall, housing value in the Village is substantially higher than Valencia County. The median household value is \$71,900 higher than Valencia County. Bosque Farms also has a higher percentage of higher valued homes than other homes in Valencia County. On average, most homes in Bosque Farms are valued higher than homes in surrounding communities like Peralta, Los Lunas, Valencia, and Albuquerque. Additionally, as of summer 2023, the median listing price for a home in Bosque Farms on Zillow is as high as \$497,000.

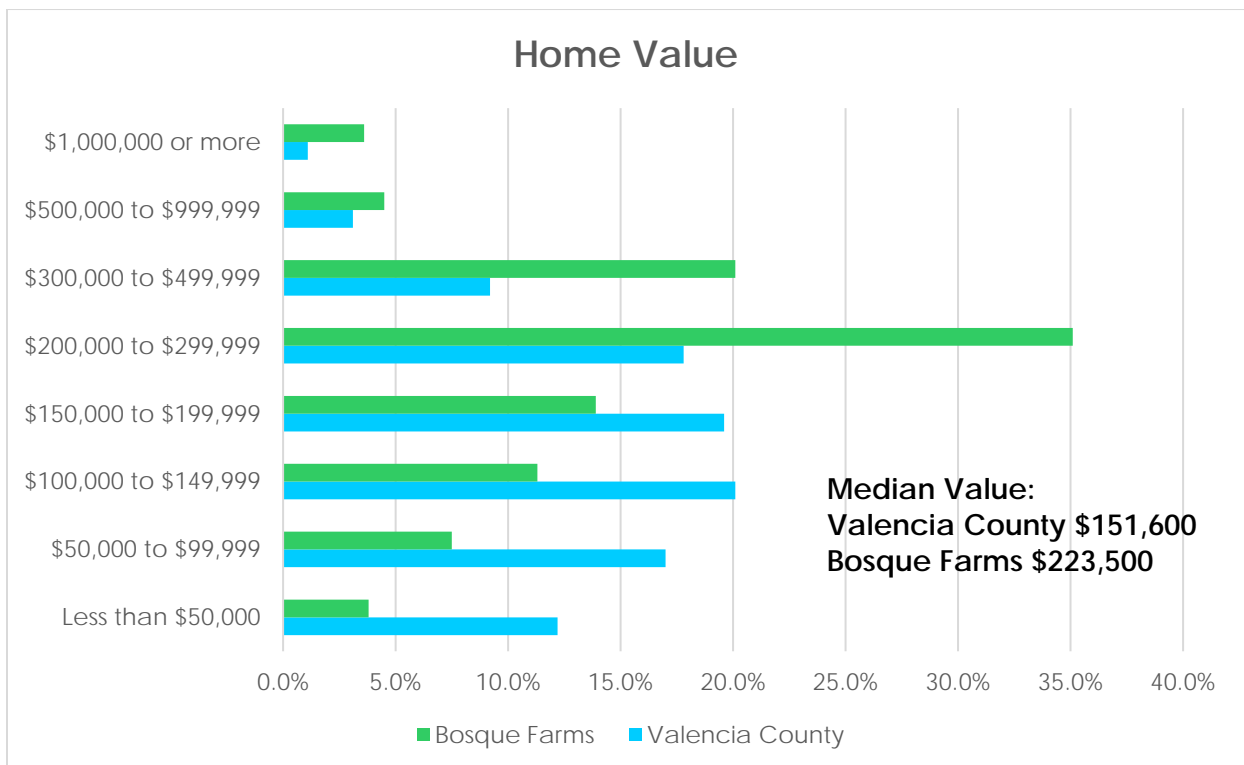


Figure 24 Home Value by Percentage. Source: 2020 U.S. Census Data.

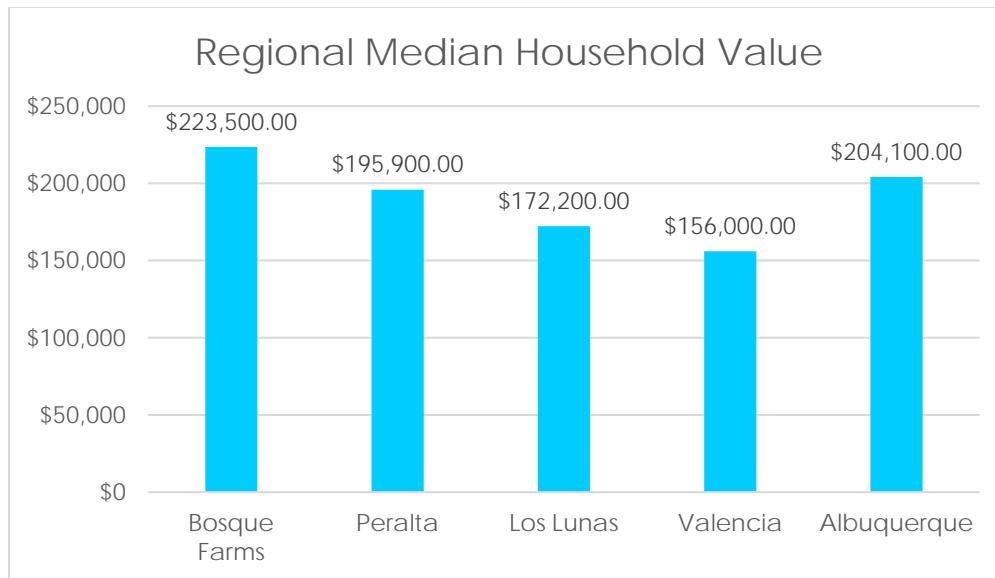


Figure 25 Median Household Value in Bosque Farms, Peralta, Los Lunas, Valencia, and Albuquerque. Source: 2020 U.S. Census Data.

Many of these homes were built between 1970-1989 (46.6%) which means older homes needing more maintenance than other homes. As housing continues to age, residents in Bosque Farms will have to conduct more costly maintenance on homes which would affect their value and overall affordability. Especially with the older population, the primary concern for aging housing stock is ensuring that homeowners can conduct needed maintenance.

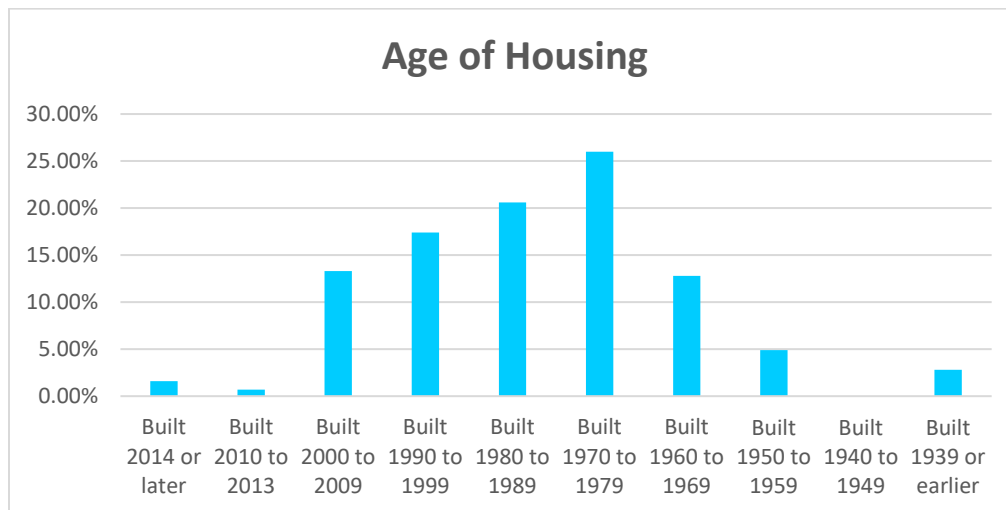


Figure 26 Age of Housing Structures in Bosque Farms by Percentage. Source: 2020 U.S. Census Data.

SENIOR HOUSING



Figure 27 Beehive Homes of Bosque Farms. Source: [Findcontinuingcare.com](https://www.findcontinuingcare.com)

Aging housing stocks and increasing maintenance needs will affect housing needs as the population in Bosque Farms continues to age. Some residents may consider moving from their current living situation into partial or full-assisted housing in the coming years.

There is one senior living facility in Bosque Farms located on NM 47. BeeHive Homes of Bosque Farms provides assisted living and memory care services in a residential setting. Since this is the only facility in Bosque Farms, it is currently at full capacity and is operating on a waiting list. The closest other facility in the region is located in Los Lunas, which has three facilities specializing in different care types.

Residents have expressed interest in having some form of assisted living facilities either in the form of a part-time caretaker, transitional housing, or a full assisted living facility. As the population continues to age, the Village may consider housing situations and services that could help residents continue to live independently within their current housing situations.

AUXILARY DWELLING UNITS (ADU'S)



Figure 28 ADU's provide a flexible housing option for homeowners and their caretakers. Source: [realtor.com](https://www.realtor.com)

There is a need for “Mother-In-Law” housing in Bosque Farms. Residents would like the possibility to construct smaller auxiliary dwelling units (ADU’s) on their property which could act as a secondary dwelling unit on their property for family members, caretakers, and potential renters.

Currently, Village zoning code permits structures on a very limited, conditional basis. Structures must be temporary living quarters that are constructed only for “a legitimate hardship or medical necessity.” These units cannot be rented out, must not exceed 500 feet of floor space, cannot have kitchen facilities, and cannot be used as a separated dwelling unit.

Zoning code also allows additional dwelling units on properties zoned A-R for employees and relatives to the residing family on the premises who are involved in agricultural activities on the premises. These units cannot be rented out to individuals not involved in agricultural activities on the premises.

The primary concern with construction of ADU's in Bosque Farms is the potential that these units may be rented out, which will affect housing density and character in the area. However, some community members also expressed a desire to have some flexibility with multi-generational living with semi-independent housing that allows residents to age in place with the support of family or a caretaker.

Issues & Opportunities

With a changing demographic in Bosque Farms, the housing stock should shift to accommodate predicted changes to the community while still maintaining the rural character of the area.

SENIOR HOUSING

Based on conversations with the community, there are a variety of concerns affecting the senior population including:

- Providing a variety of housing types of housing options for senior residents
- Identify and provide resources for senior residents to age in place
- Supporting seniors with tools and volunteers to assist with property maintenance

Based upon input and existing conditions analysis, recommendations to support seniors in Bosque Farms is as follows:

- Support development of senior housing facilities along NM 47
- Change zoning code to allow ADUs to support live-in care and multi-generational housing (see below)
- Develop a summer youth corps or volunteer group to support community seniors complete simple property maintenance upkeep and repairs
- Develop a volunteer program to help seniors complete light housekeeping and errands

AUXILLARY DWELLING UNITS

Based upon conversations with the community, the key goals for ADU's are:

- Allow construction of "Mother-In-Law" units on properties
- Allow flexibility with occupants that is not limited to relatives, caretakers, and/or employees
- Allow full kitchen and bathroom facilities in these units, but do not require them
- Allow larger accessory units than what is currently allowed with accessory living quarters

As such, recommendations to zoning code changes are as follows:

- Replace Accessory Living Quarters regulation with Auxiliary Dwelling Unit regulation
- One (1) ADU may be added to any residentially zoned lot including A-G, R-1, and R-1A
- Use same restrictions for accessory structures for ADU's i.e. lot coverage, setbacks, height restrictions, massing, etc. This allows for easier enforcement and allowances for renovation of existing accessory structures into an ADU.
- Increase the maximum footprint allowance from 500 sq ft to 750-1,000 sq ft.
- If parking requirements are needed, only require one (1) parking space per unit. Preferably, parking minimums would not be required.
- Consider if both detached units and internal accessory units can be allowed
- Allow existing primary structure to become an accessory unit while newer primary unit is constructed on-site. This should only be allowed if existing unit meets all regulations of new ADU's i.e. footprint size, setbacks, height restrictions, etc.
- Do not include occupant definitions to allow flexibility of use

Changes to these segments of housing will address current concerns of Bosque Farms residents while preparing the village to move into the future.

Goals, Policies, and Actions

3. HOUSING IN THE VILLAGE MAINTAINS THE OPEN RURAL AESTHETIC OF THE COMMUNITY

3.1 EXPLORE OPPORTUNITIES FOR FUTURE DEVELOPMENT ON LAND THAT HAS ALREADY BEEN SUBDIVIDED

- 3.1 A Work with local property owners and developers to encourage community-appropriate new development
- 3.1 B Seek additional senior living facilities and range of independent services on NM 47

4. RESIDENTS OF BOSQUE FARMS HAVE A VARIETY OF HOUSING THAT SUPPORTS THEM AT ALL LIFE STAGES

4.1 REVISE CODES TO ALLOW FOR ACCESSORY DWELLING UNITS

- 4.1 A Develop criteria for Accessory Dwelling Unit/Mother-in-Law Suite/casita on residential properties with input from leaders, staff and community members
- 4.1 B Revise Village Codes according to criteria and create educational tools to share with residents
- 4.1 C Consider contracting to help write a code amendment for ADUs

4.2 SUPPORT VILLAGERS WITH MAINTAINANCE OF THEIR PROPERTIES

- 4.2 A Establish a summer youth crew to help with weed control for senior villagers and other interested residents. Advertise the summer program at local schools, churches, and community centers. Work with schools and student groups with service-learning requirements
- 4.2 B Host home maintenance workshops in partnership with local experts and public programs
- 4.2 C Partner with existing programs to support seniors to make their homes more accessible through ADA improvements i.e., Habitat for Humanity, churches, 4-H, etc.

ECONOMIC DEVELOPMENT

Community Priorities

Residents would like Bosque Farms to have a strong business core along NM 47 that is appropriate in scale and offerings to the rural character of the village. In this commercial corridor, there is a desire to see more types of businesses in the future including a grocery store, restaurants,



breweries and wineries, medical care, and general retail. Residents would like to meet more of their economic needs within the village rather than depending on surrounding municipalities. Finally, there is a desire to support local businesses and small business owners in the village through advertising and technical support, where appropriate.

- Attract needed businesses and services to the community including a grocery store, restaurants, and small retail businesses
- Support small businesses and provide opportunities for home-based businesses
- Revitalize NM 47 with a strong small business core
- Encourage more retail and specialty stores in the area

Existing Conditions

To better understand the current economic conditions in Bosque Farms, we will take a look at demographic indicators in the village, including income and poverty levels compared to the region and state, employment and gross receipts. Additionally, it is important to look at the conditions of regional industries, as well as local businesses, to better understand how to support existing enterprises, while creating favorable circumstances for emerging industries and future businesses that might further support Bosque Farms.

INCOME

The median household income in Bosque Farms is higher than the Valencia County median at \$59,250 and \$50,801 respectively. Further, almost half (48.5%) of Bosque Farms residents also receive retirement income which is far higher than Valencia County (29.8%).

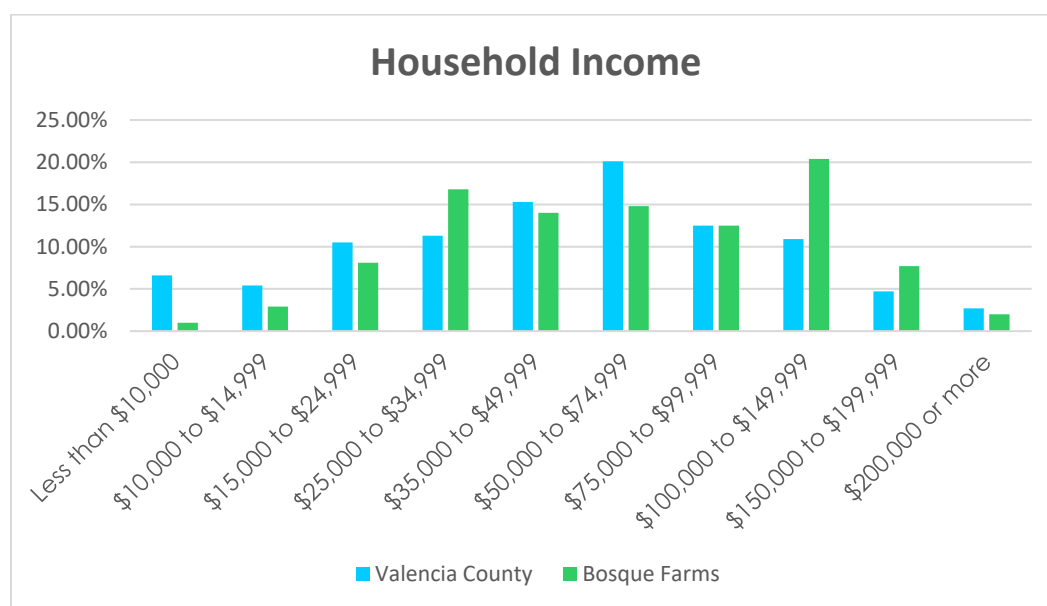


Figure 29 Household Income by Percentage in Bosque Farms. Source: 2020 U.S. Census Data.

Correspondingly, when looking at the portion of families in Bosque Farms living below the poverty level, this is much lower for families in Bosque Farms (9 percent), compared to Valencia County and the state, as shown below.

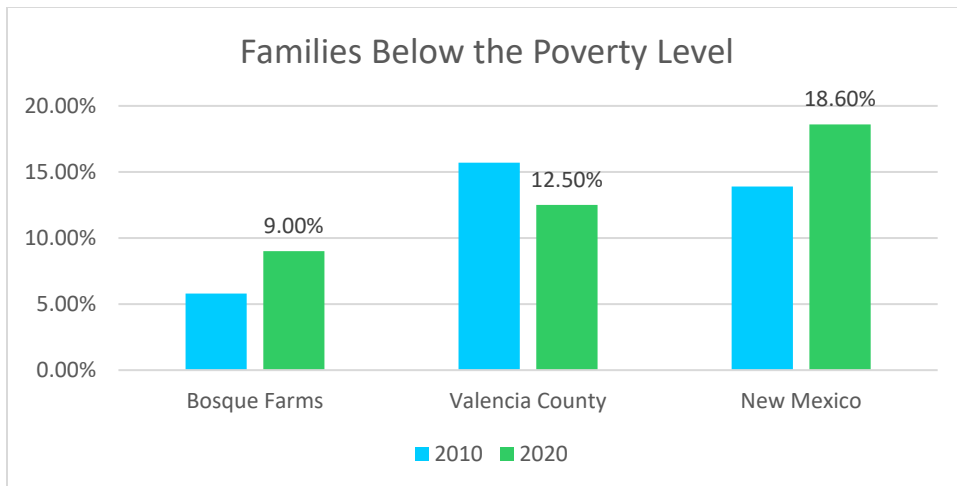


Figure 30 Families living below the poverty level. Source: 2020 U.S. Census Data

WORKFORCE & EMPLOYMENT

The biggest industry that workers in Bosque Farms are employed in is primarily in educational services, health care, and social assistance. Most workers in Bosque Farms work in educational services, health care, social services, and professional, scientific, and management services and administrative services, followed closely by public administration.

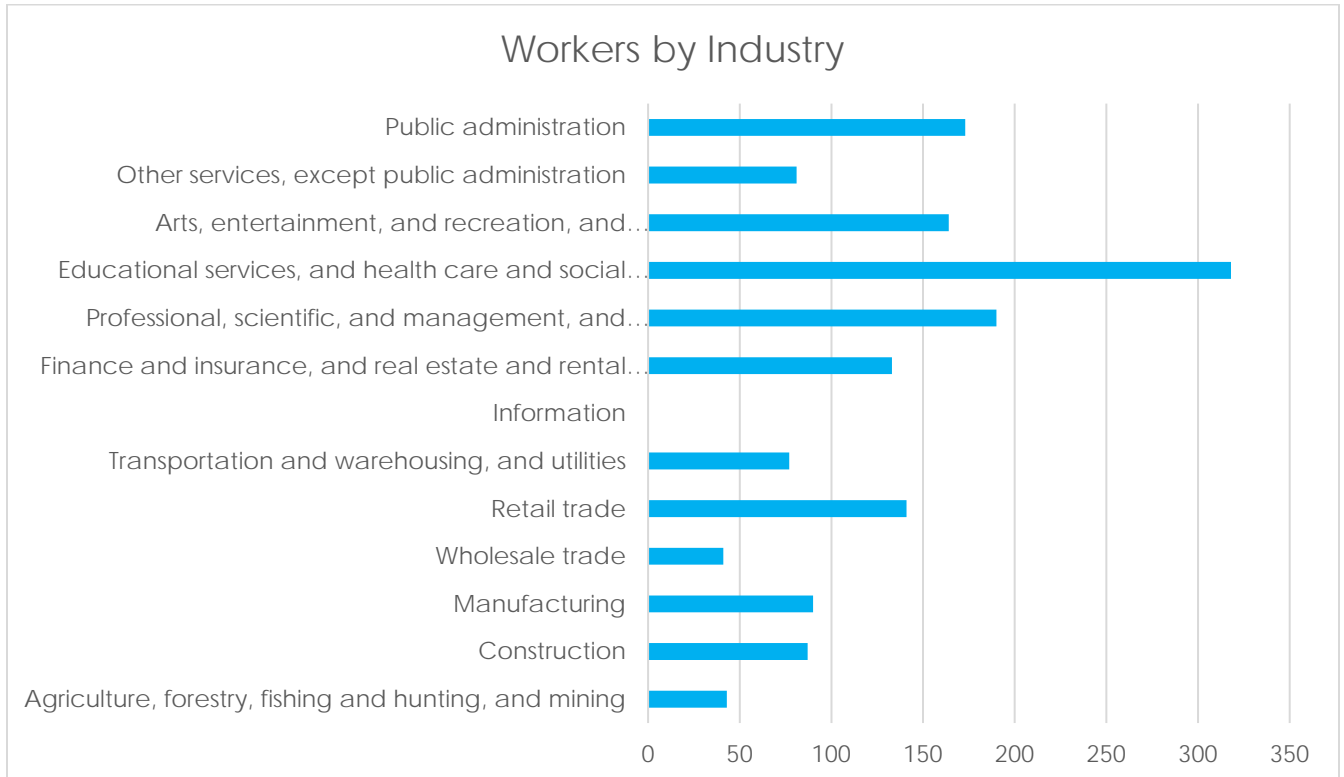


Figure 31 Bosque Farms Workers by Industry. Source: 2020 U.S. Census Data.

GROSS RECEIPTS

It is helpful to understand trends in Bosque Farms's gross receipts over time to see which industries are growing or shrinking and where there may be future opportunities. The retail trade industry, followed by accommodation and food services account for the majority of GRT for Bosque Farms. It should be noted, however, that health care and social assistance saw dramatic growth between 2015 and 2020 (662 percent) and should be fostered to continue to support opportunities for businesses and employees in Bosque Farms in the future.

Industry	2015	2020	% Change
11: Agriculture, Forestry, Fishing and Hunting	\$295,999.06	\$264,698.99	-11%
22: Utilities	\$3,825,933.44	\$3,722,801.38	-3%
23: Construction	\$4,487,906.27	\$5,601,259.70	24%
31-33: Manufacturing	\$5,510,084.15	\$7,504,823.16	36%
42: Wholesale Trade	\$3,089,282.21	\$3,019,099.37	-2%
44-45: Retail Trade	\$13,939,421.06	\$19,674,886.39	41%
48-49: Transportation and Warehousing	\$533,067.47	\$1,079,706.34	102%
51: Information	\$4,519,660.96	\$4,809,509.50	6%
52: Finance and Insurance	\$172,736.58	\$309,968.47	79%
53: Real Estate Rental and Leasing	\$1,660,750.92	\$944,805.54	-44%
54: Professional, Scientific, and Technical Services	\$5,091,746.50	\$5,177,607.19	2%
56: Administrative and Support and Waste Management and Remediation Services	\$314,092.18	\$509,817.93	62%
61: Educational Services	\$83,293.99	\$71,087.72	-15%
62: Health Care and Social Assistance	\$677,059.47	\$5,160,006.13	662%
71: Arts, Entertainment, and Recreation	\$295,777.40	\$341,807.78	16%
72: Accommodation and Food Services	\$9,374,536.85	\$11,668,268.00	24%
81: Other Services (except Public Administration)	\$5,477,639.55	\$5,751,184.47	5%
92: Public Administration		\$136,571.68	
99: Unclassified	\$14,602.61	\$375,542.72	2400%
Subtotal	\$59,363,590.67	\$76,123,452.46	

Other industries that offer potential based on their recent growth are transportation and warehousing and manufacturing.

BUSINESS CONDITIONS

Bosque Farms is home to several small businesses that provide essential supplies and services for residents. These include a variety of local mom and pop businesses, as well as some chains. Nearly all of these businesses are concentrated along NM 47, with the exception of home businesses.

Commercial buildings are physically spread out and, for the most part, surrounded by parking with drives connecting directly to NM 47. This makes businesses primarily accessible by vehicle and not supportive of safe pedestrian circulation.



Figure 32 Sopas's Restaurant. Source: Sites Southwest

While the present business community provides services for community essentials, residents have expressed a desire to see more offerings, especially for groceries and places for families and young people to gather. There are steps the Village could take to attract these new businesses and support existing businesses.

REGIONAL CONTEXT

Bosque Farms is part of the Middle Rio Grande Valley which is New Mexico's economic core. As a community that is outside of the Albuquerque Metropolitan area but close enough to commute, the Village has the opportunity to connect to Albuquerque and provide a residential area for individuals who work in Albuquerque but are seeking a rural, agricultural community.

Major employers in the Albuquerque metro area include Kirtland Air Force Base, Sandia National Laboratories, the University of New Mexico and Central New Mexico Community College, and the hospital systems: Presbyterian Healthcare Services, University of New Mexico Hospital, and Lovelace Medical Center.

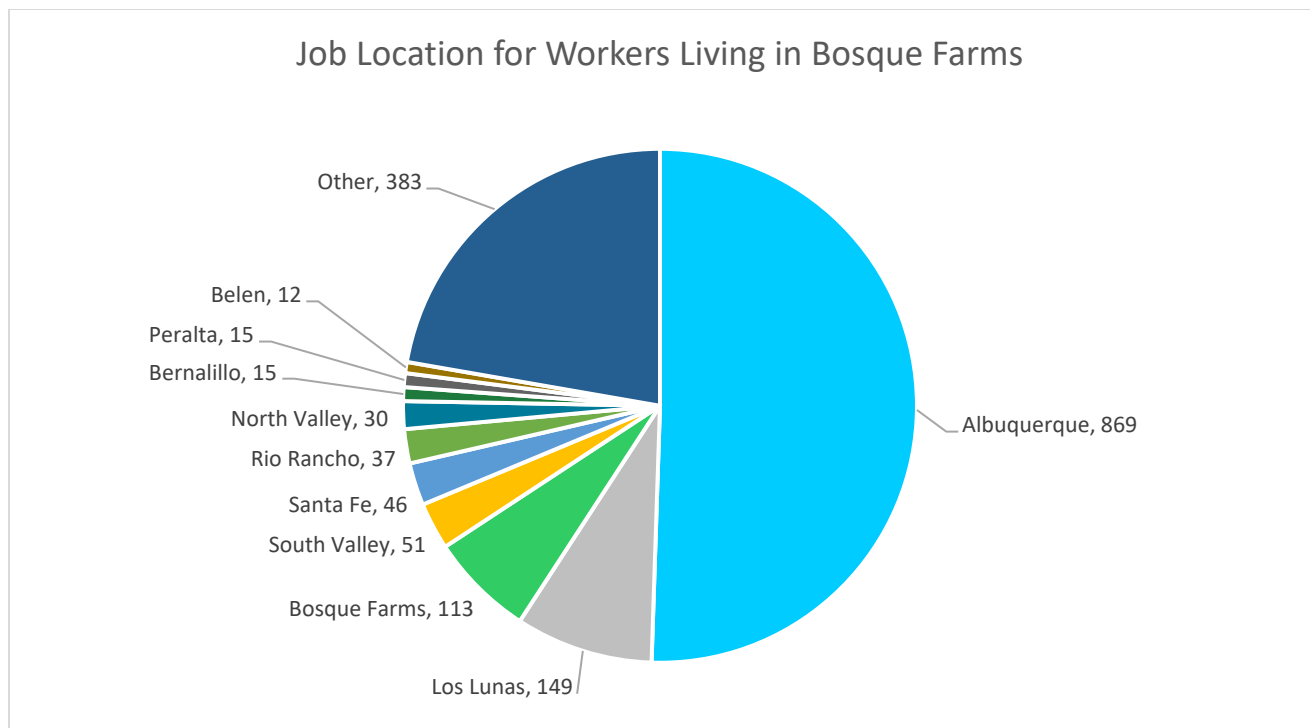


Figure 33 Job Location for Workers in Bosque Farms. Source: U.S. Census Bureau, 2019 ACS

A majority of the workforce works in outside municipalities with most (50.5%) working in Albuquerque. Only a small percentage (6.6%) live and work in Bosque Farms. A large majority of workers work in Bernalillo County (58.3%) with only a small percentage working in Valencia County (16.9%). The rest of the workers living in Bosque Farms work elsewhere (22.1%), which could either be in the surrounding area or remotely for a business based somewhere else.

Economic Assets and Resources

Bosque Farms has the economic benefit of having a distinct commercial corridor that runs through the core of the village, surrounding communities to support the commercial corridor, and proximity to the City of Albuquerque. In addition, Bosque Farms can utilize a variety of regional economic development organizations to help bolster local business development efforts. Additional benefits of the location include:

- Commercial areas are concentrated along Bosque Farms Blvd.
- Esperanza Drive connects NM 47 to the Bosque Loop
- Growth in Healthcare and Social Services Sector

Issues & Opportunities

Development and retention of small businesses in Bosque Farms is the most prevalent economic development challenge in Bosque Farms, especially attracting desired businesses to the area. Villagers desire businesses like grocery stores, restaurants, bars/breweries, specialty retail stores, and other small businesses. The biggest challenge in attracting these businesses to Bosque Farms is having to compete with neighboring economic centers like Albuquerque, Los Lunas, Valencia, and Peralta. With a strong regional competitor, it's essential that the village create businesses at the right scale that the village population can support.

However, Bosque Farms can leverage its unique character to attract businesses that align with the village vision and bring in revenue from outside sources. The Village should start developing a physical landscape that can facilitate economic development.

Recommendations to help with business retention and expansion:

- Restart the Economic Development Committee to provide guidance for development to Village staff
- Concentrate commercial development to NM 47 and work on beautification to make the area a safe and attractive place to shop
- Provide tax incentives and other incentives to attract businesses to the village
- Provide a volunteer opt-in home-based business directory to support businesses

Recommendations to bring in desired businesses:

- Recruit a developer for a small grocery store
- Create selection criteria to help target businesses that align with the community's needs

Goals, Policies, and Actions

5. NM 47 IS A THRIVING COMMERCIAL CORRIDOR THAT PROMOTES LOCAL BUSINESSES

5.1 CONCENTRATE COMMERCIAL DEVELOPMENT WITHIN THE NM 47 CORRIDOR

- 5.1 A Establish a procedure and approval criteria for major development proposals
- 5.1 B Provide Incentives for small businesses and retail activities in Bosque Farms along the NM 47 corridor
- 5.1 C Create gateway signage and wayfinding materials to create a sense of place along NM 47

5.2 ADVOCATE FOR DESIRED BUSINESSES IN BOSQUE FARMS

- 5.2 A Seek out developer for a grocery store in Bosque Farms
- 5.2 B Provide resources to help local business owners to establish restaurants
- 5.2 C Provide technical assistance for people seeking to open businesses
- 5.2 D Provide limits to amount of cannabis sellers in Bosque Farms and provide guidelines for appropriate locations
- 5.2 E Provide technical assistance for breweries and wineries on how to acquire a liquor license

6. LOCAL ENTREPRENEURS AND BUSINESSES HAVE THE TOOLS AND KNOWLEDGE TO SUCCEED

6.1 SUPPORT LOCAL BUSINESSES AND HOME BUSINESSES IN BOSQUE FARMS

- 6.1 A Restart and support the Economic Development Committee as a way to support the capacity of Village staff with dedicated volunteer citizens (Middle Rio Grande Economic Team)
- 6.1 B Create a voluntary directory of home businesses and support owners in growing
- 6.1 C Support local growers in the community through the Farmer's Market, advertising, and other tools
- 6.1 D Create information packets to help small business startups

6.2 PROVIDE SUPPORT FOR ADULT EDUCATION AND JOB TRAINING FOR VILLAGE RESIDENTS

- 6.2 A Partner with local and regional education programs to provide training to villagers to strengthen the workforce

COMMUNITY FACILITIES & SERVICES

Community Priorities

Recreation facilities and services were some of the most requested needs from community members in both the community survey and meetings.

Recreational facilities and programmatic needs for the village focus primarily on youth and senior-specific facilities.

Key desires for the community facilities and services in Bosque Farms include:

- Provide more recreational opportunities through parks, trails, open spaces, and sporting facilities in the village
- Provide classes and programming for youth and seniors
- Explore possibility of developing a swimming pool and recreation center in the village
- Ensure adequate police enforcement in the village



Existing Conditions

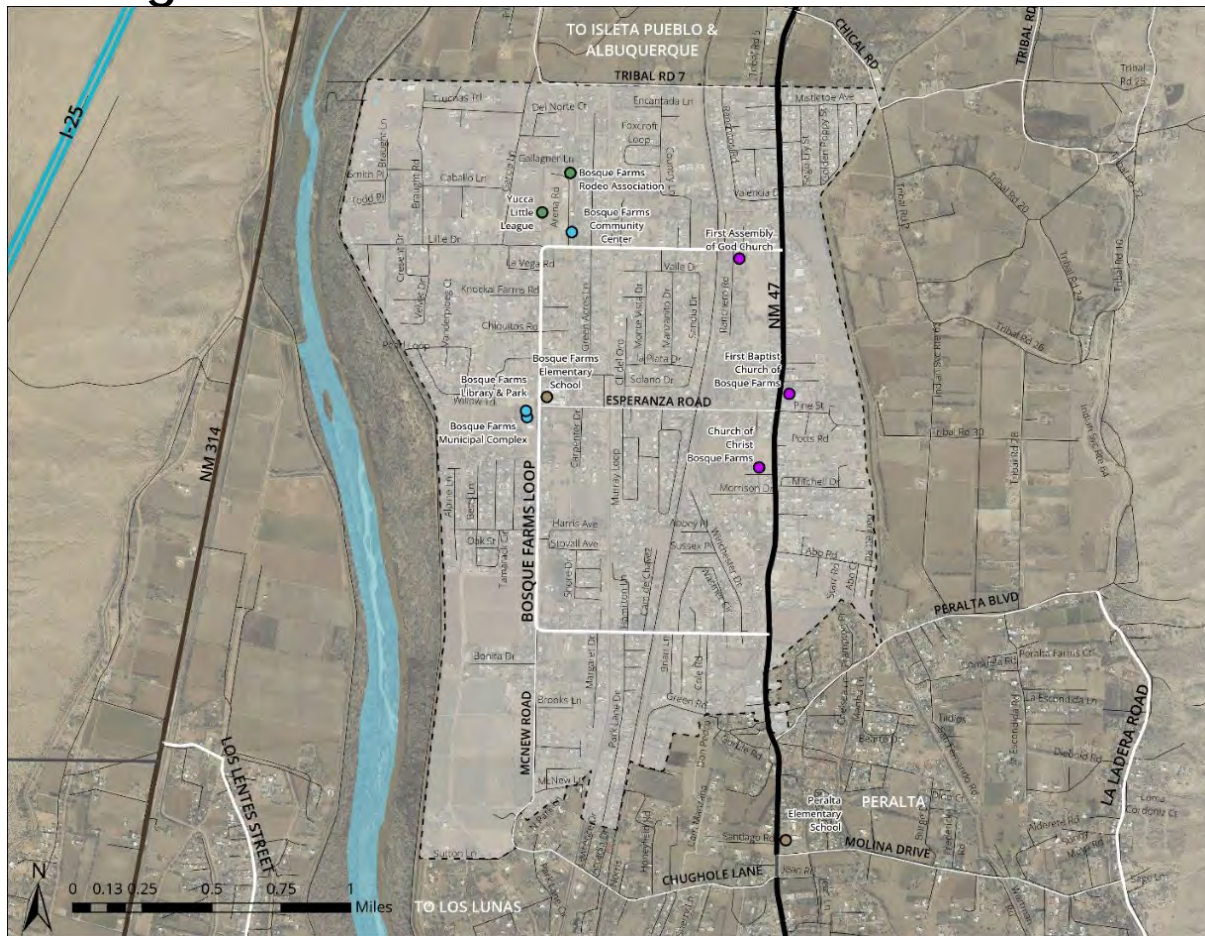


Figure 34 Community Facilities in Bosque Farms. Source: Sites Southwest.

Community facilities are concentrated primarily along Bosque Farms Loop and NM 47. The primary community facility node is centralized around the Village Complex at 1455 W Bosque Loop, which includes the Village Offices, Library, Police Department, Fire Department, Bosque Farms Park, tennis courts, and Elementary school. Other facilities are located farther north on Bosque Loop which includes the Community Center, Yucca Little League fields, and the Bosque Farms Rodeo Association.

COMMUNITY FACILITIES

PUBLIC LIBRARY



Figure 35 Bosque Farms Public Library. Source; Sites Southwest.

The Bosque Farms Library is located near the municipal complex, north of the Village offices and police station. The library acts as a cornerstone to multiple municipal services in the area including the Village's only park and recreational facilities. Additional services from the library include hosting community events, afterschool programs, adult programming, computer pods, books, DVDs, and providing rentable community rooms for Village residents. There is a desire by the community to expand library services through expanded facilities.

COMMUNITY CENTER



Figure 36 Bosque Farms Community Center. Source: Sites Southwest.

The Bosque Farms Community Center was built in 1991, funded through a three-year fundraising effort by citizens of the village, spearheaded by senior citizens in the community. Since its construction, it was renovated first in 2012 to have the bathrooms enlarged and remodeled, and again in 2020-2021 to expand and remodel the kitchen and serving area. The Center provides programming and community space for Village residents. The facility includes two large meeting rooms, a community kitchen, TV and high-speed internet, a movie screen, backyard with picnic tables, and a variety of recreational equipment for use. Space in the community center is available for rent for the community at an affordable rate. The Center also hosts a variety of programming and classes for the community. Programming has an emphasis on engaging the youth and senior populations with fitness classes, senior meals, bingo, musical performances, dance classes, holiday events, and more. In addition to the building facilities, the Community Center also has a van used to transport participants to scheduled events happening in the surrounding area.

BOSQUE FARMS ELEMENTARY



Figure 37 Bosque Farms Elementary School. Source: Sites Southwest.

Bosque Farms Elementary provides education for grades K-6 and serves students from Bosque Farms, parts of Peralta, and the Isleta Pueblo. The facility has seen multiple renovations and additions throughout the years. The facility originally started as an adobe structure built in 1935 and provided education from 1st through 8th grade. It had the first hot lunch program in Valencia County. New classrooms were constructed in 1987, and a cafeteria, teacher's lounge, and four classrooms were constructed in 2006. The most major renovation/addition was conducted in 2009-2010 with a two-story addition and renovation of the administration building. The original 1935 adobe structure was preserved, upgraded, and now houses music rooms, library, and therapy rooms.

Currently, the school has 23 grade teachers, 4 special education instructors, 11 instructional support faculty, 10 educational support providers, 3 office staff, a school resource officer, a crossing guard, 3 cafeteria staff, 4 custodians, and 3 Aide de Camps.

BOSQUE FARMS RODEO ASSOCIATION



Figure 38 Rodeo Association Grounds. Source: Sites Southwest

The Bosque Farms Rodeo Association is a local club that hosts events throughout the year including rodeos, equine training, junior rodeo events, youth dances, 4-H dances, and more. Most events are hosted out of the Cowboy Hall, but it also has an arena, corrals, and chutes available to host events. Arena and Cowboy Hall facilities are available for rent for members and community members alike.

PARKS AND RECREATION

BOSQUE FARMS PARKS AND OPEN SPACES



Figure 39 Bosque Farms Park outside the library. Source: Sites Southwest.

Located outside the Bosque Farms Library is the village's only park. During the summer, the park is used for outdoor programming which includes reading events, free lunches, and free movies. Community members have expressed interest in upgrading park facilities, adding playground equipment, and providing more programming.



Figure 40 Tennis courts located outside the library. Source: Sites Southwest.

Tennis courts are located directly outside of the village library. Community members have expressed interest in modifying the tennis courts to allow them to be used for pickleball.



Figure 41 Community Center picnic area. Source: Sites Southwest.

The village also has a community picnic space located north of the Community Center. This space is used for programming and for residents throughout the year. The Community Center has doorways facing the picnic area to help facilitate the use for programming.

BOSQUE FARMS TRAIL LOOP



Figure 42 Bosque Farms Trail Loop with shade structure and plaque. Source: Sites Southwest

Bosque Farms has a multi-use trail running parallel to the Bosque Farms Loop on the north, west, and south segment of the roadway. This trail is used by walkers, bikers, and horseback riders for needed recreation in the area. This trail connects essential village facilities including Village offices, the elementary school, community center, Yucca Little League, and the rodeo association. In addition, the trail has been identified in the Rio Grande Trail Plan as a recommended segment along the proposed 500-mile trail spanning the entire state of New Mexico.

YUCCA LITTLE LEAGUE FIELDS



Figure 43 Yucca Little League Fields. Source; Sites Southwest.

The Yucca Little Leagues Fields are the only recreational sporting facilities located in Bosque Farms. This includes four fields—two little league baseball fields, one softball field, and one T-ball field. These fields are used throughout the year. In addition to the ball fields, two basketball courts are located in the area as well.

PUBLIC SAFETY AND GOVERNANCE

POLICE DEPARTMENT



Figure 44 Bosque Farms Police Department. Source: Sites Southwest.

Bosque Farms has its own police department providing service to Bosque Farms and Peralta. Currently, the department has a police chief, two lieutenants, two sergeants, a detective, a police clerk and eight officers. The Village has its own Municipal Court with one judge, one court clerk, and one assistant clerk. The Village currently doesn't have a detention facility and must transfer prisoners to the Valencia County Detention Center in Los Lunas.

Although recently renovated in the Village Offices complex, the police department has already outgrown their facilities and is in need of a new department facility which is designed to fit their needs. In addition, the department struggles with staffing as surrounding competitive salaries make it challenging for the Village to maintain a fully staffed department.

FIRE DEPARTMENT



Figure 45 Bosque Farms Fire Department. Source: Bosque Farms Volunteer Fire Department Facebook.

Bosque Farms is a volunteer-run fire department with 28 volunteers, one tanker, one brush truck, two engines and a service truck. The Village provides fire response and EMT services to Bosque Farms and Peralta. This includes wildfire response for the region. Village EMS services are provided by 14 volunteers with one rescue unit.

VILLAGE OFFICES



Figure 46 Bosque Farms Village Complex. Source: Sites Southwest.

Village offices are located in the core of the Village surrounded by the Police Department, Library, park, and Elementary School. An addition was recently constructed to expand services provided at the offices. In addition to the clerk's office and administrative services, the Village offices also house the village council chambers.

MEDICAL FACILITIES

Currently, the Southwest Medical Center is the only medical clinic in Bosque Farms. The closest urgent care is located in Los Lunas. Specialty services like optometry are not provided in the village so residents often travel to Albuquerque to get specialized medical services. Many senior residents don't have the capabilities to drive longer distances to receive services so they must rely on public transportation, medical transportation services, and relatives to get them to doctor's appointments.

Issues & Opportunities

The Village has a wide assortment of community facilities, services, and programming available to the public. However, due to its size, maintenance and upkeep of these services can put a strain on the Village's resources.

Bosque Farms has the benefit of being part of a region rich in resources. As part of this region, Bosque Farms can pool their resources with surrounding communities to get

needed services for their community and surrounding communities can also depend on Bosque Farms to support them through mutual agreements and resource sharing agreements. Transportation connections through Village or school sponsorship could make space sharing more accessible for youth, seniors, and low-income residents.

To meet the needs of residents in the Village, Bosque Farms should identify resource sharing opportunities with surrounding municipalities, especially with Peralta, Los Lunas, Valencia, and Albuquerque.

A primary issue brought up by community members is the lack of outdoor recreational spaces and community facilities in the Village. Facilities for the youth and seniors have also been a highly sought-after resource, especially classes and programming geared towards these communities.

Village staff are looking for opportunities to provide more space for community members. In early 2023, the Village acquired 4 acres of land north of the village municipal complex to use for additional community space. The Village is currently in the process of determining how best to use this space for the benefit of Bosque Farms residents.

Goals, Policies, and Actions

7. RECREATIONAL OPPORTUNITIES ABOUND FOR BOSQUE FARMS RESIDENTS OF ALL AGES

7.1 PROVIDE AND SUPPORT RECREATIONAL OPPORTUNITIES FOR RESIDENTS

- 7.1 A Conduct a feasibility study for a Village aquatic center or outdoor splashpad
- 7.1 B Seek funds for a long-term leased vehicle that would be available for the Community Center and senior activities
- 7.1 C Provide programming for youth and seniors in the village
- 7.1 D Create senior and youth advisory committees to support and guide future programming and projects
- 7.1 E Support a senior group tasked with creating community and conducting wellness checks

7.2 PROVIDE OUTDOOR RECREATIONAL OPPORTUNITIES AND IMPROVE EXISTING FACILITIES

- 7.2 A Create a parks and recreation plan to prioritize new recreation facilities, identify funding opportunities, and establish maintenance schedules for the facilities
- 7.2 B Identify key trail connections and trailhead needs in Bosque Farms for all user types including pedestrians, bicyclists and equestrians
- 7.2 C Identify land for parks, open space preservation, and trail connections to the bosque
- 7.2 D Identify if existing facilities could be modified to meet desired needs i.e., re-striping tennis courts to support pickleball, install playground equipment in existing park, etc.
- 7.2 E Seek funding for recreation facilities

7.3 CONDUCT A PLANNING AND DESIGN PROCESS FOR THE NEW VILLAGE PARCEL

- 7.3 A Review and consider recommendations from the Comprehensive Plan community survey
- 7.3 B Conduct site analysis to identify compatible uses based upon desires from residents

- 7.3 C Consider using the site for recreational uses i.e., recreation center, multi-generational center, pool, sporting field, park, etc.

8. POLICE, FIRE, AND EMT SERVICES IN THE VILLAGE SUPPORT A SAFE AND HEALTHY COMMUNITY

8.1 PURSUE RESOURCES TO FULLY EQUIP AND ENSURE THE FULL CAPACITY OF BOSQUE FARMS FIRE, POLICE AND EMERGENCY SERVICES

- 8.1 A Review mutual aid agreement with Peralta to ensure adequate service for both municipalities
- 8.1 B Conduct recruitment campaigns to staff Bosque Farms Police force
- 8.1 C Inspect equipment and facilities annually to repair and replace as needed
- 8.1 D Provide personal safety education and outreach through Bosque Farms Police Department

9. THE COMMUNITY IS AWARE OF AND ABLE TO ACCESS THE MANY COMMUNITY RESOURCES AND PROGRAMS AVAILABLE TO THEM

9.1 PROVIDE TIMELY INFORMATION TO VILLAGE RESIDENTS IN MULTIPLE FORMATS

- 9.1 A Maintain and update the village website
- 9.1 B Advertise Village Council Meetings regularly in public places i.e., stores, schools, community center, village complex, library, etc.
- 9.1 C Advertise Village events in the Valencia County Bulletin
- 9.1 D Support virtual communication tools to reach Village residents, including NextDoor, Facebook, e-newsletters that are shared by community organizations and the Bosque Farms Elementary School

INFRASTRUCTURE

Community Priorities

- Improve water quality and water pressure for the village. Protect water sources through monitoring, infrastructure maintenance, and upgrades
- Provide sewer services to all residents in Bosque Farms
- Establish a recycling program in the Village
- Explore possibility of burying utility lines
- Improve village broadband capabilities

Existing Conditions

WATER FACILITIES

Municipally sourced water in Bosque Farms is sourced from two 900-ft deep wells (Well #1 and Well #2) from the Rio Grande Basin and stored in two water storage tanks. Well #2 was shut off in 2021 due to levels of arsenic that were higher than maximum contaminant levels (MCL) according to guidelines from the U.S. Environmental Protection Agency (EPA). In 1988, the Bosque Farms water service ordinance was approved which included \$400,000 in capital outlay funds to build the village water system. Water in Bosque Farms is treated with chlorine gas before distribution.

Water is stored in two storage tanks (a million-gallon tank and a half million-gallon tank) and has a daily storage capability of 1.5 million gallons at peak capacity. Storage tanks are maintained by the village and currently have internal leak detection capabilities.

Villagers have voiced concerns about the quality of drinking water as taste and color can fluctuate. With the shutdown of Well #2, water in Bosque Farms meets all EPA and state drinking water health standards. However, residents have expressed concern with water quality and appearance. The concern is primarily removing arsenic from the water as this is an ongoing concern with using well water. In addition to ensuring that water from Well #1 remains in compliance with EPA and state standards, efforts should be made to a filtration system for arsenic to Well #2 in order to bring it back into working order.

SEWER FACILITIES

Historically, homeowners in Bosque Farms used on-site sewage systems for sewage and wastewater. However, use of individual systems posed concerns for groundwater contamination. The Village has since made a priority to connect their residents to a village-wide wastewater collection system. The centralized wastewater system includes

47,400 linear feet of sewer line and has a capacity to process 500,000 gallons per day of wastewater. In 2003, Governor Bill Richardson granted the Village \$465,000 to construct a wastewater treatment plant. During that time, the Village was in the process of constructing sewer lines. The remainder of the village sewage system was completed in 2004. The entire system was constructed over the course of seven years and cost \$4,083,460.



Figure 47 Wastewater Collection System. Source: Molzen Corbin

The current sewer use fee varies depending on the services (for example, residential v. commercial and dependent on the number of grinder pumps on site).

Some residents in the village are not connected to the overall system. While there are some who wish to be placed on this system, some residents have expressed the desire to remain on their own septic system.

STORMWATER AND DRAINAGE



Figure 48 Ditch path in Bosque Farms. Source: Sites Southwest

Data from FEMA has identified most of Bosque Farms is located within the Rio Grande floodplain based on the FEMA Flood Insurance Rate Maps (FIRM) which assists in areas determine insurance rates based upon flood risk. Only some sections in Bosque Farms, primarily along Bosque Farms Loop, are elevated enough to be outside of the 100-year floodplain. Overall, stormwater drainage and mitigation is a primary consideration for the village. The Middle Rio Grande Conservancy District (MRGCD) is in charge of developing, constructing, and maintaining flood mitigation structures in Bosque Farms and throughout the region. In addition to flood control structures, MRGCD has also evolved to include recreational uses on their facilities including trails and multi-use bike paths.

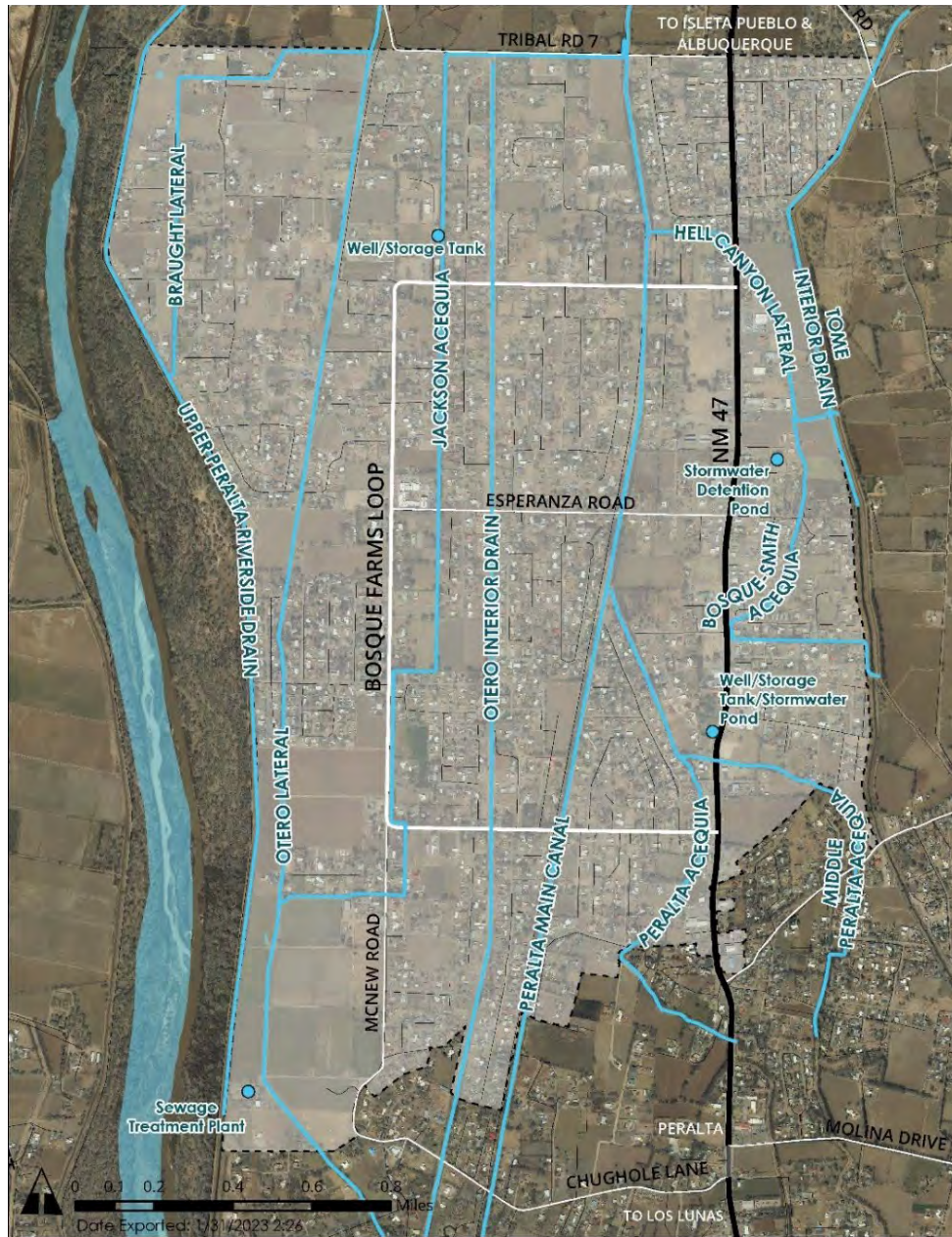


Figure 49 MRGCD Facilities and Village Facilities. Source: Sites Southwest

In addition to MRGCD structures, the Village has multiple stormwater detention ponds located throughout the village mostly along NM 47.

NATURAL GAS

NM Gas Company is the primary natural gas provider in Bosque Farms.

Dry Utilities

ELECTRICITY

PNM is the electric provider for Bosque Farms.

TELEPHONE & BROADBAND

Telephone services are provided by Century Link and local cable is provided by Comcast Cable. There are multiple internet providers in Bosque Farms including Xfinity, CenturyLink, T-Mobile Home Internet, HughesNet, and Viasat. Xfinity uses a cable modem which uses TV Cable infrastructure. CenturyLink uses Digital Subscriber Line (DSL) which uses wireline transmission technology along telephone lines to connect to the internet. Both provide download speeds sufficient for most residential uses including streaming and downloading large files. However, they are often limited in speeds by the supporting utility infrastructure available in the area. Other internet providers in the area use satellite or 5G. These services do not depend on utility infrastructure, however, have the largest fluctuation of download speeds and can be affected by extreme weather conditions.

Overall, Bosque Farms has good coverage for internet connection compared to surrounding unserved and underserved areas. To maintain efficient service, existing utilities should be maintained and upgraded when needed.

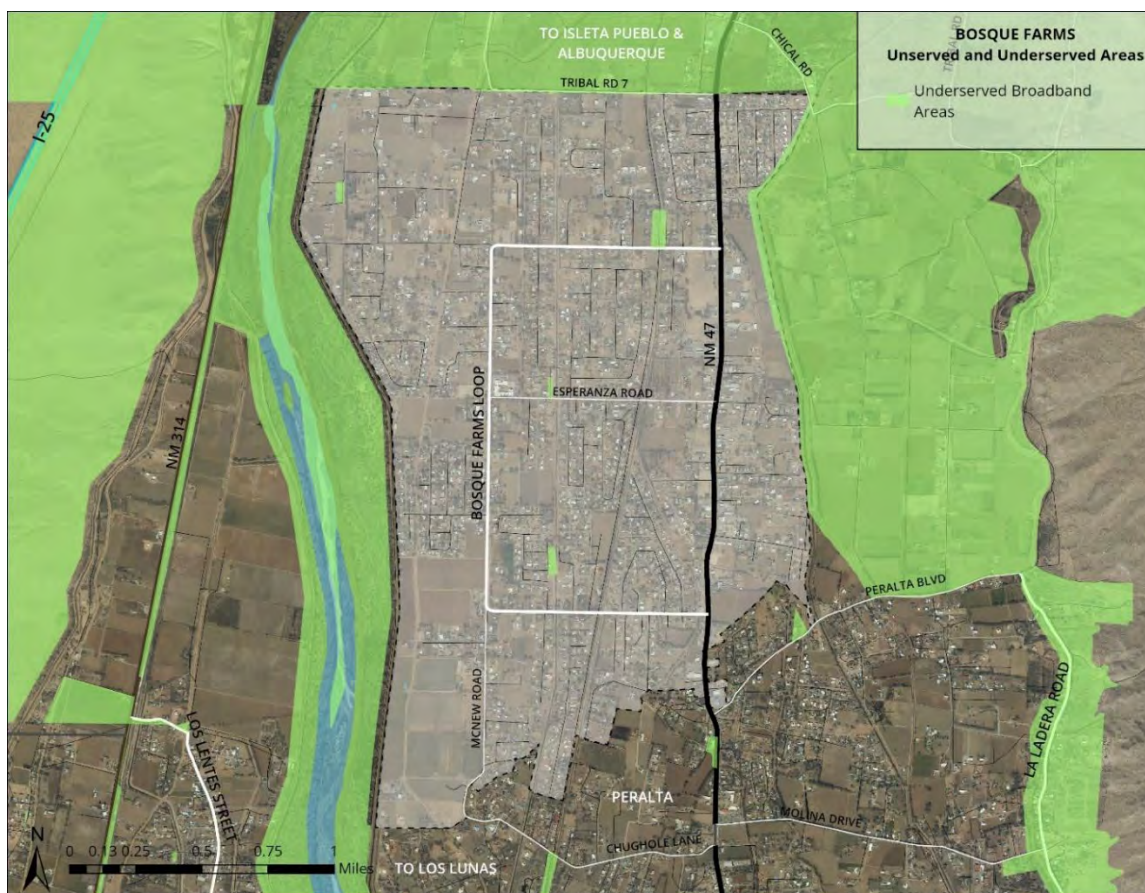


Figure 50 Broadband services map. Source: Sites Southwest

SOLID WASTE & RECYCLING

Bosque Farms currently has a contract with Universal Waste Systems (UWS) to conduct curbside pick-up for solid waste in the Village. Currently, Bosque Farms does not have recycling capabilities but residents in the area have expressed interest in having this in the village.

Issues and Opportunities

Infrastructure in Bosque Farms currently serves the needs of the community, but many systems will need maintenance and upgrades to meet the needs and changing technologies in the future.

Like many communities in New Mexico, water supply is a primary concern for villagers and drought conditions make it an ongoing challenge. The two wells that Bosque Farms relies on are 26 years old and 33 years old. These wells and any future wells, require upgrades to remove arsenic from well water. These upgrades can be costly and require substantial infrastructure upgrades. Village staff should monitor water usage closely and seek funds to upgrade facilities to ensure quality water. There are several state funding sources like capital outlay and the Drinking Water State Revolving Loan Fund which could assist the Village upgrade their facilities to meet the standards.

Stormwater drainage was another major issue brought up by residents as the cost of their insurance premiums are directly tied to flood infrastructure in the area. Bosque Farms is located directly in the floodplain and the risk of flooding is high in the village. To mitigate this risk, Bosque Farms should work with MRGCD to determine the need to upgrade levees to meet State Engineer standards.

Finally, recycling was one of the largest requested services made by residents in both the community survey and at community meetings. The Village previously had a residential recycling program that is no longer part of the services provided by the current waste management company. The Village should consider reimplementing the program through UWS and explore opportunities to provide recycling management for residents.

Goals, Policies, and Actions

10. BOSQUE FARMS HAS HIGH QUALITY AND SECURE WATER SOURCES

10.1 MAINTAIN A WATER MANAGEMENT SYSTEM TO INCREASE CONSERVATION, PREPARE FOR WATER SHORTAGES, AND PROTECT GROUNDWATER SUPPLIES

- 10.1 A Monitor water quality and improve the filtration system as needed
- 10.1 B Research water quality standards to help improve water quality in Bosque Farms
- 10.1 C Monitor water inflows/outflows to identify and remedy leaks in the water system to improve water conservation
- 10.1 D Seek funding to filter arsenic to apply to Well #2 and any future wells
- 10.1 E Update and maintain existing wells as necessary

10.2 EXPLORE OTHER WATER SOURCES TO MEET FUTURE VILLAGE NEEDS

- 10.2 A Identify areas for new water wells
- 10.2 B Seek funding to install water filtration systems for new water wells

10.3 CONSERVE EXISTING WATER RESOURCES

- 10.3 A Identify unmetered water sources and replace faulty infrastructure to reduce losses
- 10.3 B Identify opportunities to utilize reclaimed water
- 10.3 C Upgrade water facilities to reduce chances of pipe breaks and leaks
- 10.3 D Create water conservation education materials for the public
- 10.3 E Educate residents on water conservation practices, especially in summer months

11. INFRASTRUCTURE SYSTEMS MEET THE NEEDS OF BOSQUE FARMS

11.1 MONITOR AND MAINTAIN INFRASTRUCTURE AND FACILITIES IN BOSQUE FARMS

- 11.1 A Develop a Public Facilities Master Plan
- 11.1 B Identify potential funding sources for public facilities
- 11.1 C Conduct an annual review of facilities and village equipment

11.1 D Improve fiber optic infrastructure in the village.

11.1 E Encourage the placement of EV charging stations at new community facilities or businesses

11.2 PROTECT PROPERTY AND LIFE IN BOSQUE FARMS FROM FLOODING

11.2 A Develop a stormwater management plan for the village

11.2 B Regulate development in flood zones. Provide technical support for all construction projects happening in flood zones

11.2 C Educate the public on how flood plains and FEMA flood maps affect village residents

11.2 D Coordinate with MRGCD to maintain levees and other District-managed infrastructure in the village and the bosque

11.2 E Upgrade MRGCD levees to meet the New Mexico State of Engineers standards

11.3 IMPROVE AND EXPAND SEWER NETWORK SYSTEM TO CONNECT ALL RESIDENTS TO CENTRALIZED WASTEWATER SYSTEM

11.3 A Identify properties still needed to be connected to the sewer system

11.3 B Assess feasibility and cost for sewage treatment plant upgrades with clarifiers

12. BOSQUE FARMS HAS A SUCCESSFUL RECYCLING PROGRAM

12.1 DETERMINE FEASIBILITY OF RESIDENTIAL CURB PICK-UP OR CENTRALIZED DROP-OFF LOCATIONS

12.1 A Coordinate with waste management company currently serving the village

12.1 B Consider composting capabilities and green waste disposal (landscaping, branches, weed disposal)

TRANSPORTATION

Community Priorities

Connections throughout the village are a priority for community members, especially maintenance of roadways, road safety, and bike/pedestrian facilities. Community members expressed concern with safety on roadways, especially on NM 47 and Esperanza Drive for pedestrians and bicyclists. Finally, roadway maintenance is a major concern for residents.



Figure 51 Bosque Farms Loop trail, near Village Complex. Source: Sites Southwest

- Encourage beautification landscaping and street lighting along NM 47
- Develop trails and pedestrian network throughout the Village and connect to the bosque.
- Maintain and upgrade pedestrian facilities through crosswalk striping, signage, and pathways
- Reduce speeding through establishing flashing speeding signs, raised crosswalks, speed bumps, and landscaping. Identify key roadways that are the most at-risk for speeding
- Facilitate public transportation connections through Rio Metro and create more transit facilities

STREET NETWORK AND FUNCTION CLASSIFICATION

Roadways in New Mexico are organized by the New Mexico Department of Transportation (NMDOT) into six different functional classifications that correspond to roadway characteristics, including street width, posted speed limit, traffic volumes, and access management policies.

The following sections discuss the major roadways in Bosque Farms by Functional Classification, as identified on the MRCOG Long Range Roadway System (LRRS). The

Bosque Farms roadway system includes one principal arterial (NM-47) that runs north to south through the heart of Bosque Farms. In addition, there is one major collector (Bosque Farms Loop), and two minor collectors (Esperanza Road and McNew Road). A majority of roads in Bosque Farms are small, narrow residential roads in residential neighborhoods.

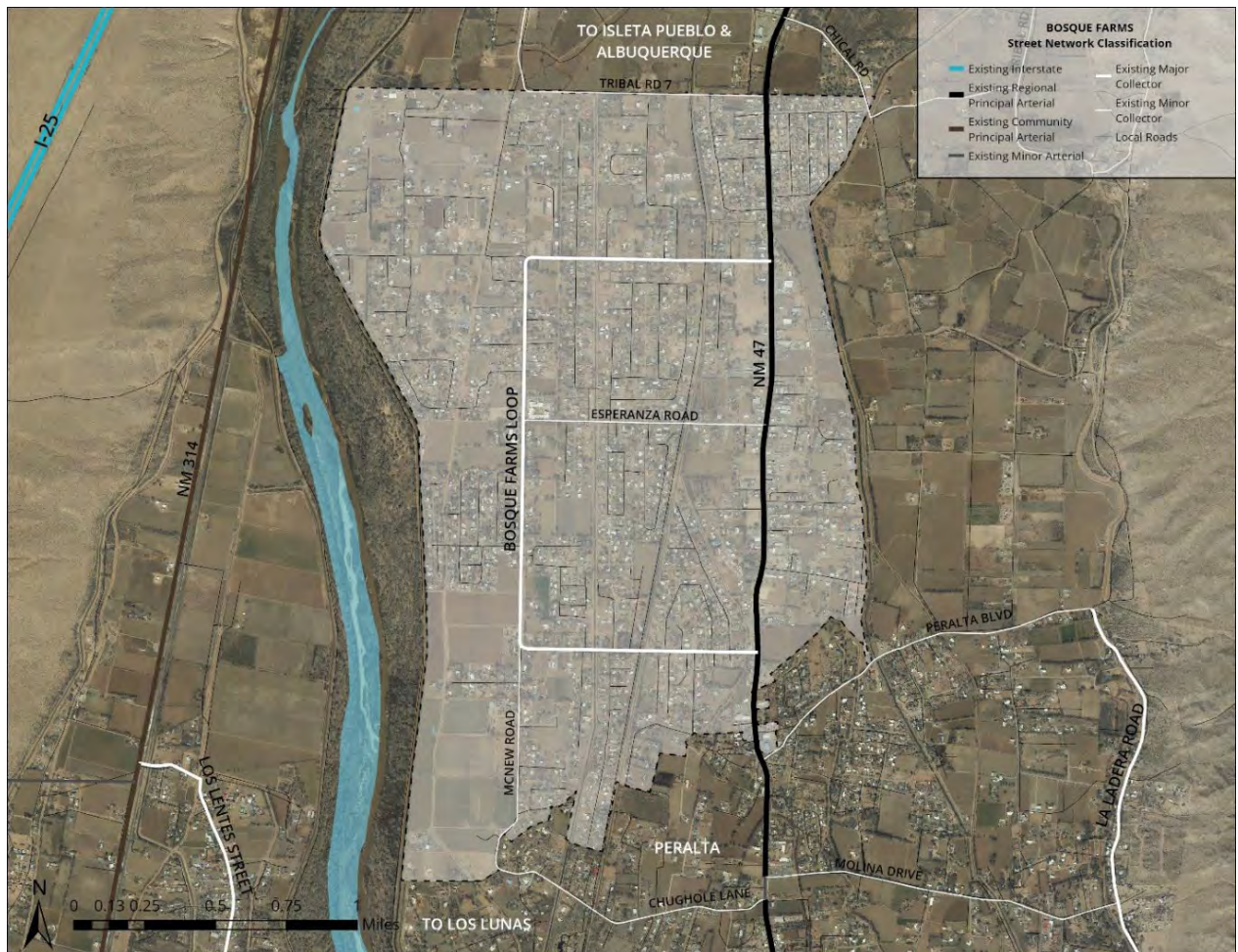


Figure 52 Bosque Farms Roadway map. Source: MRCOG Long Range Roadway System (LRRS).

INTERSTATE

Interstate 25 (I-25) is the closest interstate to Bosque Farms, accessed through Exit 215 to the north near Isleta Pueblo and Exit 203 to the south near Los Lunas. The segment west of Bosque Farms sees approximately Average Weekly Daily Traffic of 15,620 trips in 2021. Although the Village does not have direct access to I-25, it is a primary traffic connector in the region.

REGIONAL AND COMMUNITY PRINCIPAL ARTERIAL

Principal arterial roadways are high volume roads that connect large population centers. They tend to be four lanes minimum in width and serve thru traffic traveling farther-than-average distances. These roadways are further separated into regional and community.

NM 47

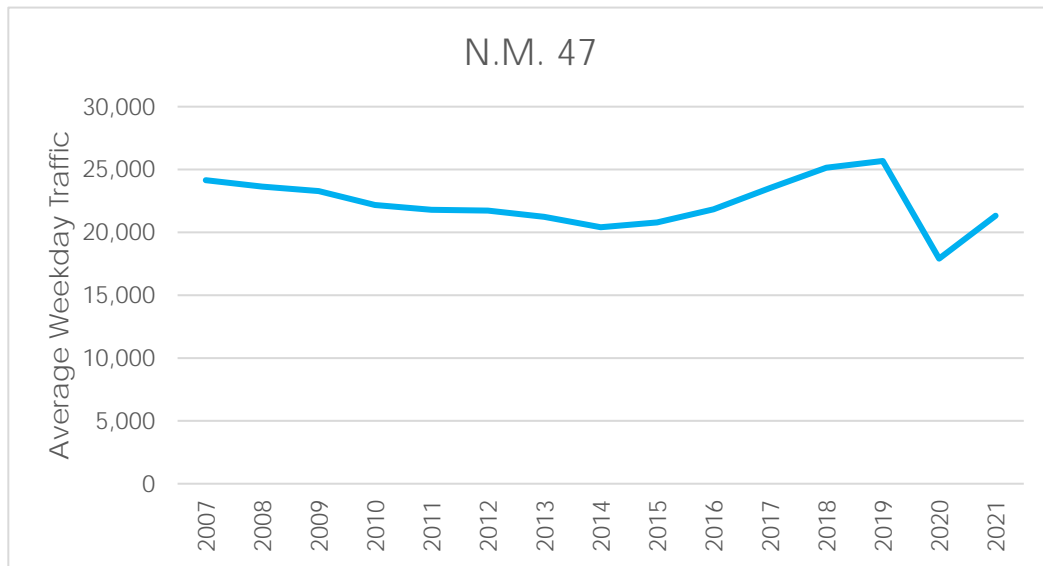


Figure 53 Average Weekday Traffic for NM 47. Source: MRCOG Traffic Counts, 2021.

NM 47 is categorized as a Regional Principal Arterial, connecting major regional population centers like Albuquerque, Bosque Farms, Peralta, Los Lunas, and Belen. It is the largest classified roadway within Bosque Farms boundaries. This roadway experiences the most traffic out of all roadways in Bosque Farms. In 2021, the roadway experienced over 20,000 average annual weekday trips. In addition to being the highest volume road, this section is the commercial corridor for Bosque Farms and a section of the roadway acts as the eastern segment of the Bosque Loop.



Figure 54 NM 47 near Esperanza Drive. Source: Sites Southwest

MAJOR AND MINOR COLLECTORS

Major and Minor Collectors serve to gather and direct traffic from local roads to arterial roadways. The differences between Major and Minor Collectors are sometimes small. Generally, Major Collectors routes are longer, have higher speed limits, are spaced at greater intervals, and have higher traffic volumes than Minor Collectors. Bosque Farms has one major collector and three minor collectors within Village boundaries.

BOSQUE LOOP

Bosque Loop is a major collector and acts as the primary roadway within the heart of the village. The roadway is split into north, west, south, and east segments culminating into one large loop in the village. All major village facilities are located on the Bosque Loop including the village office, village police department, elementary school, and community center. The north, west, and south segments of the loop also include a multi-use bike trail. The roadway experiences an average of 2,000-2,500 average weekday trips.

ESPERANZA DRIVE AND MCNEW ROAD

Of the three minor collector roads, Esperanza Road has the highest volume but is still much lower volume than Bosque Loop. This roadway acts as a midway connector from NM 47 to West Bosque Loop. Bosque Farms Elementary is also located on this road. Village Offices are located adjacent to this roadway. Esperanza Drive sees approximately 1,000 average weekday trips. McNew Road experiences about half that volume; this roadway connects residential roadways to larger roadways in the area.

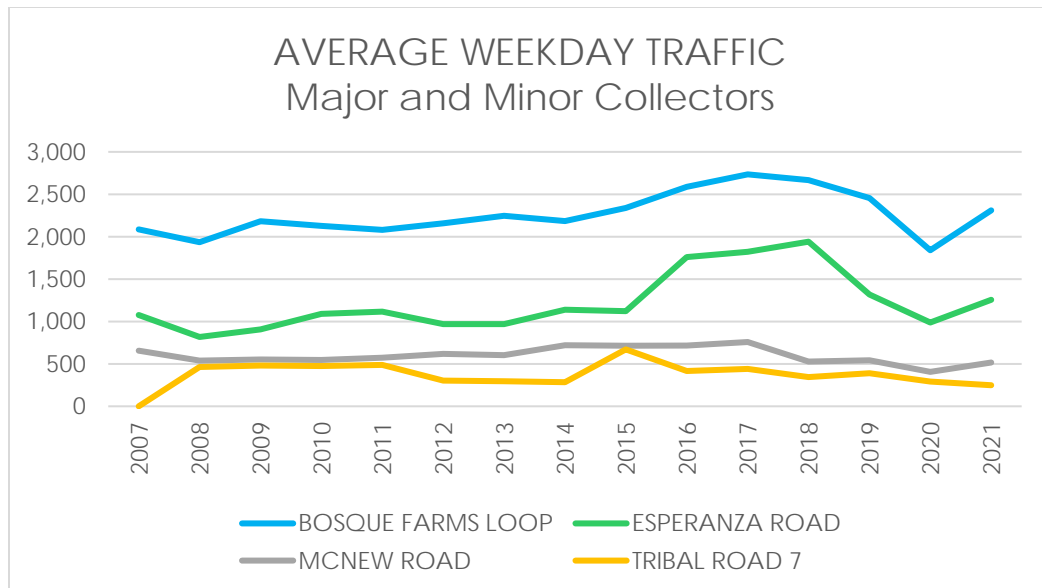


Figure 55 Average Weekday Traffic for Highest Volume Major and Minor Collectors in Bosque Farms. Source: MRCOG Traffic Counts, 2021.

LOCAL ROADS

Local roadways tend to function as residential roadways and access to services off major and minor collectors. These roadways tend to be shorter, have lower speed limits, and are fairly low volume. These roadways in Bosque Farms are narrow, tend to not have curb and gutter, and are occasionally unpaved, lending to the Village's rural character. Some roadways terminate at a dead end or cul-de-sac. These roadways are maintained by the Village of Bosque Farms.

DEMOGRAPHICS AND COMMUTING PATTERNS

WORKER INFLOW/OUTFLOW

Bosque Farms is considered a "bedroom community" located approximately 12 miles south of Albuquerque. A large majority of residents of Bosque Farms live in the village but work elsewhere. Based upon U.S. census data, over half of workers living in the village are employed outside of the village. Approximately 1,607 workers commute daily from Bosque Farms to their place of employment. Based upon analysis, most of these workers are traveling north to neighboring communities, with a small percentage

of these workers heading northeast (possibly to the Isleta Pueblo) and south (to Peralta, Los Lunas, and Belen).

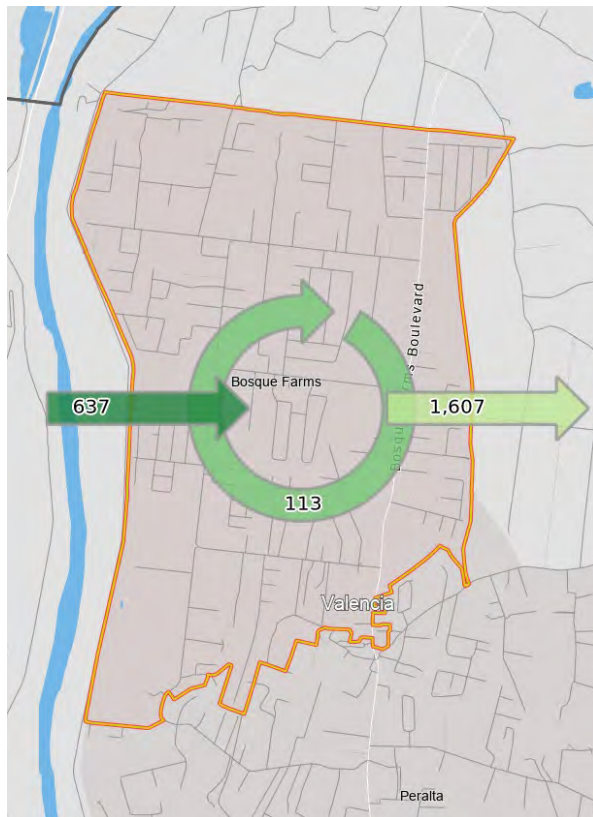


Figure 56 Worker inflow and outflow from Bosque Farms. Source: NMDOT



AVERAGE ANNUAL DAILY TRAFFIC PATTERNS

Average annual daily traffic patterns reflect classification patterns expressed above with NM 47 having the highest volume, followed by Bosque Farms Loop, Esperanza Drive, McNew Road, and Tribal Road 1. Roadway volume numbers are collected by MRCOG.

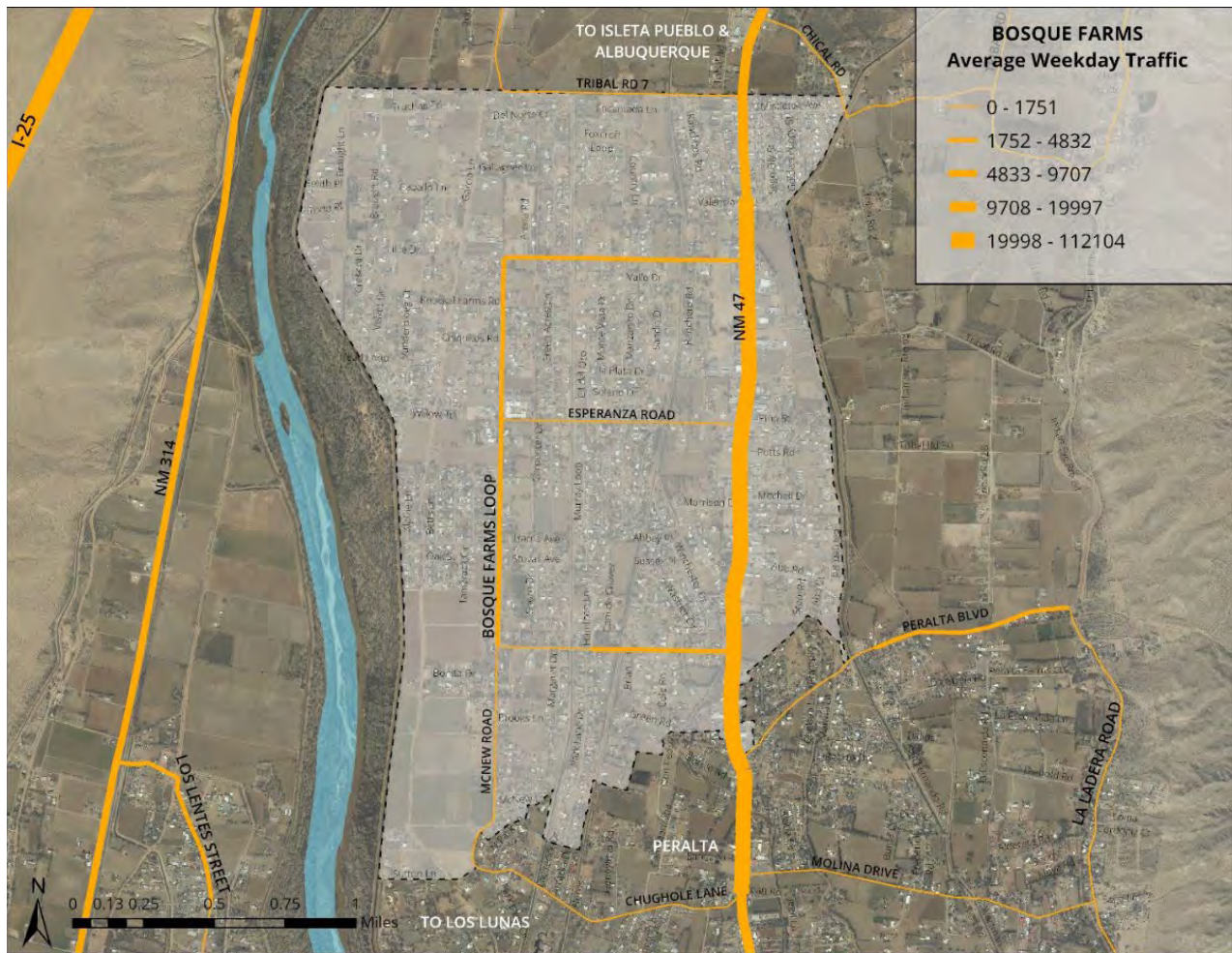


Figure 58 Average Weekday Traffic for Bosque Farms. Source: MRCOG Traffic Counts, 2021.

BIKE FACILITIES

There is one dedicated bike lane which runs parallel to the Bosque Farms Loop. The segment of the Bosque Loop which is also NM 47 however does not have any bike facilities to be used. There are some roadways like McNew Road and Peralta Boulevard which are designated bike routes but do not have any additional bike facilities along these roadways.

NM 47 has been tagged as a proposed bike facility to support bike connectivity in the region. This would also help with connectivity to Albuquerque, Isleta Pueblo, Los Lunas, and Peralta. This bike connection could also be designated as part of the Rio Grande Trail—a north to south trail that will run the entire length of the state of New



Figure 59 Bosque Loop trail. Source: Sites Southwest

Mexico along the Rio Grande. Currently, the Bosque Loop Trail is identified as part of the Rio Grande Trail with a proposed north connector made using NM 47, but this has not been finalized by Rio Grande Trail administrators.

In addition, the previous comprehensive plan mentioned the possibility of providing more trails and more trail access within the bosque but there currently aren't any projects which would make this happen. Bike and pedestrian facilities would make using the Bosque Trail connection from Bosque Farms to Albuquerque a feasibility.

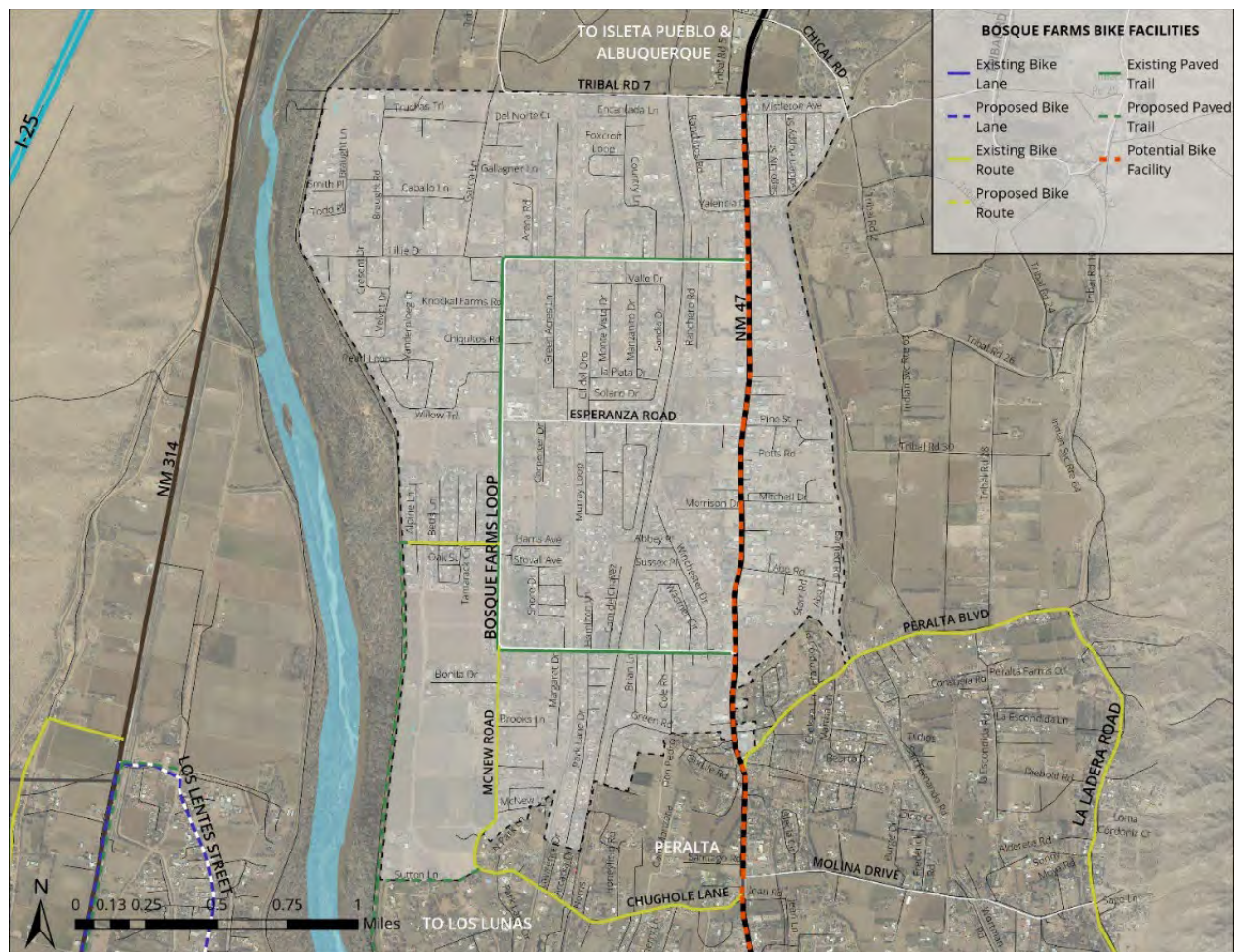


Figure 60 Existing and Proposed Bikeway Facilities in Bosque Farms. Source: MRCOG Long Range Bikeway System (LRBS) 2021.

PEDESTRIAN FACILITIES

There are few pedestrian facilities located in Bosque Farms. Most are located along NM 47 and along Bosque Farms Loop. There is a sidewalk located adjacent to Bosque Farms Elementary school, but it is limited to within school boundaries. Some residents use the acequias and drains as informal walking trails throughout the village.

Bosque Farms Elementary School is in need of pedestrian facilities to make a safer environment for children walking to and from school. Crosswalks need to be updated in areas across the Village, especially near the elementary school. There is also a need for pedestrian facilities along Esperanza to NM 47 for students who walk or ride their bike to school. The lack of sidewalks and striping has forced students to walk along the shoulder of the road to get to and from school.

PUBLIC TRANSPORTATION

Bosque Farms partners with Rio Metro to provide regional public transportation services to Albuquerque, Sandoval County, Valencia County and the Pueblo of Isleta. Rio Metro operates on a route schedule system at different levels based upon demand along routes. Rio Metro provides services to Bosque Farms on Route 210 which is a weekday route that connects Bosque Farms, Peralta, and Los Lunas with the stop located at NM 47 and Esperanza Road acting as the route easternmost terminus. This route also has multiple connector stops which riders could then use to connect to Albuquerque, Belen, and Pueblo of Isleta. This route also provides connection to the Los Lunas Rail Runner Station, which could provide larger regional connections by using the Rail Runner.



Figure 61 Rio Metro buses. Source: Valencia County News-Bulletin

Other than the Rio Metro service, there is no internal public transportation service in the village. There are some limited transportation services provided by the community center although those services tend to be for community center sponsored field trips to areas close to the center and not for personal trips.

Issues & Opportunities

Road maintenance is an ongoing concern with limited funding and resources to complete the tasks. As a result, some roadways are neglected and don't receive maintenance as needed. Therefore, strategic use of resources is key to ensuring upkeep of existing roadways. An Asset Management Plan including all roadways, utilities, public and municipal facilities would be best to help the Village prioritize and

conduct long-range maintenance planning. An Asset Management Plan will also help the Village secure funding for these projects.

Safety and speed reduction was also a big concern for community members, especially along NM 47. Partnership with NMDOT to identify design feasibility for this area will be key to creating a safer, more pleasing environment for all users on this road.

Where feasible, roadways along key bike and pedestrian routes should be considered for upgrades including stripping roads, improving signage, improving lighting, and other cost-effective improvements.

Bike and pedestrian connection improvements are needed in select areas in the Village, specifically along Esperanza Drive adjacent to the Elementary School where there is major concern for student safety at the intersection with West Bosque Loop. The Village should explore options for traffic calming and better pedestrian facilities that are desired on Esperanza Drive between West Bosque Loop and NM 47.

Transportation for seniors is also a major challenge. Rio Metro provides public transportation in Bosque Farms on a limited basis, which has been even further reduced due to the COVID-19 pandemic. Some residents use the Rio Metro to connect Peralta and Los Lunas to access medical appointments and run errands. Changes are needed to make these services more accessible. Some of these changes can be for residents including additional signage and amenities at the bus stop located near the intersection of Esperanza and NM 47 in the Blake's Lotaburger parking lot. In addition to Rio Metro public transportation, the community center provides transportation needs to community members using a van that is past its expected lifetime.

Goals, Policies, and Actions

13. DRIVERS, PEDESTRIANS, CYCLISTS, AND EQUESTRIAN RIDERS ARE SAFE ON BOSQUE FARMS ROADS

13.1 COLLABORATE WITH NMDOT REGARDING NM 47 MAINTENANCE AND CLEANUP

13.1 A Consider redesigning NM 47 for safer walking and biking

13.1 B Identify speeding deterrent methods and establish in areas most in need

13.2 IMPROVE PEDESTRIAN, CYCLIST, AND EQUESTRIAN SAFETY THROUGH REDUCING SPEEDING, IMPROVING PEDESTRIAN FACILITIES, AND MAINTAINING EXISTING FACILITIES

13.2 A Focus roadway safety improvements near community facilities including Bosque Farms Library, Bosque Farms Elementary, and Bosque Farms Community Center

13.2 B Establish more traffic calming techniques including flashing speed signs, flashing crosswalk signs, raised crosswalks, speed bumps, and landscaping where appropriate near community facilities

13.2 C Conduct roadway safety audits on high volume roadways and intersections with most interaction between pedestrians, cyclists, and equestrian users

13.2 D Design trails to be safe and comfortable for equestrian use. Create equestrian-friendly trails in the bosque.

13.2 E Establish a multi-use path on Esperanza Drive and improve roadway to be safer for pedestrians, cyclists, and equestrian users

14. ROADWAYS AND PEDESTRIAN FACILITIES IN BOSQUE FARMS ARE CLEAN AND WELL-MAINTAINED

14.1 MAINTAIN ROADWAYS AND PEDESTRIAN FACILITIES THROUGH THE VILLAGE

14.1 A Create Asset Management Plan to prioritize roadway maintenance projects

14.1 B Coordinate with regional transportation agencies to ensure Bosque Farms transportation network is integrated into the overall network

- 14.1 C Maintain a presence at Mid-Region Council of Governments transportation meetings by attending Regional Transportation Planning Organization Committee Meeting (RTPO)
- 14.1 D Ensure any potential roadway improvement projects are included in the transportation improvement program
- 14.1 E Identify any regional projects in the Connections 2040 Plan and coordinate with MRCOG to find funding for future projects
- 14.1 F Explore feasibility of EV charging stations at community centers

14.2 MAINTAIN RECREATIONAL TRAILS AND SIDEWALKS IN THE VILLAGE

- 14.2 A Create Asset Management Plan to prioritize roadway maintenance projects
- 14.2 B Coordinate with regional transportation agencies
- 14.2 C Work with MRGCD to maintain acequias and levees used as social trails
- 14.2 D Seek funds to maintain Bosque Loop Trail

14.3 REPAIR AND REPLACE TRAFFIC CONTROL STRUCTURES

- 14.3 A Clean signs of graffiti
- 14.3 B Test signs regularly for nighttime luminosity
- 14.3 C Restripe crosswalks, prioritizing areas near the elementary school and near community facilities
- 14.3 D Restripe roadways
- 14.3 E Repair lights on NM 47

15. RESIDENTS IN BOSQUE FARMS HAVE ALTERNATIVE TRANSPORTATION OPTIONS

15.1 PROVIDE TRANSPORTATION OPTIONS FOR SENIORS IN BOSQUE FARMS

- 15.1 A Partner with Rio Metro to promote Dial-a-Ride program to village seniors
- 15.1 B Research medical transportation programs to promote to seniors through the community center
- 15.1 C Research feasibility of Village providing their own transportation program for seniors

15.1 D Consider partnering with community groups to provide transportation for seniors

15.2 PROVIDE MORE RECREATIONAL TRAIL ACCESS POINTS FOR THE VILLAGE

15.2 A Develop a Village trails master plan which prioritizes maintenance needs, proposes new trails, and provides recommendations for implementation

15.2 B Develop trails and pedestrian network throughout the village and connect to the bosque. Maintain and upgrade pedestrian facilities through crosswalk striping, signage, and pathways

15.2 C Maintain current trails existing in the village and close to social trails

15.2 D Develop trailheads with public facilities near entrances for the bosque

15.3 COLLABORATE WITH RIO METRO TO PROMOTE THEIR PROGRAMS

15.3 A Promote Rio Metro bus routes in community centers

15.3 B Provide signage and amenities at Rio Metro stops

HAZARD MITIGATION

Community Priorities

Disaster and emergency preparedness priorities are essential to the longevity of any community and essential to protecting the health and safety of its residents. In Bosque Farms, residents expressed concern for disasters ranging from wildfire, flooding, and well water contamination. Police presence is a major concern for residents, especially with concerns in providing service to Peralta. Community priorities include developing plans, facilities, and maintenance systems to prepare the village for wildfires, a Village evacuation plan, and a communication system.



Figure 62 Village of Bosque Farms Police Station. Source: Bosque Farms

State Plans

STATE OF NEW MEXICO HAZARD MITIGATION PLAN (2018)

Developed through collaborative efforts through New Mexico Department of Homeland Security and Emergency Management, the New Mexico State Hazard Mitigation Plan identifies, profiles, and assesses natural hazards in New Mexico by zone. This plan helps guide municipalities throughout the state to develop their own hazard mitigation plans more specific to their region and capabilities. This plan helps provide mitigation grant funding to agencies, jurisdictions, Tribes, and non-profit organizations through FEMA's Hazard Mitigation Assistance grant programs.

NEW MEXICO COMMUNITIES AT RISK ASSESSMENT PLAN (2021)

Established by the New Mexico Legislature and created by the New Mexico Fire Planning Task Force (NM-FPTF), this plan provides analysis for communities to provide recommendations to protect communities in New Mexico from wildfire. The plan review and updates annually to provide a list of communities at risk for wildfires, identifies

potential risk factors, and provides a Community Wildfire Protection Plan Checklist for communities to utilize.

County Plans

VALENCIA COUNTY HAZARD MITIGATION PLAN (2022)

To better facilitate a fast and effective response to emergencies, agencies throughout Valencia County developed the Valencia County Comprehensive Emergency Management Plan. This plan intends to help local governments prevent avoidable disasters through identifying regional risk factors and providing recommendations to mitigate risks. In addition, the plan provides an overview to available resources to protect citizens, help municipalities respond effectively, and provide recovery in the aftermath of a disaster.

VALENCIA COUNTY COMMUNITY WILDFIRE PROTECTION PLAN (2018)

Agencies in Valencia County coordinated to develop the Community Wildfire Protection Plan to identify hazards and risks for wildfires and provide recommendations to prevent large wildfires in the county. Recommendations include fuel reduction, public outreach and education, structural ignitability reduction, and fire response capabilities. Although Bosque Farms has the benefit of access to infrastructure that would make responding to a wildfire easier, the area does have high risks with its location to heavy fuel sources and rural roadways making response and evacuation challenging.

Local Hazard Mitigation

EMERGENCY SERVICES

Bosque Farms has its own police and fire departments and has multiple mutual aid agreements with adjacent municipalities and Federal agencies in the event of a larger disaster.

Fire/EMT

The Bosque Farms Fire Department is a volunteer-run program with 28 volunteers who provide fire response and EMT services to Bosque Farms and Peralta. They are the primary lead to wildfire response in the region.

Police

The Bosque Farms Police Department response to calls within the Village and in Peralta. In the event of a disaster, the department takes the lead in coordinating a response and delegating aid to needed areas and populations. They are also the primary response party in the event of a disaster.

Mutual Aid

Bosque Farms has mutual aid agreements with Peralta to provide services and responses to their calls. Bosque Farms also has capabilities to utilize Valencia County Sheriff, New Mexico State Police, and the New Mexico National Guard in case of major disasters.

Identified Risks

Within the Valencia County Hazard Mitigation Plan, a risk assessment identified the risk level for each disaster for Bosque Farms. They are as follows:

Hazard	Category/Degree of Risk					
	Probability	Impact	Spatial Extent	Warning Time	Duration	PRI* Score
Drought	Likely	Minor	Large	More than 24 Hours	More than 1 week	2.5
Extreme Heat	Possible	Minor	Large	More than 24 Hours	Less than 1 week	2.4
Severe Storms	Likely	Critical	Large	6 to 12 Hours	Less than 6 hours	3.3
Tornado	Possible	Critical	Small	Less than 6 Hours	Less than 6 hours	2.7
Winter Storm	Possible	Limited	Moderate	More than 24 Hours	Less than 1 week	2.5
Earthquake	Unlikely	Critical	Large	Less than 6 Hours	Less than 1 week	2.6
Dam Failure	Unlikely	Critical	Small	Less than 6 Hours	Less than 1 week	2.1
Flood	Likely	Critical	Moderate	6 to 12 Hours	Less than 1 week	3.0
Wildfire	Highly Likely	Minor	Small	Less than 6 Hours	Less than 1 week	3.6

Figure 63 Hazard Assessment. Source: Valencia County Hazard Mitigation Plan, 2022.

*Priority Risk Index

Based upon this assessment, the most likely disasters that may occur in Bosque Farms include drought, severe storms, flooding, and wildfire.

DROUGHT

Drought risk is prevalent throughout the American Southwest and in New Mexico.

Climate change has caused rising temperatures and lower levels of precipitation which makes the region more susceptible to drought conditions, leading to higher risk of flash floods, wildfire, crop and pasture failures, and heatwaves. Moreover, severe drought conditions have become more prevalent withing the past two decades in Valencia County with Exceptional Drought conditions becoming more frequent.

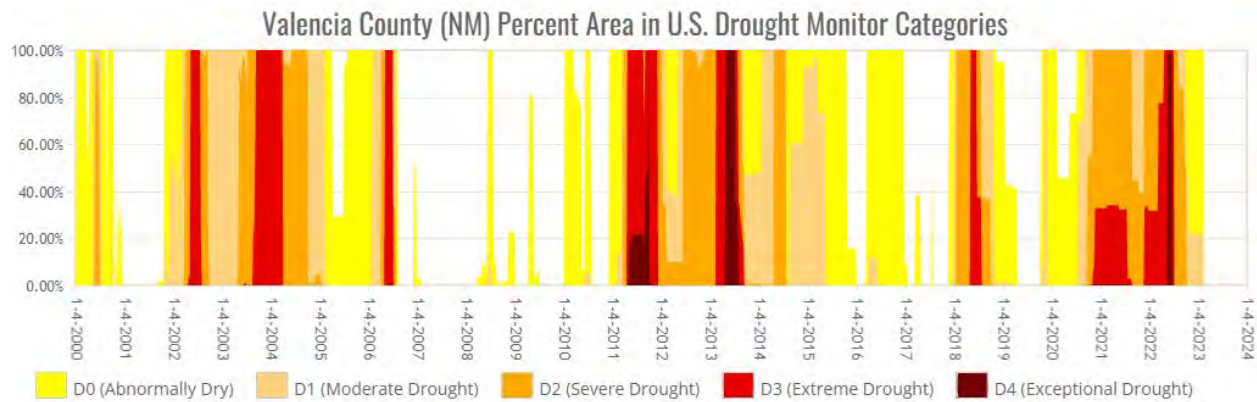


Figure 64 Drought Monitor for Valencia County from 2000-2022. Source: National Drought Mitigation Center, University of Nebraska

As an agriculture community, Bosque Farms depends upon water from acequias and the river to irrigate crops, pastures, and provide water to livestock. Therefore, the Village should prepare for potential water shortages and restrictions that could occur during dry seasons, especially in the summer months.

FLOODING

Flooding is one of the most prevalent natural disasters in New Mexico due to heavy rainfall events occurring during monsoon season. Climate change has also led to stronger storm events and heavier, more destructive rain events happening more frequently. Bosque Farms has endured flooding since its founding. Although MRGCD has helped mitigate most of the flooding due to natural swelling from the Rio Grande, the Village is still susceptible to flash floods from sudden heavy rainfall events during monsoon season. Most of Bosque Farms is located within a high-risk flood zone as identified by FEMA (below).

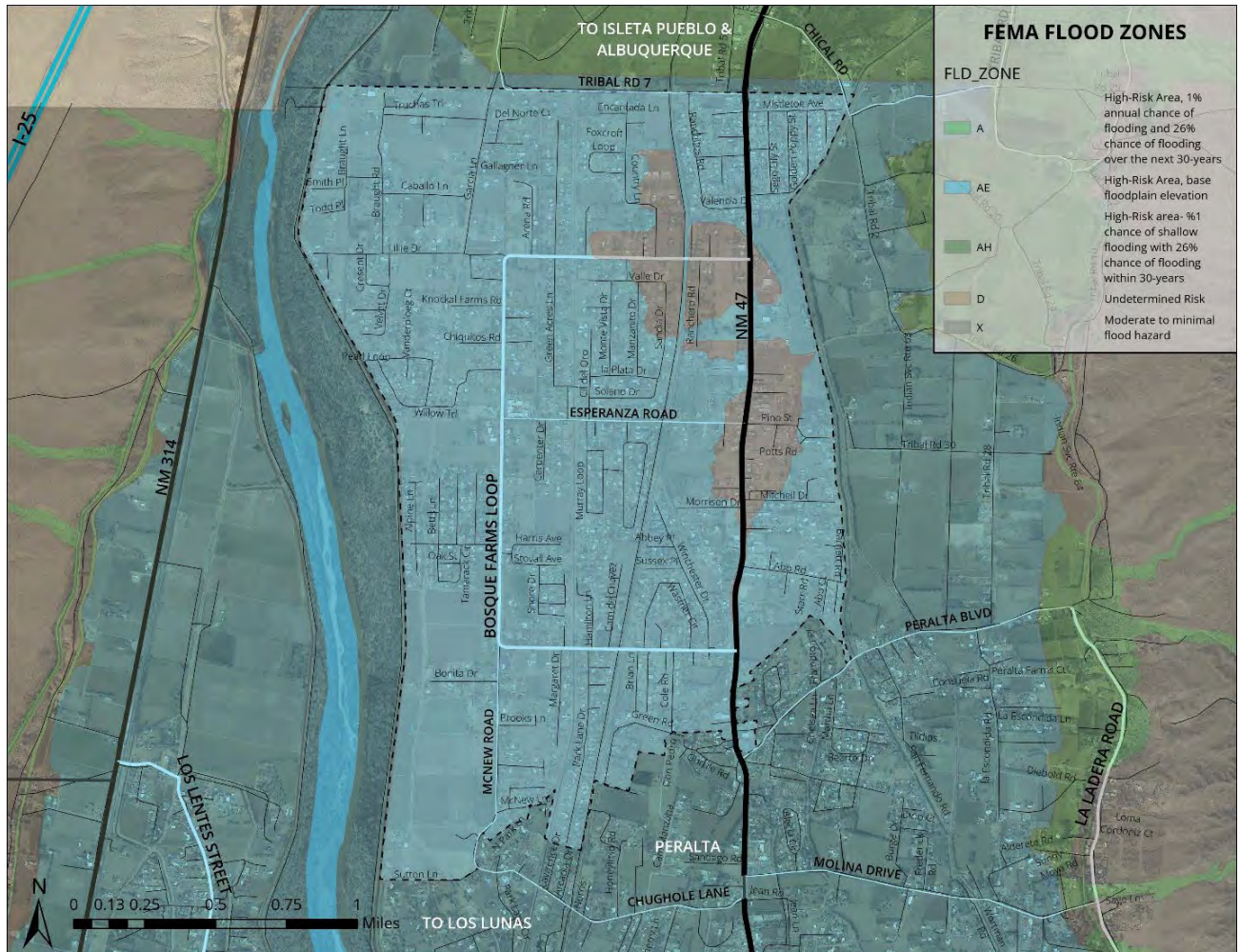


Figure 65 FEMA Flood Zone map. Source: FEMA

SEVERE STORMS

Severe storms pertain to storm events involving wind, hail, and lightning which affect a small area. Thunderstorms are also included in this categorization. Severe storms have the capability to cause major property damage and pose a potential risk to life. Although not common, severe storms do occur in Bosque Farms and the Village should ensure to prepare for events to prevent loss of property and life.

WILDFIRE

Wildfire risk is high in Bosque Farms due to its location and infrastructure characteristics that make reacting to a fire more difficult. The village's light fuels and flat terrain lend itself well to defensibility in addition to its proximity to fire response facilities. However, its proximity to the bosque, agricultural activities, and road layout in the area poses a high risk to wildfires. Strong winds in the Middle Rio Grande Valley could also cause fires to spread rapidly across large areas. Fortunately, Bosque Farms's proximity to both

Albuquerque and multiple Federal Land Management Agencies makes battling potential wildfires easier.

Community Assessment Rating	Positives	Negatives	Composite Risk Rating
High (82/112)	<ul style="list-style-type: none"> - Primarily light fuels and agricultural lands - Generally flat terrain - Hydrant system and good water supply infrastructure - Close to fire department 	<ul style="list-style-type: none"> - Lack of defensible space - Heavy fuels within bosque and ditch areas - Agricultural burning—potential for spread - Narrow, windy roads, lack of turnarounds 	Moderate-high

Figure 66 Valencia County Hazard/Risk Severity Ratings Summary. Source: Valencia County CWPP (2022)

The Valencia County Community and Wildfire Protection Plan (CWPP) has multiple recommendations for the Village to improve its wildfire resiliency including public education/outreach, brush and weed removal, encouraging safe agricultural burnings, home hazard assessments, and revising the village’s weed ordinance. Removal of green fuels is necessary to reduce the risk of wildfire in Bosque Farms.

WATER

Other identified potential hazards were identified in the Village’s Emergency preparedness Plan from 2005. One of the primary concerns stems from potential water contamination. Residents in Bosque Farms get their water from wells which makes groundwater contamination a potential catastrophic disaster for the Village. Waterborne illnesses were also major concerns for the Village.

Issues & Opportunities

In order to prepare for potential disasters, the Village needs to improve some elements of their infrastructure and services in the area. Drainage facilities need to be improved to mitigate flood risk and reduce flood insurance premiums on homes in Bosque Farms. There are opportunities to partner with neighboring municipalities, the New Mexico State Engineer, and MRGCD to acquire funds to improve levees for flood control. In reconstructing and improving levees, there is also an opportunity to explore access to the bosque via the levees for both recreation and evacuation.

Bosque management in the Village is essential to mitigate wildfire risk and minimize potential damage done during this disaster. Considering the village is located directly adjacent to the bosque, proper long-term maintenance and training is needed to protect life and property in the potential for wildfire risk which includes tree trimming, underbrush removal, prohibiting uses with high fire risk, and training emergency responders in wildfire procedures. This will need to be done in coordination and at the

discretion of the Middle Rio Grande Conservancy District (MRGCD) as they are the primary managers of the bosque in this area.

Goals, Policies, and Actions

16. VILLAGERS ARE SAFE AND PROTECTED FROM POTENTIAL EMERGENCIES AND NATURAL DISASTERS

16.1 MAKE SURE PUBLIC INFRASTRUCTURE IS NATURAL DISASTER RESILIENT

16.1 A Protect public buildings from hail damage, high winds, and other storm damage

16.1 B Implement tree trimming to protect power lines. Bury power lines where feasible and needed

16.1 C Conduct feasibility for insulating water pipes on exterior of public buildings

16.1 D Inspect public facility building systems after every major storm event

16.2 ENSURE PROPER SYSTEMS ARE IN PLACE TO EFFECTIVELY RESPOND TO EMERGENCIES

16.2 A Establish media mass alert system using radio, TV, and text message alerts. Test regularly.

16.2 B Maintain mutual aid agreements with surrounding communities in the area in case of emergency

16.2 C Ensure responsible parties have keys to levee gates at all times to ensure quick access to the bosque

16.2 D Educate the community on emergency preparedness

16.3 CONDUCT FEASIBILITY STUDY FOR REGIONAL STORMWATER MANAGEMENT PLANNING

16.3 A Coordinate with MRGCD to upgrade Rio Grande levees to meet current engineering standards

16.3 B Clean and maintain drainage system

16.4 DEVELOP A HAZARDOUS FUELS REDUCTION PROGRAM

16.4 A Remove underbrush and invasive species to reduce fire danger

16.4 B Employ a conservation corps youth crew to conduct fuel reduction in high risk areas

16.4 C Partner with PNM to conduct safety audit on power lines

17. THE COMMUNITY IS EDUCATED ON EMERGENCY PREPAREDNESS EFFORTS AND KNOW WHAT TO DO DURING AN EMERGENCY

17.1 EDUCATE RESIDENTS ON MULTI-HAZARD RISK IN THE REGION AND HOW TO RESPOND

- 17.1 A Conduct public education on how to winterize their properties
- 17.1 B Conduct public education and outreach for wildfire safety and prevention
- 17.1 C Implement FEMA's "Turn Around Don't Drown" public awareness campaign
- 17.1 D Increase public awareness for the FEMA Flood Insurance Awareness Program
- 17.1 E Educate residents on water conservation measures

18. WATER IS AVAILABLE IN THE EVENT OF AN EMERGENCY AND IS PROTECTED FROM POTENTIAL SHORTAGES AND CONTAMINATIONS

18.1 PROTECT WATER SUPPLY FROM CONTAMINANTS

- 18.1 A Provide education to well owners to prevent well water contamination
- 18.1 B Work with New Mexico State Engineer to identify ways to reduce water usage
- 18.1 C Educate the public on the benefits of gray water systems
- 18.1 D Establish a drought early warning system
- 18.1 E Monitor water usage to identify water loss caused by systems

18.2 ESTABLISH PRACTICES TO ENSURE WATER IS READILY AVAILABLE IN THE EVENT OF AN EMERGENCY

- 18.2 A Test fire hydrants regularly and repair as needed
- 18.2 B Work with the Fire Department to identify gaps in fire hydrant system
- 18.2 C Ensure Bosque Farms Fire Department fire engines are operating efficiently

IMPLEMENTATION

Administration of the Comprehensive Plan

The Comprehensive Plan is an overall policy guide for the physical development of the Village of Bosque Farms. Ideally, future planning and policy decisions will be consistent with the Comprehensive Plan. As conditions change, portions of the Comprehensive Plan may be amended to adjust to current conditions, and the plan should be reviewed in its entirety periodically to ensure that it remains relevant.

POLICY GUIDANCE FOR THE VILLAGE COUNCIL

The Plan is a policy guide for the Village Council, staff, and boards and commissions. Decisions made by these entities should be consistent with Comprehensive Plan policies. Decisions that vary from the provisions of the Comprehensive Plan indicate that policy preferences have changed, and these discrepancies should be noted and considered when the Comprehensive Plan is updated.

RELATIONSHIP TO OTHER PLANS

Other plans adopted by the Village Council should be consistent with the goals and objectives of the Comprehensive Plan. Where plans developed after adoption of the Comprehensive Plan vary from the Comprehensive Plan, these discrepancies should be reviewed and considered when the Comprehensive Plan is updated.

AMENDMENT TO THE COMPREHENSIVE PLAN

This Comprehensive Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Comprehensive Plan that are affected by the change. An amendment may be initiated by the Village Council, Planning Commission, Village Administrator, or private property owner, (or owner's authorized agent).

COMPREHENSIVE PLAN REVIEW/UPDATE

The Comprehensive Plan should be considered a "living document," meaning that the plan should be reviewed and amended as conditions in the community change. Review of the Comprehensive Plan should occur annually to note cases where the plan varies from current conditions and policy decisions. Significant changes can be introduced as amendments to the plan, as described above. Minor changes can be noted for inclusion in the next plan update.

The plan should be reviewed in its entirety approximately every five years and updated as needed to remain relevant to the Village's vision and goals.

Funding

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Community Development Block Grants support development of community facilities through infrastructure improvements, economic development projects, public facilities, community centers, housing rehabilitation, public services, and more. Projects must benefit at least 51% of low- to moderate-income residents (81=0% or less of median income of the county median income). Maximum awards for funding are \$50,000 planning grants and \$750,000 infrastructure grants.

PUBLIC PROJECT REVOLVING FUND (PPRF)

New Mexico Finance Authority (NMFA) provides local and tribal entities access to at-market or below-market interest rates. PPRF funds infrastructure improvements, road projects, water system upgrades, fire and law enforcement equipment, public buildings, hospitals and healthcare facilities, electric and broadband utilities, quality of life projects, and more. Loans are for up to 30 years based on the project's useful life.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

Low-income housing tax credits provides tax credits to state and LIHTC-allocating agencies for the acquisition, rehabilitation, or new construction of rental housing units for low-income households. The LIHTC-allocating agency in New Mexico is the New Mexico Mortgage Finance Authority.

CLEAN WATER STATE REVOLVING FUND (CWSRF)

Established under the Clean Water Act of 1987, the State of New Mexico CWSRF Program provides eligible borrowers with low-cost financial assistance to construct wastewater facilities and eligible water quality projects.

DRINKING WATER STATE REVOLVING FUND (DWSRA)

The Safe Drinking Water Act (SDWA) established the DWSRA to provide funding for drinking water systems improvements for the betterment of public health and safety.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

The Transportation Alternatives Program is a Federal reimbursable program that funds pedestrian and bicycle infrastructure improvements. Funds are allocated to NMDOT through the FHWA. Projects must be included in the Regional Transportation Plans (RTP) and Infrastructure Capital Improvement Plans (ICIP) to solicit TAP funding. Projects must have a 14.95% non-federal match.

CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)

Congestion Mitigation and Air Quality Improvement Program are flexible funds allocated through NMDOT to transportation projects and programs that help meet requirements for the Clean Air Act. Projects which help mitigate congestion and improve air quality like public transportation improvements, public EV charging stations, bicycle/pedestrian infrastructure, and more. Funding is available every two years and applications are accepted through the Mid-Region Council of Governments (MRCOG).

RECREATIONAL TRAILS PROGRAM (RTP)

The Recreational Trails Program is a Federal reimbursable program that funds recreational infrastructure including trails, bike paths, and trail supporting infrastructure. Funds are allocated to NMDOT through the FHWA. Projects must be included in the RTPOs ICIP to solicit TAP funding. Projects must have a 14.95% non-federal match.

CAPITAL OUTLAY

Capital Outlay are general funds allocated through state legislature to be used for acquisition, improvement, alteration, or reconstruction of long-term assets in New Mexico. Typically, projects funded through capital outlay are planning, design, construction, furnishing, and purchasing equipment. Funding request size varies from small to large projects. Acquired funds must be spent within the fiscal year and can apply to be reactivated through state legislature.

Implementation Matrix

The implementation matrix collects goals, policies, and actions from all sections in the comprehensive plan and provides an anticipated timeline to help the staff prioritize projects based on available resources. The timeline are as follows:

- O: Ongoing
- ST: Short term, 0-5 years
- IT: Intermediate Term, 5-10 years
- LT: Long Term, 10+ years

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
LAND USE			
1.BOSQUE FARMS RETAINS ITS RURAL CHARM WHILE ALLOWING FOR APPROPRIATE GROWTH			

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Policy 1.1	REVIEW AND REVISE ZONING CODE TO ENSURE IT CONTINUES TO ACHIEVE COMMUNITY GOALS	PLANNING & ZONING	LT
Action 1.1.A	Identify zoning codes that do not meet standards for rural development	Planning & Zoning	LT
Action 1.1.B	Revise codes to encourage an appropriate mix, scale and density of land uses in both commercial and residential areas	Planning & Zoning	LT
Action 1.1.C	Support property owners by making sure code updates incentivize beautification while removing barriers to productive use	Planning & Zoning	O
Action 1.1.D	Educate property owners on weed ordinances	Planning & Zoning Maintenance	O
Action 1.1.E	Streamline building permit process to help property owners.	Planning & Zoning	ST
Action 1.1.F	Establish limit of cannabis establishments within Bosque Farms limits	Planning & Zoning	ST
Policy 1.2	CREATE A RURAL, MAIN STREET ATMOSPHERE FOR COMMERCIAL DEVELOPMENT ON NM 47	PLANNING & ZONING	O
Action 1.2 A	Revise commercial zoning regulations to promote safety and walkability along the commercial corridor	Planning & Zoning	LT
Action 1.2 B	Develop a design theme for NM 47 and Bosque Farms Blvd	Planning & Zoning	IT
Action 1.2 C	Incentivize infill commercial development on vacant land along NM 47 that is appropriate for the open, rural aesthetic of Bosque Farms	Planning & Zoning	LT
Policy 1.3	CONTINUE TO CREATE A UNIQUE EXPERIENCE ON THE BOSQUE FARMS LOOP	PLANNING & ZONING	O
Action 1.3 A	Provide wayfinding and signage along Bosque Farms Loop to village facilities	Planning & Zoning	ST
Action 1.3 B	Install traffic calming measures to improve walkability and safety of the street	Planning & Zoning	LT
Action 1.3 C	Maintain rest areas along Bosque Farms Loop Trail. Consider locations for more rest areas	Maintenance	O
2. BOSQUE FARMS IS WELL-MAINTAINED AND RESIDENTS ARE PROUD OF THEIR COMMUNITY			
Policy 2.1	ACTIVATE COMMUNITY GROUPS TO ASSIST WITH VILLAGE BEAUTIFICATION EFFORTS	PLANNING & ZONING	O
Action 2.1 A	Advertise and seek outside volunteers to support regular Village beautification days; consider a program matching volunteers to elderly residents who need	Planning & Zoning Library	ST

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
	additional help with their yards (Scouts, 4-H, churches, schools)	Community Center	
Action 2.1 B	Seek an AmeriCorp Vista position dedicated to volunteer management and Village beautification efforts (Keep Bosque Farms Beautiful)	Planning & Zoning	ST
HOUSING			
3. HOUSING IN THE VILLAGE MAINTAINS THE OPEN RURAL AESTHETIC OF THE COMMUNITY			
Policy 3.1	EXPLORE OPPORTUNITIES FOR FUTURE DEVELOPMENT ON LAND THAT HAS ALREADY BEEN SUBDIVIDED	PLANNING & ZONING	O
Action 3.1 A	Work with local property owners and developers to encourage community-appropriate new development	Planning & Zoning	O
Action 3.1 B	Seek additional senior living facilities and range of independent services on NM 47	Planning & Zoning	LT
4. RESIDENTS OF BOSQUE FARMS HAVE A VARIETY OF HOUSING THAT SUPPORTS THEM AT ALL LIFE STAGES			
Policy 4.1	REVISE CODES TO ALLOW FOR ACCESSORY DWELLING UNITS	PLANNING & ZONING	IT
Action 4.1 A	Develop a criteria for Accessory Dwelling Unit/Mother-in-Law Suite/casita on residential properties with input from leaders, staff and community members	Planning & Zoning	IT
Action 4.1 B	Revise Village Codes according to criteria and create educational tools to share with interested residents	Planning & Zoning	IT
Action 4.1 C	Consider contracting to help write a code amendment for ADUs	Planning & Zoning	ST
Policy 4.2	SUPPORT SENIOR VILLAGERS WITH MAINTENANCE OF THEIR PROPERTIES	PLANNING & ZONING	O
Action 4.2 A	Establish a summer youth crew to help with weed control for senior villagers. Advertise summer program at local schools, churches, and community centers	Planning & Zoning Community Center	ST
Action 4.2 B	Revise Village Codes according to criteria and create educational tools to share with interested residents	Planning & Zoning	LT
Action 4.2 C	Host home maintenance workshops in partnership with local experts and public programs	Community Center	ST
Action 4.2 D	Partner with existing programs to support seniors to make their homes more accessible through ADA improvements i.e. Habitat for Humanity, churches, 4-H, etc.	Community Center	ST
ECONOMIC DEVELOPMENT			

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
5. NM 47 IS A THRIVING COMMERCIAL CORRIDOR THAT PROMOTES LOCAL BUSINESSES			
Policy 5.1	CONCENTRATE COMMERCIAL DEVELOPMENT WITHIN THE NM 47 CORRIDOR	PLANNING & ZONING	O
Action 5.1 A	Establish a procedure and approval criteria for major development proposals	Planning & Zoning	ST
Action 5.1 B	Provide Incentives for small businesses and retail activities in Bosque Farms along the NM 47 corridor	Planning & Zoning	LT
Action 5.1 C	Create gateway signage and wayfinding materials to create a sense of place along NM 47	Planning & Zoning	ST
Policy 5.2	ADVOCATE FOR DESIRED BUSINESSES IN BOSQUE FARMS	Planning & Zoning Economic Development	O
Action 5.2 A	Seek out developer for a grocery store in Bosque Farms	Planning & Zoning	ST
Action 5.2 B	Provide resources to help local business owners to establish restaurants	Planning & Zoning	ST
Action 5.2 C	Provide technical assistance for people seeking to open businesses	Planning & Zoning	ST
Action 5.2 D	Provide limits to amount of cannabis sellers in Bosque Farms	Planning & Zoning	ST
Action 5.2 E	Provide technical assistance for breweries and wineries on how to acquire a liquor license	Planning & Zoning	ST
6. LOCAL ENTREPRENEURS AND BUSINESSES HAVE THE TOOLS AND KNOWLEDGE TO SUCCEED			
Action 6.1 A	Restart and support the Economic Development Committee as a way to support the capacity of Village staff with dedicated volunteer citizens (Middle Rio Grande Economic Team)	Planning & Zoning Economic Development	ST
Policy 6.1	SUPPORT LOCAL BUSINESSES AND HOME BUSINESSES IN BOSQUE FARMS	ECONOMIC DEVELOPMENT	O
Action 6.1 B	Create a voluntary directory of home businesses and support owners in growing	Economic Development	ST
Action 6.1 C	Support local growers in the community through the Farmer's Market, advertising, and other tools	Economic Development	ST
Action 6.1 D	Create information packets to help small business startups	Economic Development	ST
Policy 6.2	PROVIDE SUPPORT FOR ADULT EDUCATION AND JOB TRAINING FOR VILLAGE RESIDENTS	COMMUNITY CENTER	O
Action 6.2 A	Partner with local and regional education programs to provide training to villagers to strengthen workforce	Community Center	O

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
COMMUNITY FACILITIES			
7. RECREATIONAL OPPORTUNITIES ABOUND FOR BOSQUE FARMS RESIDENTS OF ALL AGES			
Policy 7.1	PROVIDE AND SUPPORT RECREATIONAL OPPORTUNITIES FOR RESIDENTS	PLANNING & ZONING	LT
Action 7.1 B	Seek funds for long-term leased vehicle that would be available for the Community Center and senior activities	Community Center	ST
Action 7.1 C	Provide programming for youth and seniors in the village	Community Center Library	O
Action 7.1 D	Create senior and youth advisory committees to support and guide future programming and projects	Community Center Library	ST
Action 7.1 E	Support a senior group tasked with creating community and conducting wellness checks	Community Center Library	ST
Policy 7.2	PROVIDE OUTDOOR RECREATIONAL OPPORTUNITIES AND IMPROVE EXISTING FACILITIES	PLANNING & ZONING	LT
Action 7.2 A	Create a parks and recreation plan to prioritize new recreation facilities, identify funding opportunities, and establish maintenance schedules for the facilities	Planning & Zoning	ST
Action 7.2 B	Identify key trail connections and trailhead needs in Bosque Farms	Planning & Zoning	ST
Action 7.2 C	Identify land for parks, open space preservation, and trail connections to the bosque	Planning & Zoning	LT
Action 7.2 D	Identify if existing facilities could be modified to meet desired needs i.e. re-striping tennis courts to support pickleball, install playground equipment in existing park, etc.	Planning & Zoning	ST
Action 7.2 E	Seek funding for recreation facilities	Planning & Zoning	O
Policy 7.3	CONDUCT A PLANNING AND DESIGN PROCESS FOR THE NEW VILLAGE PARCEL	PLANNING & ZONING	O
Action 7.3 A	Review and consider recommendations from Comprehensive Plan community survey	Planning & Zoning	ST
Action 7.3 B	Conduct site analysis to identify compatible uses based upon desires from residents	Planning & Zoning	ST
Action 7.3 C	Consider using the site for recreational uses i.e. recreation center, multi-generational center, pool, sporting field, park, etc.	Planning & Zoning	ST

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
8. POLICE, FIRE, AND EMT SERVICES IN THE VILLAGE SUPPORT A SAFE AND HEALTHY COMMUNITY			
Policy 8.1	PURSUE RESOURCES TO FULLY EQUIP AND ENSURE THE FULL CAPACITY OF BOSQUE FARMS FIRE, POLICE AND EMERGENCY SERVICES	POLICE DEPARTMENT	LT
Action 8.1 A	Review mutual aid agreement with Peralta to ensure adequate service for both municipalities	Police Department	IT
Action 8.1 B	Conduct recruitment campaigns to staff Bosque Farms Police force	Police Department	ST
Action 8.1 C	Inspect equipment and facilities annually to repair and replace as needed	Police Department	ST
Action 8.1 D	Provide personal safety education and outreach through Bosque Farms Police Department	Police Department	ST
9. THE COMMUNITY IS AWARE OF AND ABLE TO ACCESS THE MANY COMMUNITY RESOURCES AND PROGRAMS AVAILABLE TO THEM			
Policy 9.1	PROVIDE TIMELY INFORMATION TO VILLAGE RESIDENTS IN MULTIPLE FORMATS	VILLAGE ADMINISTRATOIN	O
Action 9.1 A	Maintain and update the village website	Village Administration	O
Action 9.1 B	Advertise Village Council Meetings regularly in public places i.e. stores, schools, community center, village complex, library, etc.	Village Administration	O
Action 9.1 C	Advertise Village events in the Valencia County Bulletin	Village Administration	O
INFRASTRUCTURE			
10. BOSQUE FARMS HAS HIGH QUALITY AND SECURE WATER SOURCES			
Policy 10.1	MAINTAIN A WATER MANAGEMENT SYSTEM TO INCREASE CONSERVATION, PREPARE FOR WATER SHORTAGES, AND PROTECT GROUNDWATER SUPPLIES	PUBLIC UTILITIES	O
Action 10.1 A	Monitor water quality and improve filtration system when needed	Public Utilities	O
Action 10.1 B	Research water quality standards to help improve water quality in Bosque Farms	Public Utilities	ST
Action 10.1 C	Monitor water inflows/outflows to identify and remedy leaks in the water system to improve water conservation	Public Utilities	O
Action 10.1 D	Seek out funding to filter arsenic to apply to new water wells	Public Utilities	IT
Action 10.1 E	Update and maintain existing wells as necessary	Public Utilities	O

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Policy 10.2	EXPLORE OTHER WATER SOURCES TO MEET FUTURE VILLAGE NEEDS	PUBLIC UTILITIES	O
Action 10.2 A	Identify areas for new water wells	Public Utilities	IT
Action 10.2 B	Seek funding to install water filtration systems for new water wells	Public Utilities	LT
Policy 10.3	CONSERVE EXISTING WATER RESOURCES	PUBLIC UTILITIES	O
Action 10.3 A	Identify unmetered water sources and replace faulty infrastructure to reduce losses	Public Utilities	ST
Action 10.3 B	Identify opportunities to utilize reclaimed water	Public Utilities	IT
Action 10.3 C	Upgrade water facilities to reduce chances of pipe breaks and leaks	Public Utilities	O
Action 10.3 D	Create water conservation education materials for the public	Public Utilities	ST
Action 10.3 E	Educate residents on water conservation practices, especially in summer months	Public Utilities	O
11. INFRASTRUCTURE SYSTEMS MEET THE NEEDS OF BOSQUE FARMS			
Policy 11.1	MONITOR AND MAINTAIN INFRASTRUCTURE AND FACILITIES IN BOSQUE FARMS	PUBLIC UTILITIES	O
Action 11.1 A	Develop a Public Facilities Master Plan	Public Utilities Planning & Zoning	ST
Action 11.1 B	Identify potential funding sources for public facilities	Public Utilities	ST
Action 11.1 C	Conduct an annual review of facilities and village equipment	Public Utilities	O
Action 11.1 D	Improve fiber optic infrastructure in the village.	Public Utilities	LT
Policy 11.2	PROTECT PROPERTY AND LIFE IN BOSQUE FARMS FROM FLOODING	PUBLIC UTILITIES	O
Action 11.2 A	Develop a stormwater management plan for the village	Public Utilities	IT
Action 11.2 B	Regulate development in flood zones. Provide technical support for all construction projects happening in flood zones	Public Utilities	O
Action 11.2 C	Educate the public on how flood plains and FEMA flood maps effect village residents	Public Utilities	O
Action	Coordinate with MRGCD to maintain levees in the village	Public Utilities	LT

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
11.2 D			
Action 11.2 E	Upgrade MRGCD levees to meet the New Mexico State of Engineers standards	Public Utilities	LT
Policy 11.3	CONTINUE TO EXPAND SEWER NETWORK SYSTEM TO CONNECT ALL RESIDENTS TO CENTRALIZED WASTEWATER SYSTEM	PUBLIC UTILITIES	O
Action 11.3 A	Identify properties still needed to be connected to the sewer system	Public Utilities	ST
12. BOSQUE FARMS HAS A SUCCESSFUL RECYCLING PROGRAM			
Policy 12.1	DETERMINE FEASIBILITY OF RESIDENTIAL CURB PICK-UP OR CENTRALIZED DROP-OFF LOCATIONS	PUBLIC UTILITIES	ST
Action 12.1 A	Coordinate with waste management company currently serving the village	Public Utilities	IT
Action 12.1 B	Consider composting capabilities and green waste disposal (landscaping, branches, weed disposal)	Public Utilities	LT
TRANSPORTATION			
13. DRIVERS, PEDESTRIANS, CYCLISTS, AND EQUESTRIAN RIDERS ARE SAFE ON BOSQUE FARMS ROADS			
Policy 13.1	COLLABORATE WITH NMDOT REGARDING NM 47 MAINTENANCE AND CLEANUP	PLANNING & ZONING NMDOT	O
Action 13.1 A	Consider redesigning NM 47 for safer walking and biking	Planning & Zoning NMDOT	LT
Action 13.1 B	Identify speeding deterrent methods and establish in areas most in need	Planning & Zoning	LT
Policy 13.2	IMPROVE PEDESTRIAN, CYCLIST, AND EQUESTRIAN SAFETY THROUGH REDUCING SPEEDING, IMPROVING PEDESTRIAN FACILITIES, AND MAINTAINING EXISTING FACILITIES		LT
Action 13.2 A	Focus roadway safety improvements near community facilities including Bosque Farms Library, Bosque Farms Elementary, and Bosque farms Community Center	Planning & Zoning	LT
Action 13.2 B	Establish more traffic calming techniques including flashing speed signs, flashing crosswalk signs, raised crosswalks, speed bumps, and landscaping where appropriate near community facilities	Planning & Zoning	LT
Action 13.2 C	Conduct roadway safety audits on high volume roadways and intersections with most interaction between pedestrians, cyclists, and equestrian users	Planning & Zoning	IT

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Action 13.2 D	Design trails to be safe and comfortable for equestrian use. Create equestrian-friendly trails in the bosque.	Planning & Zoning	LT
Action 13.2 E	Establish a multi-use path on Esperanza Drive and improve roadway to be safer for pedestrians, cyclists, and equestrian users	Planning & Zoning	LT
14. ROADWAYS AND PEDESTRIAN FACILITIES IN BOSQUE FARMS ARE CLEAN AND WELL-MAINTAINED			
Policy 14.1	MAINTAIN ROADWAYS AND PEDESTRIAN FACILITIES THROUGH THE VILLAGE	MAINTENANCE NMDOT PLANNING & ZONING	O
Action 14.1 A	Create Asset Management Plan to prioritize roadway maintenance projects	Planning & Zoning Public Utilities	IT
Action 14.1 B	Coordinate with regional transportation agencies to ensure Bosque Farms transportation network is integrated into the overall network	Planning & Zoning	IT
Action 14.1 C	Maintain a presence at Mid-Region Council of Governments transportation meetings by attending Regional Transportation Planning Organization Committee Meeting (RTPO)	Planning & Zoning MRCOG	O
Action 14.1 D	Ensure any potential roadway improvement projects are included in the transportation improvement program	Planning & Zoning	O
Action 14.1 E	Identify any regional projects in the Connections 2040 Plan and coordinate with MRCOG to find funding for future projects	Planning & Zoning MRCOG	ST
Action 14.1 F	Explore feasibility of EV charging stations at community centers.	Planning & Zoning	ST
Policy 14.2	MAINTAIN RECREATIONAL TRAILS AND SIDEWALKS IN THE VILLAGE	MAINTENANCE	O
Action 14.2 A	Create Asset Management Plan to prioritize roadway maintenance projects	Planning & Zoning	ST
Action 14.2 B	Coordinate with regional transportation agencies	Planning & Zoning	O
Action 14.2 C	Work with MRGCD to maintain acequias and levees used as trails	Planning & Zoning MRGCD	O
Action 14.2 D	Seek funds to maintain Bosque Loop Trail	Planning & Zoning	LT
Policy 14.3	REPAIR AND REPLACE TRAFFIC CONTROL STRUCTURES	MAINTENANCE	LT

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Action 14.3 A	Clean signs of graffiti	Maintenance	ST
Action 14.3 B	Test signs regularly for nighttime luminosity	Maintenance NMDOT	ST
Action 14.3 C	Restripe crosswalks, prioritizing areas near the elementary school and near community facilities	Maintenance NMDOT	IT
Action 14.3 D	Restripe roadways	Maintenance NMDOT	IT
Action 14.3 E	Repair lights on NM 47	Maintenance NMDOT	ST
15. RESIDENTS IN BOSQUE FARMS HAVE ALTERNATIVE TRANSPORTATION OPTIONS			
Policy 15.1	PROVIDE TRANSPORTATION OPTIONS FOR SENIORS IN BOSQUE FARMS	PLANNING & ZONING	LT
Action 15.1 A	Partner with Rio Metro to promote Dial-a-Ride program to village seniors	Planning & Zoning	IT
Action 15.1 B	Research medical transportation programs to promote to seniors through the community center	Village Administration	IT
Action 15.1 C	Research feasibility of Village providing their own transportation program for seniors	Village Administration	IT
Action 15.1 D	Consider partnering with community groups to provide transportation for seniors	Village Administration	ST
Policy 15.2	PROVIDE MORE RECREATIONAL TRAIL ACCESS POINTS FOR THE VILLAGE	PLANNING & ZONING	LT
Action 15.2 A	Develop a Village trails master plan which prioritizes maintenance needs, proposes new trails, and provides recommendations for implementation	Planning & Zoning	IT
Action 15.2 B	Develop trails and pedestrian network throughout the village and connect to the bosque. Maintain and upgrade pedestrian facilities through crosswalk striping, signage, and pathways	Planning & Zoning	LT
Action 15.2 C	Maintain current trails existing in the village and close to social trails	Planning & Zoning	O
Action 15.2 D	Develop trailheads with public facilities near entrances for the bosque	Planning & Zoning	LT
Policy 15.3	COLLABORATE WITH RIO METRO TO PROMOTE THEIR PROGRAMS	PLANNING & ZONING RIO METRO	IT
Action 15.3 A	Promote Rio Metro bus routes in community centers	Planning & Zoning Rio Metro	ST

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Action 15.3 B	Provide signage and amenities at Rio Metro stops	Planning & Zoning Rio Metro	ST
HAZARD MITIGATION			
16. VILLAGERS ARE SAFE AND PROTECTED FROM POTENTIAL EMERGENCIES AND NATURAL DISASTERS			
Policy 16.1	MAKE SURE PUBLIC INFRASTRUCTURE NATURAL DISASTER RESILIENT	PLANNING & ZONING	O
Action 16.1 A	Protect public buildings from hail damage, high winds, and other storm damage	Maintenance	O
Action 16.1 B	Implement tree trimming to protect power lines. Bury power lines where feasible and needed	Public Utilities	O
Action 16.1 C	Conduct feasibility of insulating water pipes on exterior of public buildings	Maintenance	IT
Action 16.1 D	Inspect public facility building systems after every major storm event	Maintenance	O
Policy 16.2	ENSURE PROPER SYSTEMS ARE IN PLACE TO EFFECTIVELY RESPOND TO EMERGENCIES	VILLAGE ADMINISTRATION	O
Action 16.2 A	Establish media mass alert system using radio, TV, and text message alerts. Test regularly.	Village Administration	LT
Action 16.2 B	Maintain mutual aid agreements with surrounding communities in the area in case of emergency	Village Administration Police Department	O
Action 16.2 C	Ensure responsible parties have keys to levee gates at all times to ensure quick access to the bosque	Maintenance Police Department MRGCD	O
Action 16.2 D	Educate the community on emergency preparedness	Village Administration	O
Policy 16.3	CONDUCT FEASIBILITY STUDY FOR REGIONAL STORMWATER MANAGEMENT PLANNING	PLANNING & ZONING	LT
Action 16.3 A	Coordinate with MRGCD to upgrade Rio Grande levees to meet current engineering standards	Planning & Zoning MRGCD	LT
Action 16.3 B	Clean and maintain drainage system	Maintenance MRGCD	O
Policy 16.4	DEVELOP A HAZARDOUS FUELS REDUCTION PROGRAM	VILLAGE ADMINISTRATION	ST
Action 16.4 A	Remove underbrush and invasive species to reduce fire danger	Maintenance	O

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Action 16.4 B	Employ a conservation corps youth crew to conduct fuel reduction in high risk areas	Village Administration Maintenance Youth Corps	ST
Action 16.4 C	Partner with PNM to conduct safety audit on power lines	Maintenance MRGCD PNM	ST
17. THE COMMUNITY IS EDUATED ON EMERGENCY PREPAREDNESS EFFORTS AND KNOW WHAT TO DO DURING AN EMERGENCY			
Policy 17.1	EDUCATE RESIDENTS ON MULTI-HAZARD RISK IN THE REGION AND HOW TO RESPOND	POLICE DEPARTMENT FIRE DEPARTMENT	LT
Action 17.1 A	Conduct public education on how to winterize their properties	Police Department	ST
Action 17.1 B	Conduct public education and outreach for wildfire safety and prevention	Police Department Fire Department	ST
Action 17.1 C	Implement FEMA's "Turn Around Don't Drown" public awareness campaign	Police Department	ST
Action 17.1 D	Increase public awareness for the FEMA Flood Insurance Awareness Program	Community Center	ST
Action 17.1 E	Educate residents on water conservation measures	Community Center	ST
18. WATER IS AVAILABLE IN THE EVENT OF AN EMERGENCY AND IS PROTECTED FROM POTENTIAL SHORTAGES AND CONTAMINATIONS			
Policy 18.1	PROTECT WATER SUPPLY FROM CONTAMINANTS	PUBLIC UTILITIES	O
Action 18.1 A	Provide education to well owners to prevent well water contamination	Public Utilities	ST
Action 18.1 B	Work with New Mexico State Engineer to identify ways to reduce water usage	Public Utilities	IT
Action 18.1 C	Educate the public on the benefits of gray water systems	Public Utilities	ST
Action 18.1 D	Establish a drought early warning system	Public Utilities	ST
Action 18.1 E	Monitor water usage to identify water loss caused by systems	Public Utilities	O
Policy 18.2	ESTABLISH PRACTICES TO ENSURE WATER IS READILY AVAILABLE IN THE EVENT OF AN EMERGENCY		O

POLICY	RECOMMENDATIONS	RESPONSIBLE PARTIES	TIME LINE
Action 18.2 A	Test fire hydrants regularly and repair as needed	Public Utilities Maintenance Fire Department	O
Action 18.2 B	Work with the Fire Department to identify gaps in fire hydrant system	Public Utilities Fire Department	IT
Action 18.2 C	Ensure Bosque Farms Fire Department fire engines are operating efficiently	Public Utilities Fire Department	O

APPENDIX A: COMMUNITY SURVEY REPORT

Introduction

Sites Southwest, in partnership with the Village of Bosque Farms, conducted a community survey to determine goals and priorities for the 2023 comprehensive plan update. The survey consisted of eleven (11) questions. One question is multiple choice, two questions are ranked, and the remaining seven questions were open-ended questions.

The survey was open from January 6, 2023 to February 20, 2023. Paper copies were mailed to every residence in Bosque Farms and also posted online. In total, the survey received 412 responses—a 9.3% response rate—with over 150 responses submitted by paper to the Village offices.

The survey included questions from the previous survey conducted in 2005 as well as questions identified during Steering Committee meetings and Community Input meeting. Questions ranged a variety of subjects that were relevant to the comprehensive plan elements, including businesses, parks and recreation, and senior services.

Analysis

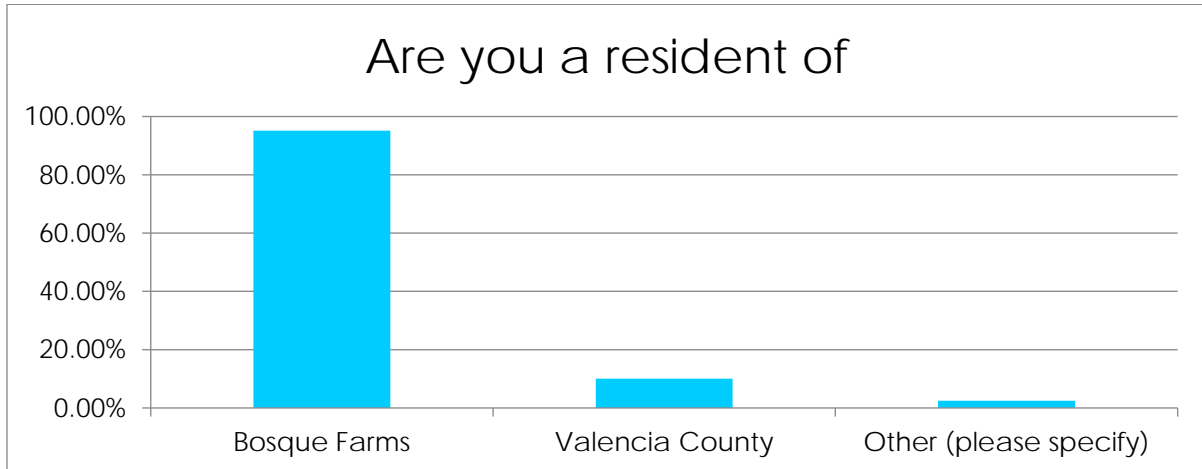
The survey is separated into eleven questions, most of which are open ended. The following is a detailed analysis of each question. Please note that due to many questions being open-ended, analysis involved coding surveys based on common themes and subjects. Although providing an overview of the themes, it may not be holistically reflective of the individuals' response.

1. ARE YOU A RESIDENT OF...

This question was intended to provide an understanding on the survey taker and the reach of the survey. The survey had three options: Bosque Farms, Valencia County, Other (please specify). Of the responses, 368 answered and 44 skipped this question. Residents who responded as Other claimed to either be frequent visitors to Bosque Farms or residents from Peralta and Isleta Pueblo.

Answer Choices	Response Percentage	Response Number
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Bosque Farms	95.11%	350
Valencia County	10.05%	37
Other (Please Specify)	2.45%	9



2. WHICH WORDS BEST DESCRIBE THE CHARACTER OF BOSQUE FARMS? WRITE AT LEAST THREE WORDS ON THE LINE BELOW

This question was used in the 2004 community survey. Responses generally described the character of Bosque Farms as rural, quiet, safe, and friendly. This question shows how residents view the area and guides recommendations for the comprehensive plan. 300 participants responded to this question.

- 57 participants responded with "Rural"
- 33 participants responded with "Quiet"
- 19 participants responded with "Safe"
- 14 participants responded with "Friendly"
- 13 participants responded with "Semi-rural"
- 12 participants responded with "Peaceful"

Survey respondents also provided other topics and concerns not mentioned the list. Some are as follows:

- Improvements along NM 47 including traffic control, pedestrian safety, beautification, lighting
- Maintain lot sizes and restrict subdividing
- Allow AUDs within lots that are $\frac{3}{4}$ acre or larger only
- Increase law enforcement
- Prioritize water quality of the village
- Improve communications between residents and village staff—meetings, notices, website, social media, etc.
- Improve village beautification efforts including weed removal, large refuse removal, and new Christmas lights on NM 47

Topics and Concerns	5	4	3	2	1	AVG
Rural and agricultural lifestyle should be protected in the Village.	262	89	13	5	0	4.67
Bosque Farms should collaborate with regional agencies on initiatives to protect the Rio Grande bosque.	167	115	69	10	8	4.2
The Village should prioritize regular website updates and communication with residents.	149	140	73	8	2	4.19
Neighborhood roadways need maintenance.	153	100	96	16	7	4.1
The Village needs to build awareness of the emergency evacuation plan for residents and animals.	140	125	86	11	8	4.08
The Village should add a virtual/hybrid meeting option to future Planning and Zoning & Council meetings.	130	125	85	21	8	4.06
The Village should encourage small-scale commercial activity on vacant lots along its main commercial corridor, NM 47.	119	154	63	15	17	4.01
Bosque Farms should improve recreational access to the Rio Grande bosque open space.	165	77	48	42	38	4.01
The Village should conserve its water resources.	134	105	102	13	12	3.99
Fire services are adequate within the Village.	123	105	115	23	4	3.99
Levees in the Village should be built up to prevent flooding.	119	99	116	25	12	3.91
Police services are adequate within the Village.	113	105	94	40	18	3.91
The Village should improve the visual appearance of the NM 47 corridor.	132	92	79	37	30	3.9
Parks and recreation facilities are adequate within the Village.	82	102	78	69	39	3.69
The Village should allow one mother-in-law quarter or casita or Accessory Dwelling Units (ADUs) per single-family lot.	144	64	57	21	81	3.57
Village should improve public transportation opportunities, including locations of stops and frequency of Rio Metro.	79	67	118	41	65	3.37
Medium-density housing, such as duplexes, triplexes, quads or courtyard housing, should be allowed along NM 47; do you agree or disagree?	29	27	38	45	232	2.1
Answered					372	

Village Topics and Concerns



4. PLEASE RATE THE FOLLOWING LIST OF DESIRED FUTURE PROJECTS, PUBLIC FACILITIES OR SERVICES IN BOSQUE FARMS FROM 3-VERY IMPORTANT TO 1-NOT IMPORTANT.

This section asked participants to rank future priorities for projects as either Very Important (3), Somewhat Important (2), Not Important (1), or No Opinion (N/A). Responses were then averaged and compared.

Of the responses, the highest priority identified by participants was a recycling program or drop-off location in the Village. Youth programming, transportation for the elderly, and recreation center facility updates were also considered a high priority.

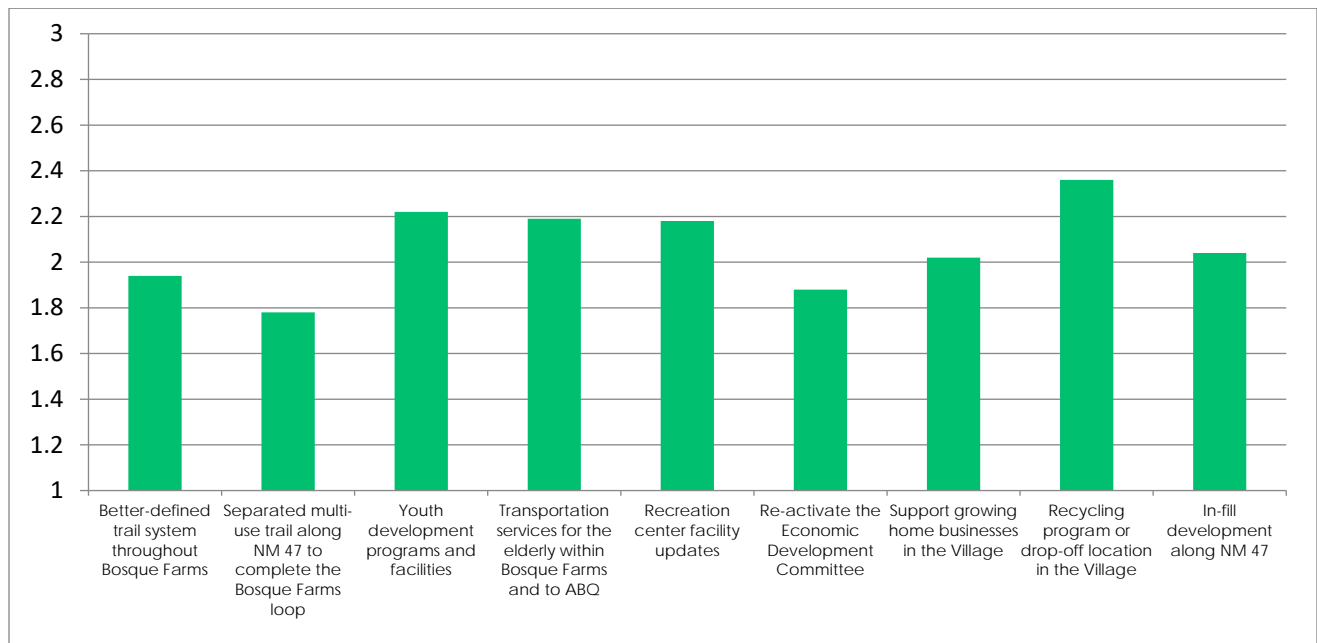
Survey responders also provided other topics and concerns not mentioned the list. Common responses are listed below:

- Trail improvements on the loop, walking path along Esperanza Rd, and throughout the Village
- Improve overall appearance along NM 47, be selective with types of businesses allowed on NM 47; grocery store is desired

- Enforce weed and refuse removal
- Provide recycling facilities
- Improve water quality

Another note is some residents were unaware of what in-fill means, which may have affected the overall data.

Future Priorities	3	2	1	N/A	AVG
Better-defined trail system throughout Bosque Farms	97	175	120	13	1.94
Separated multi-use trail along NM 47 to complete the Bosque Farms loop	77	148	163	15	1.78
Youth development programs and facilities	165	147	80	14	2.22
Transportation services for the elderly within Bosque Farms and to ABQ	158	146	85	17	2.19
Recreation center facility updates	142	177	71	16	2.18
Re-activate the Economic Development Committee	87	125	129	59	1.88
Support growing home businesses in the Village	127	139	119	21	2.02
Recycling program or drop-off location in the Village	196	146	54	10	2.36
In-fill development along NM 47	90	175	75	52	2.04



5. PLEASE LIST YOUR TOP THREE PRIORITIES FOR FUTURE PROJECTS

This section asks participants to list their top three priorities for future projects. This question was open-ended and allowed participants to provide any response. Because responses were so open-ended, analysis was done in multiple ways. First, responses were coded based upon the plan chapter it most aligned with. Then, each worded

response was illustrated in a word cloud. The more a word is mentioned in responses, the larger the word appears in the cloud.

Overall, the most mentioned projects include:

- Provide recycling pick up and/or drop-off in the Village
- A swimming pool
- Roadway maintenance/improvement
- Bring in more businesses, especially a grocery store and restaurants
- Provide more recreational facilities and programming for youth and seniors
- Speeding concerns and pedestrian safety
- Revitalize NM 47 with roadway improvements, storefront improvements, and more businesses
- Beautification in Bosque Farms

Priority #1		Priority #2		Priority #3	
Transportation	90	Transportation	90	Community Facilities	61
Community Facilities	79	Community Facilities	70	Transportation	52
Infrastructure	41	Economic Development	31	Economic Development	33
Land Use	33	Infrastructure	28	Land Use	28
Economic Development	22	Land Use	19	Infrastructure	27
Hazard Mitigation	14	Hazard Mitigation	13	Hazard Mitigation	9
Housing	3	Housing	7	Housing	6
Total	282	Total	258	Total	216

PRIORITY # 1

282 participants provided a response for this section. Participants responded with priorities that mostly aligned with projects pertaining to transportation. In transportation, the most mentioned projects tended to be road maintenance, speeding, pedestrian safety, and revitalizing NM 47. Community facilities and infrastructure related projects were also high priorities.

Based upon word counts, however, the most specific project mentioned by participants was providing recycling services available in Bosque Farms. A swimming pool, recreation opportunities, streets, and trails were also highlighted as priorities.

in Bosque Farms. Assisted living was also mentioned 30 times with more options for a range of assisted living services, including full facilities and at-home care. Finally, financial assistance and volunteer programs were both mentioned 8 times. Financial assistance requests included tax breaks and utility assistance for seniors while volunteer programs were intended to assist seniors with errands and other small needs.

Theme	Count
Transportation	98
Recreation and Classes	56
Medical and wellness checks	43
Property Maintenance Support	30
Meals	30
Assisted Living and Housing Support	19
Financial Assistance	8
Volunteer Programs	8



9. IF THE VILLAGE IS ABLE TO PURCHASE THE 4-ACRE PROPERTY (WHICH INCLUDES THREE BUILDINGS) NORTH OF THE VILLAGE COMPLEX, WHAT WOULD YOU LIKE TO SEE HERE IN THE FUTURE?

This question asked participants to provide recommendations for uses of a four-acre property located directly north of the village complex. At the time of this survey's distribution, this property had yet to be purchased but it was near completion; therefore, the Village wanted to begin understanding the vision that residents have for this piece of land.

This question received 249 responses organized into eight themes. The most common request, with 160 responses, was a need for recreational facilities. These facilities included a swimming pool, recreation center, sporting facilities, and other entertainment venues. The second-most popular suggestion was for public institutions

Theme	Count
Recreation	160
Public Institutions and Civic Facility	75
Education	46
Open Space	27
Commercial	18
Police/Fire/EMT Facility	16
Event Venue	12



Bosque Farms Comprehensive Plan 2023 | 125

and general beautification. Economic development projects were mentioned in 27 responses, focusing on attracting wanted businesses, improving NM 47 business corridor, and improving opportunities for small local businesses. Housing was mentioned in 11 responses, mostly concerning Accessory Dwelling Units (also known as Mother-In-Law Suites or Casitas), managing housing development, and maintaining single-family housing development in the Village. Community facilities had 59 responses, focusing on law enforcement, recreation facilities, and support for youth and seniors. Transportation projects were mentioned in 34 responses, concerning roadway maintenance, speeding, transportation support for youth/seniors, pedestrian facilities, and revitalizing NM 47. Infrastructure was mentioned in 19 responses, concerning maintaining utilities, street lighting, water quality, and levee maintenance. Finally, hazard mitigation was mentioned in 6 responses, concerning improving emergency response and preparedness, and supporting first responders with adequate equipment.

Theme	Count
Land Use	57
Economic Development	27
Housing	11
Community Facilities	59
Transportation	34
Infrastructure	19
Hazard Mitigation	6



11. IF YOU WOULD LIKE TO BE ENTERED FOR THE PRIZE DRAWING AND STAY UP-TO-DATE ON PLAN PROGRESS, PLEASE ADD YOUR NAME AND CONTACT INFORMATION BELOW

201 residents provided their contact information. These residents will be entered into a raffle for prizes for completing the survey which will be announced at the Community Meeting on March 30, 2023.

CONCLUSION

Based on the results above, a few key projects and primary concerns can be listed as priorities among residents. These projects are as follows:

- Recycling program and drop-off area
- A swimming pool for the village
- Beautification throughout the Village, focusing on NM 47
- Encourage needed businesses to Bosque Farms (grocery store and restaurants)
- More youth and senior services
- Repair and maintain roadways in Bosque Farms
- Maintain rural character in the Village
- Provide more recreational facilities
- Improve presence of law enforcement
- Improve speeding enforcement

COMPLETE SURVEY



VILLAGE OF BOSQUE FARMS | 2023 COMPREHENSIVE PLAN
UPDATE

COMMUNITY SURVEY – Draft

The Village of Bosque Farms is conducting a voluntary survey of residents to understand community preferences related to the future development of the community. Information from this survey will be used to update the 2022 Comprehensive Plan for the Village. **Please return the completed survey by Friday, February 17 to the Village Office (1455 W. Bosque Loop), either directly to the office, or you can drop it in the Water Box or Large Survey Box.**

You may also complete the survey online using the QR code and link below:



<https://www.surveymonkey.com/r/BosqueFarms>

Those who complete the survey will be entered into a raffle to win 1 of 3 prizes, including a gift card to Sopa's!

The Village of Bosque Farms Comprehensive Plan Update is intended to be a guiding document for the Village over the next 10 to 20 years. It should capture the vision and priorities of community members and provide a framework for Village decision-makers and staff to follow to realize this vision. The finished product will be a plan which highlights current conditions, as well as goals, policies and actions in the following areas: 1) Land Use, 2) Housing, 3) Community Facilities and Services, 4) Economic Development, 5) Infrastructure, 6) Transportation, and 7) Hazard Mitigation.

The previous comprehensive plan for the Village was completed in 2006 and updated in 2013. To review recommendations from that plan – some which have been addressed in the convening years and others which have yet to be addressed – please use this link:

<https://bosquefarmsnm.gov/government/comprehensive-land-use-plan/>



The Village is working with planning consultants from Sites Southwest, under the guidance of a resident-led steering committee, to create this plan update. All of the questions and topics on the following survey have been shaped with the input of the steering committee and interested residents. These topics are not confirmed as part of the plan update; rather, we have included them to better understand whether or not they should be priorities for the future of Bosque Farms. Once the survey results have been collected and analyzed, the team will draft new goals, policies and actions for the areas identified

above. We will host a community meeting to review and revise these draft actions in late winter/early spring of 2023.

If you have any questions or ideas you would like to discuss further, please contact:

Danielle Wilson, Planner – dwilson@sites-sw.com or 505-822-8200

1. Are you a resident of:
___ Bosque Farms
___ Valencia County
___ Other: _____
2. Which words best describe the character of Bosque Farms? Write at least three words on the line below.

3. Listed below are topics and concerns identified by Village residents and the steering committee during the first public meeting. These topics will help Village staff prioritize projects based upon resident input. Rate each statement using the 5-point rating scale: (5) strongly agree; (4) mildly agree; (3) neutral; (2) mildly disagree; (1) strongly disagree.

Topics and Concerns	Ratings				
	5	4	3	2	1
Rural and agricultural lifestyle should be protected in the Village.					
The Village should allow one mother-in-law quarter or casita or Accessory Dwelling Units (ADUs) per single-family lot.					
Bosque Farms should improve recreational access to the Rio Grande bosque open space.					
Bosque Farms should collaborate with regional agencies on initiatives to protect the Rio Grande bosque.					
The Village needs to build awareness of the emergency evacuation plan for residents and animals.					
Neighborhood roadways need maintenance.					
The Village should improve the visual appearance of the NM 47 corridor.					
Medium-density housing, such as duplexes, triplexes, quads or courtyard housing, should be allowed along NM 47; do you agree or disagree?					
The Village should encourage small-scale commercial activity on vacant lots along its main commercial corridor, NM 47.					
Village should improve public transportation opportunities, including locations of stops and frequency of Rio Metro.					
Levees in the Village should be built up to prevent flooding.					
The Village should conserve its water resources.					
Parks and recreation facilities are adequate within the Village.					
Police services are adequate within the Village.					
Fire services are adequate within the Village.					

The Village should prioritize regular website updates and communication with residents.					
The Village should add a virtual/hybrid meeting option to future Planning and Zoning & Council meetings.					
Other:					

-
-

4. Please rate the following list of desired future projects, public facilities or services in Bosque Farms from 3-Very Important to 1-Not important.

Future Priorities	3-Very Important	2-Somewhat Important	1-Not Important	No Opinion
Better-defined trail system throughout Bosque Farms				
Separated multi-use trail along NM-47 to complete the Bosque Farms loop				
Youth development programs and facilities				
Transportation services for the elderly within Bosque Farms and to ABQ				
Recreation center facility updates				
Re-activate the Economic Development Committee				
Support growing home businesses in the Village				
Recycling program or drop-off location in the Village				
In-fill development along NM 47				
Other:				

5. Please list your top three priorities for future projects:

- a. _____
- b. _____
- c. _____

6. What businesses and services would you like to see in Bosque Farms?

7. What additional park and recreational facilities would you like to see in Bosque Farms?

8. What additional services should be provided for the elderly in Bosque Farms?

9. If the Village is able to purchase the 4-acre property (which includes three buildings) north of the Village Complex, what would you like to see here in the future?

10. Is there anything else that you think is important to include in the comprehensive plan?

11. If you would like to be entered for the prize drawing and stay up-to-date on plan progress, please add your name and contact information below:

Name: _____

Email: _____

Phone: _____

Thank you for completing this survey.