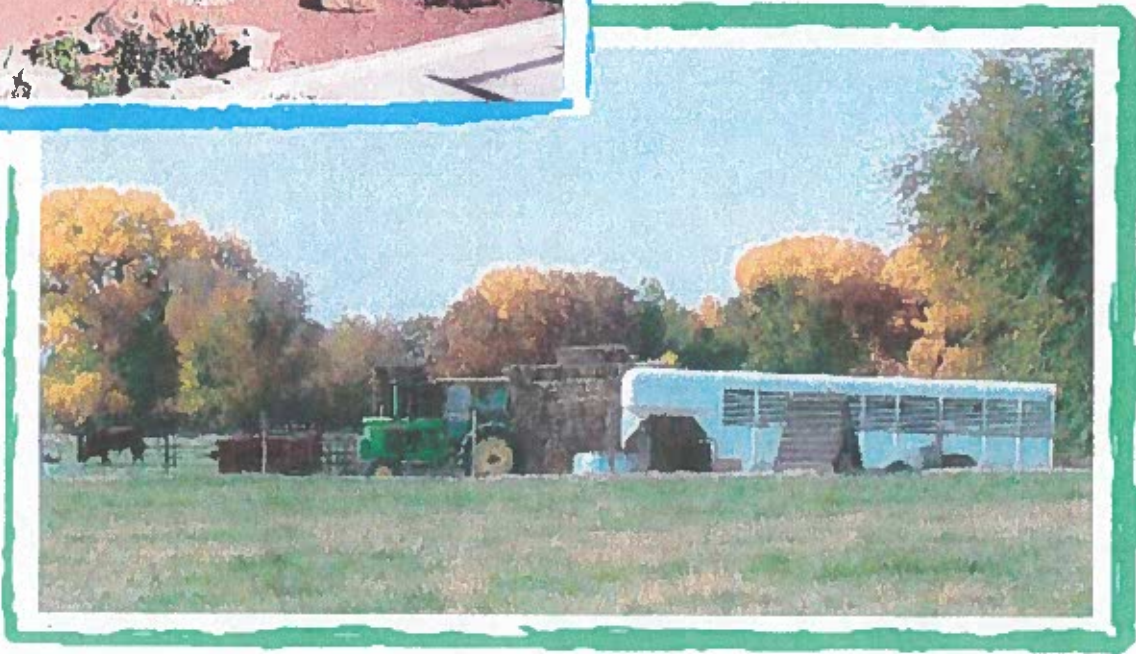
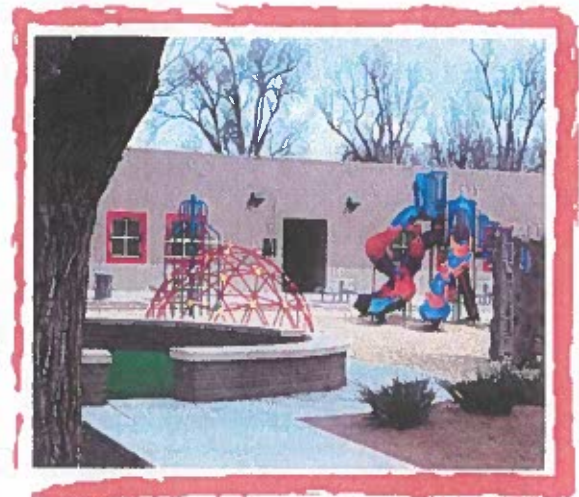


Bosque Farms Comprehensive Land Use Plan

February 2013





Bosque Farms Mayor and Village Council

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PART I

INTRODUCTION

Purpose of the Comprehensive Plan

A comprehensive plan provides direction to the governing officials and residents concerning the present and future development of their community. Typically, a 20-year vision or forecast scenario is used to assess the needs and expectations of the community in order to improve or maintain public services and facilities, and to protect the ongoing health, safety, and welfare of the community. This comprehensive plan provides a detailed characterization of the community; identifies goals and objectives for the future; and presents action plan recommendations that will provide a basis for managing governmental operations and physical development into the future. A comprehensive plan is advisory in nature but provides a legal basis for decisions regarding land use regulation such as zoning. This comprehensive plan has been adopted by resolution of the Planning and Zoning Commission (refer to Appendix C) as authorized by State Law (3-19-1, 3-19-9 and 3-19-10 NMSA 1978).

Plan Overview This Village of Bosque Farms Comprehensive Land Use Plan is organized into six distinctive chapters: 1) Introduction; 2) Community Profile; 3) Trends and Projections; 4) Goals and Objectives; 5) Action Plan Recommendations; and 6) Implementation of the Plan. The Introduction explains the purpose of the comprehensive plan and the methodology and process used to develop the plan. The Community Profile describes the basic character of the Village in terms of information on the regional setting, history and character of the community, demographic information, transportation and circulation, and an overview of the community facilities and services. The Trends and Projections chapter presents forecast data on population, housing, and employment to the year 2025. This chapter also analyzes land uses in the Village, both current and future. Goals and Objectives reveal a community vision that sets the stage for the formulation of specific action plan recommendations. The Action Plan Recommendations contain the final outcome of the planning process and serves to define the comprehensive plan for the Village. The last chapter of the plan presents a general strategy for the implementation process and provides guidance to the Village in determining priorities for carrying out the proposed action recommendations.

Plan Methodology and Process

Previous Plans There have been three previous master plans (i.e., general or comprehensive plans) prepared for the Village of Bosque Farms. The first was adopted by the Village Council on November 21, 1985, and the second was an update of the first plan that was adopted on April 20, 1995. The 1995 update was similar in structure to the original Master Plan, but they both

contained "Development Policy Goals" which are equivalent to the Goals and Objectives that were adopted for this comprehensive plan. The first two master plans, various engineering reports and other special purpose plans, and a citizen survey completed in 2000 were all reviewed and analyzed by the Mid-Region Council of Governments staff for reference to develop the third Master Plan which was adopted August 28, 2006. This fourth Master Plan, or Comprehensive Land Use Plan, is an update of the third plan, with updates from the 2010 U.S. Census and information discussed at a public workshop in the fall of 2012 and spring of 2013 to discuss updates to the Plan.

Steering Committee The Bosque Farms Comprehensive Plan Steering Committee was appointed to oversee the development of the third comprehensive plan. The steering committee consisted of ten members: seven residents who represented a broad range of interests in the Village; one member from the Village Council; one member of the Planning and Zoning Commission; and the Planning and Zoning Officer representing the Village staff. The steering committee was instrumental in the development of the plan and provided significant review and comment on the written portions of the plan. The steering committee approved the key elements of the plan document as they were developed prior to public review and recommendation to the Village Council. Most importantly, the steering committee reviewed and accepted the public opinion survey, goals and objectives, and action plan recommendations.

Public Participation In addition to the frequent meetings of the comprehensive plan steering committee, there were ample opportunities for the general public to participate in the development of the plan document. The public involvement strategy for this planning process included community-wide participation through the public opinion survey, publicly advertised workshops, and public hearings conducted by the Village Council. The public opinion survey results are discussed in more detail in Part IV of this comprehensive plan. Since all of the meetings of the steering committee were advertised, there were attendees who often joined in with the discussions of the steering committee and provided additional contributions to the information gathered for the comprehensive plan.

PART II

COMMUNITY PROFILE

This community profile describes the regional setting, historical background, population demographics, local transportation systems, and community facilities and services available to Village residents. This profile is an assessment of the community that provides a basis for defining the character of Bosque Farms for planning purposes and for projecting trends and expectations of development in the future. Consequently, future development in the Village will be influenced to a great extent by what has happened in the past and what is occurring at the present time. A community profile is intended to build a common understanding of local characteristics as well as the public services and governmental operations of the Village.

Regional Setting

The Village of Bosque Farms is located in north central Valencia County, approximately 18 miles south of Albuquerque. The Village is positioned on the east side of the Rio Grande, and lies on the relatively flat lands of the river floodplain between the riverside levee and the upper plateau sloping gradually east toward the Manzano Mountains. The Village is bordered on the north, east, and west by the reservation lands of Isleta Pueblo.

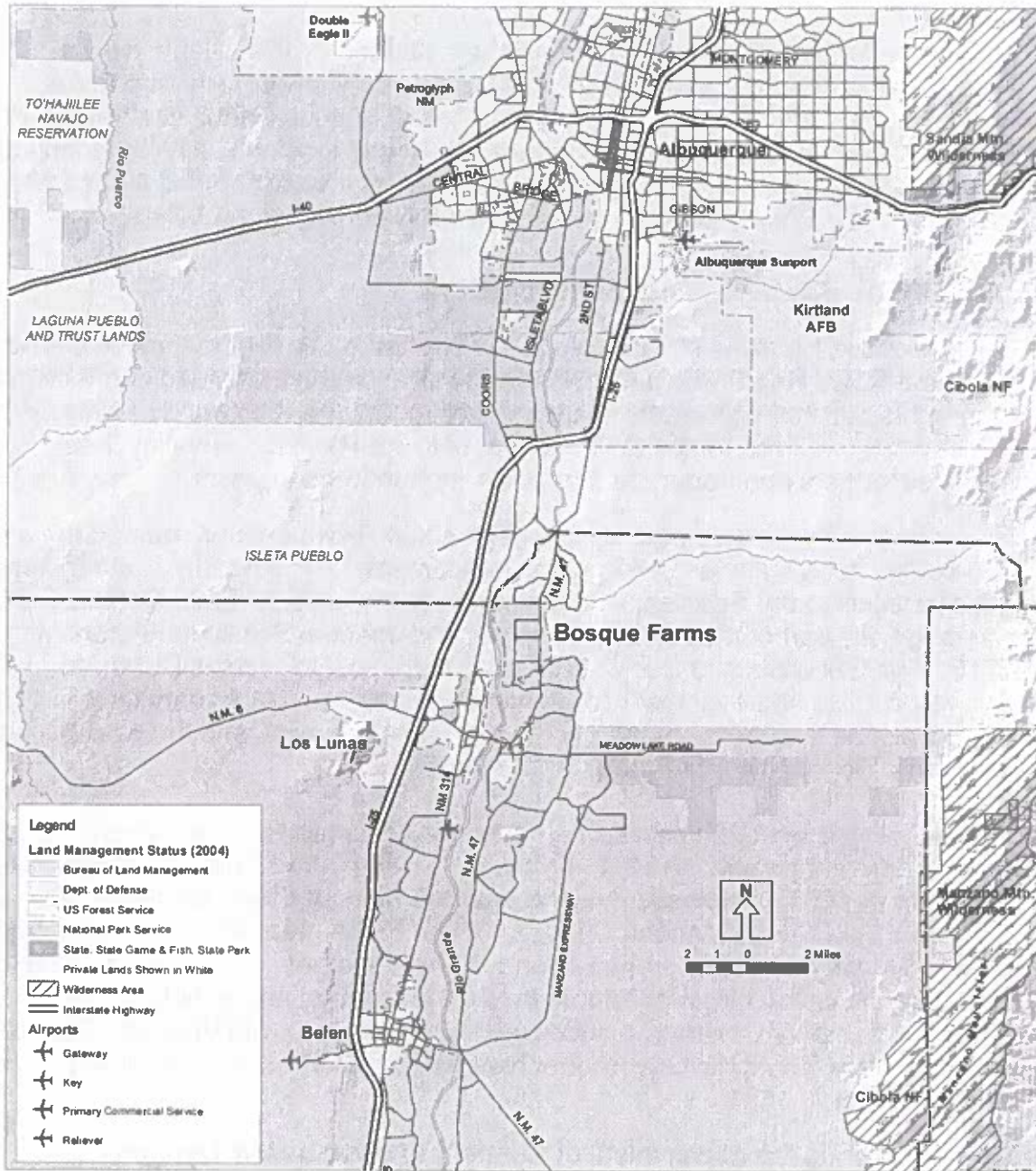


Bosque Farms

The incorporated Village of Los Lunas (the Valencia County Seat) is located 5 miles to the south; and the City of Belen is approximately 15 miles to the south (see Figure 1). The Town of Peralta is located directly south of Bosque Farms. Peralta was incorporated in 2007. There are also several unincorporated communities south of Bosque Farms which include the historic villages of Valencia, Tomé, and Adelino. More recent development is occurring on the mesa southeast of Bosque Farms, including the unincorporated communities of Meadow Lake, El Cerro Mission, and Monterey Park.

New Mexico Highway 47 (NM 47) is the only north-south arterial route through the Village and provides a direct link to both Albuquerque to the north and Los Lunas and Belen to the south. The majority of commercial activity in the Village is found along NM 47, locally named Bosque Farms Boulevard. The location of NM 47 is both an opportunity and a nuisance to the Village. Although the roadside businesses benefit significantly from the many traveling motorists that pass through the Village, a majority of Village residents have to endure heavy weekday rush hour traffic and congestion.

Village of Bosque Farms Comprehensive Land Use Plan



Source: BLM, NM State Office, 2004 Surface Ownership Data; MRCOG.



Figure 1
Regional Map

February 2006

The form of development that is characterized by the Village is a continuous commercial strip along NM 47, flanked by low density residential neighborhoods and some agricultural croplands. Bosque Farms is attractive to many people because of its rural lifestyle, which includes relatively large lots and various agricultural activities. Local residents have also expressed a keen desire to preserve the unique pastoral heritage and low density of the Village.

History and Character of the Community

Bosque Farms is situated along the braided routes of the famous Camino Real (the Royal Road) which follows the Rio Grande, and provided connections among historic trading centers scattered throughout the Rio Grande valley. What is historically referred to as the *Rio Abajo*, or lower Rio Grande valley, has attracted settlers and traders to the region for hundreds of years.

Before the Spanish came to the *Rio Abajo*, Tewa Indians roamed the area and settled in as many as five Pueblos (settlements). The nearby Isleta Indians became allies to the Spanish, who first came to the area in 1540. Bosque Farms was originally part of the Antonio Gutierrez and Joaquin Sedillo land grant in 1716. The Gutierrez and Sedillo properties were sold to Nicolas Duran de Chaves in 1736 and eventually to Clemente Gutierrez. A few years later in 1739 a flood moved the course of the river two miles to the west, and the area became known as "Bosque de Los Pinos" or "Los Pinos."

Over the next 200 years, Los Pinos (now Bosque Farms) was owned by several different people. In 1819, Francisco Xavier Chavez (Mexican Territorial Governor in 1822) purchased the land from the heirs of Clemente Gutierrez. Francisco's son, Jose Mariano Chavez, moved to the area with his family and lived in a large hacienda that had been built by his father. Jose Mariano Chavez later died; however, his wife Dolores held on to the land and eventually was remarried to Henry Connelly, a successful businessman from Virginia. Connelly was appointed Territorial Governor of New Mexico by President Abraham Lincoln on September 4, 1861.

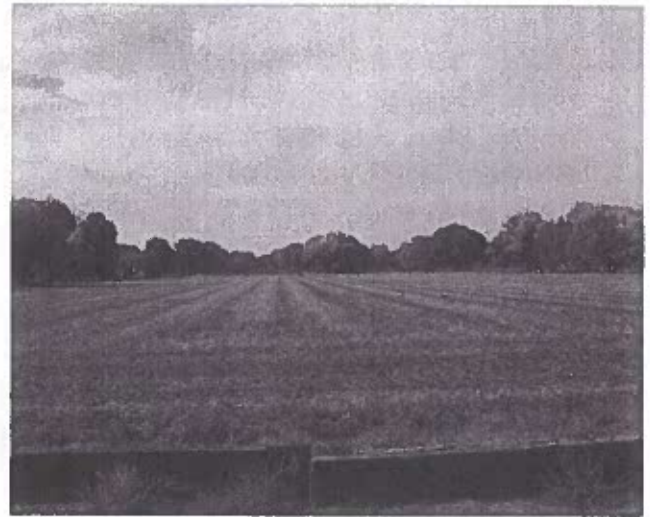
Following the appointment of Connelly to serve as the Territorial Governor, Los Pinos became part of Civil War history. In February 1862, Los Pinos was occupied by Confederate soldiers. Following the Battle of Glorieta Pass (March 26-28, 1862) the Confederate army began to retreat from New Mexico; however, the Confederates remained at the well fortified hacienda in Los Pinos. Following a canon bombardment on April 15, the Confederates fled across the river to present day Los Lunas. This battle, known as the Battle of Peralta, led to the deaths of three Union and four Confederate soldiers, and was the last Civil War skirmish of any significance in New Mexico.

Governor Connelly never did reoccupy his Los Pinos estate; however, Los Pinos became a supply center for the U.S. Army's Indian fighters. In 1866,

Governor Connelly died from an accidental opiate overdose, so the property was returned to his widow Dolores who lived there until her death in 1890. Following the death of Dolores, the property was owned by her son Jose Francisco Chavez, and a daughter-in-law, Francisca Romero Connelly. In 1906 Francisca Connelly sold the property to Eduardo Otero, a wealthy land owner from Los Lunas (Taylor, 2005).

In the 1920s, Otero sold some of the land to private individuals. However, because of the Great Depression during the 1930s, many of the landowners were unable to make payments. Otero repossessed the land, and in 1934 sold 2,420 acres to the New Mexico Rural Rehabilitation Corporation. The resettlement area was eventually taken over by the Federal Resettlement Administration (part of President Franklin D. Roosevelt's New Deal) in 1935 and named the Bosque Farms Project. This project divided the Bosque Farms tract into 42 parcels of 40 to 80 acres in size. Forty-two families were chosen by a lottery in May 1935, and paid \$140 per acre on forty-year mortgages. The Works Progress Administration (WPA), after digging trenches, and building wastewater systems, then constructed 42 modern 2 to 3 bedroom homes, a school and a loop road, thus beginning the community of Bosque Farms.

While Bosque Farms is known today as a fertile agricultural area, the soils were first considered to be too alkaline for growing crops; so many of the local residents turned to dairy farming. The completion of the drainage ditches and irrigation system by the Middle Rio Grande Conservancy District (MRGCD) in the 1930s permanently drained the marshy areas and provided, to some extent, flood protection to the valley communities. Subsequently, Bosque Farms became a well-known dairy and farming community.



Agricultural Land in Bosque Farms

By 1964, Bosque Farms was referred to as the "Heart of the Rio Grande Dairy Land." In the early 1960s both landowners and developers began subdividing lands into small tracts of one acre or less. Many of these home sites appealed to non-farm families that wanted to live in a rural setting, while still having easy access to Albuquerque.

Bosque Farms was incorporated as a municipality in 1974 which enabled the community to elect its own governing body. Housing and commercial development is the primary source of revenues in the Village. However, the residents of Bosque Farms are prideful of their agricultural heritage and the associated pastoral character, creating uncertainty over the future of an agricultural base in the Village. Today, the larger tracts of land in Bosque Farms continue to be subdivided, as small-scale farming is becoming less desirable to the property owners.

Transportation routes linking Bosque Farms to the Albuquerque area were greatly improved during the late 1960s and early 1970s, and facilitated a growth in population (from 1,600 residents in 1970 to 3,353 residents in 1980). El Camino Real (meaning Royal Road or King's Highway) is a national scenic byway that runs along NM Highway 47. El Camino Real served as the primary route for Spanish and Mexican caravans for over three hundred years, and originally extended 1,150 miles from Mexico City to Santa Fe. Today this national scenic byway stretches from Santa Fe to the Mexico/U.S. border.

The Village has two designated historic properties listed on the New Mexico State Register. A list of historic properties, along with the dates they were established on the State Register is as follows: the Dust Bowl Home (January 7, 1988), and the Bosque Cooperative Building (March 15, 1996). These and other historic properties close to Bosque Farms in Valencia County are displayed in Figure 2.

Demographic Information

Population and Housing Data

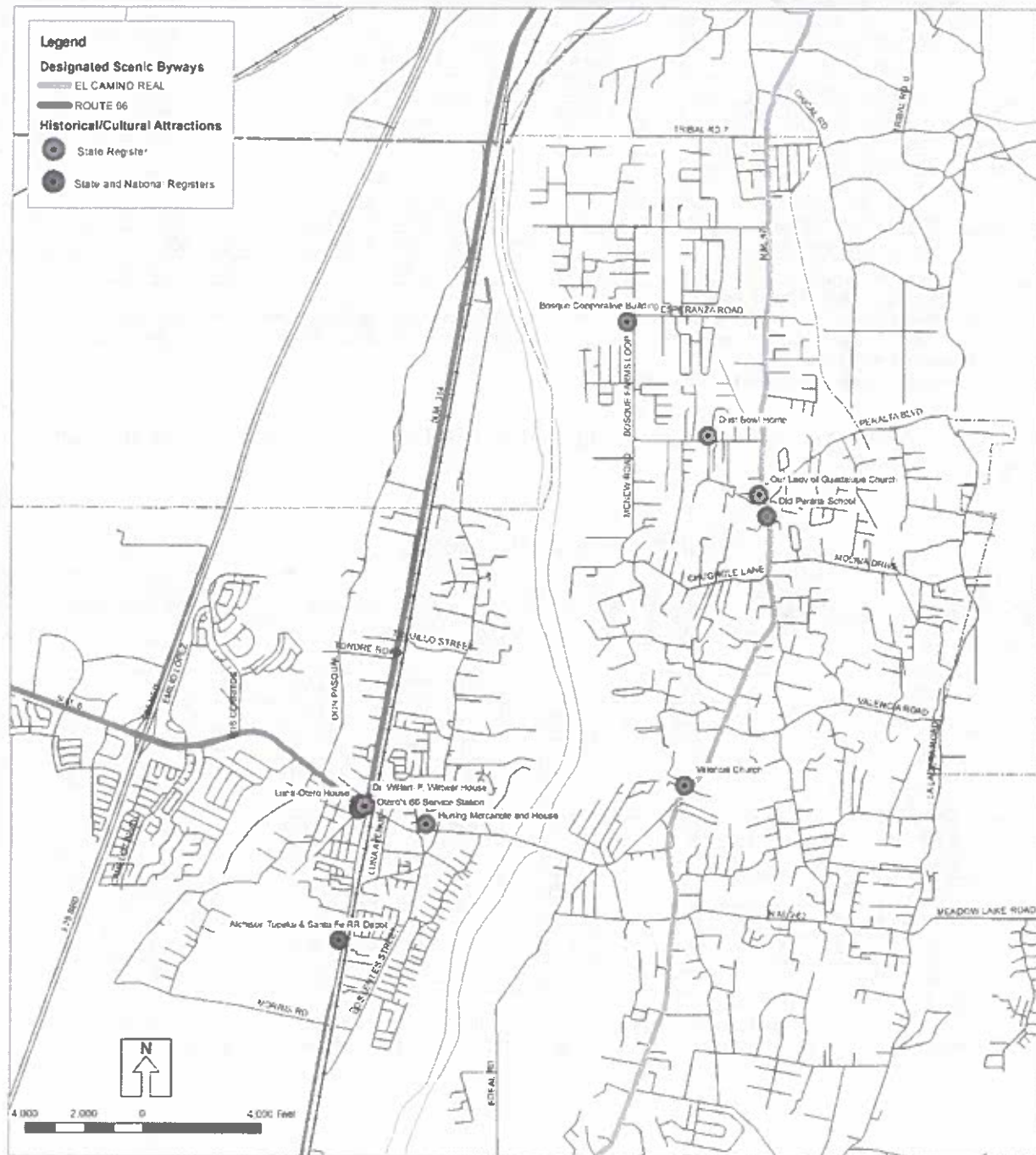
The year 2010 Census population for the Village of Bosque Farms was 4,230. Table 1 displays the Village population statistics from U.S. Census information published for the 2010 Census.

There has been a slow but steady increase in Bosque Farms' population over the past 20 years. The population has increased by over 2,000 residents since 1970 to a little over 3,904 people in 2010. The 1970s experienced the fastest growth, with the population nearly doubling during that ten year period. As the available land is subdivided and developed, the Village is exhibiting a trend of progressively slower growth towards a point of saturation (i.e., full build-out with virtually no vacant land). While the Village has experienced slow but steady growth, Bosque Farms' neighbors have grown much more quickly; especially Los Lunas. One of the reasons for slower growth is the fact that the Village is partially surrounded by lands of the Isleta Indian Reservation.

The median age in 2010 for the Village was 40.2 years old, as compared to 34.1 years old for the State of New Mexico and 35.6 years old for the nation. Table 2 shows

a breakdown of the number of people in Bosque Farms by age.

Village of Bosque Farms Comprehensive Land Use Plan



Source: Historic Preservation Division, NM Dept. of Cultural Affairs, MRCOG.

Figure 2
Cultural and Historical Attractions



August 2006

Table 1 Population Data

| 2010 Population Growth and Population Statistics | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|---|-------------------------------|--------|-------------------|--------|----------------------|--------|
| Total Population | 4,230 | | 2,021,517 | | 308,455,134 | |
| Square Miles | 97.8 | | 121,355.53 | | N / A | |
| Population Density | 43.2 | | 16.7 | | 87.2 | |
| Population Change Since 1990 | -12.42% | | 33.41% | | 24.02% | |
| Population Change Since 2000 | -8.06% | | 11.13% | | 9.61% | |
| Forecasted Population Change by 2014 | -5.27% | | 5.84% | | 4.52% | |
| Population Male | 2,085 | 49.29% | 1,001,074 | 49.52% | 152,625,766 | 49.48% |
| Population Female | 2,145 | 50.71% | 1,020,443 | 50.48% | 155,829,368 | 50.52% |
| Median Age | 40.2 | | 34.1 | | 35.6 | |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms
Population Change Since 1990 and 2000: Change in population since 1990 and 2000 expressed as a percentage increase or decrease.

Information is deemed reliable but not guaranteed.

Correction-The total population according to the 2010 Census is 3,904. The area of Bosque Farms is 3.9 square miles.

Table 2 Population by Age Data

| 2010 Population by Age | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|-------------------------------|-------------------------------|--------|-------------------|--------|----------------------|--------|
| Median Age | 40.2 | | 34.1 | | 35.6 | |
| Age 0 to 5 | 313 | 7.40% | 191,723 | 9.48% | 27,272,233 | 8.84% |
| Age 6 to 11 | 380 | 8.98% | 188,890 | 9.34% | 25,951,760 | 8.41% |
| Age 12 to 17 | 462 | 10.92% | 198,695 | 9.83% | 26,670,752 | 8.65% |
| Age 18 to 24 | 301 | 7.12% | 205,677 | 10.17% | 30,645,752 | 9.94% |
| Age 25 to 34 | 348 | 8.23% | 248,817 | 12.31% | 41,347,003 | 13.40% |
| Age 35 to 44 | 600 | 14.18% | 262,412 | 12.98% | 42,374,180 | 13.74% |
| Age 45 to 54 | 758 | 17.92% | 285,785 | 14.14% | 44,166,693 | 14.32% |
| Age 55 to 64 | 566 | 13.38% | 215,364 | 10.65% | 33,320,215 | 10.80% |
| Age 65 to 74 | 308 | 7.28% | 121,551 | 6.01% | 18,843,973 | 6.11% |
| Age 75 to 84 | 151 | 3.57% | 72,239 | 3.57% | 12,472,002 | 4.04% |
| Age 85+ | 43 | 1.02% | 30,364 | 1.50% | 5,390,571 | 1.75% |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms
Population by Age: The data represents the percentage of people in the area within each age group.

Information is deemed reliable but not guaranteed.

Table 3 shows the ethnic makeup of the population of Bosque Farms.

Table 3 Population by Ethnicity Data

| 2010 Population by Race and Ethnicity | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|---|-------------------------------|--------|-------------------|--------|----------------------|--------|
| White | 2,699 | 63.81% | 1,294,263 | 64.02% | 221,809,059 | 71.91% |
| Black or African American | 31 | 0.73% | 43,351 | 2.14% | 37,036,996 | 12.01% |
| American Indian and Alaska Native | 794 | 18.77% | 207,554 | 10.27% | 3,026,418 | 0.98% |
| Asian | 8 | 0.19% | 28,470 | 1.41% | 13,906,406 | 4.51% |
| Native Hawaiian and Other Pacific Islander | 2 | 0.05% | 3,730 | 0.18% | 662,031 | 0.21% |
| Other | 696 | 16.45% | 444,149 | 21.97% | 32,014,224 | 10.38% |
| Population Hispanic | 1,338 | 31.63% | 955,370 | 47.26% | 49,511,501 | 16.05% |
| Population Non Hispanic | 2,892 | 68.37% | 1,066,147 | 52.74% | 258,943,633 | 83.95% |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms

"Race versus Ethnicity: According to the Census, race and ethnicity are considered two separate and distinct identities. Hispanic or Latino origin is asked as a separate question and categorized under ethnicity. In addition to their race and/or races, all respondents are categorized by one of two ethnicities, which are "Hispanic" and "Non Hispanic."

"Hispanic Ethnicity: According to the Census, people of Hispanic origin, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race."

Information is deemed reliable but not guaranteed.

Education Data

Table 4 displays the level of education attained by the residents of Bosque Farms, as well as data for the State of New Mexico and the United States.

Table 4 Education Data

| 2010 Highest Education Level Attained (Population Age 25+) | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|---|-------------------------------|--------|-------------------|--------|----------------------|--------|
| Did Not Complete High School | 308 | 11.10% | 209,230 | 16.92% | 30,370,155 | 15.35% |
| Completed High School | 934 | 33.67% | 339,768 | 27.48% | 57,863,097 | 29.24% |
| Some College | 663 | 23.90% | 275,546 | 22.28% | 40,691,836 | 20.56% |
| Completed Associate Degree | 167 | 6.02% | 86,692 | 7.01% | 14,841,627 | 7.50% |
| Completed Bachelors Degree | 425 | 15.32% | 189,297 | 15.31% | 34,682,582 | 17.52% |
| Completed Graduate Degree | 277 | 9.99% | 135,999 | 11.00% | 19,465,340 | 9.84% |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms

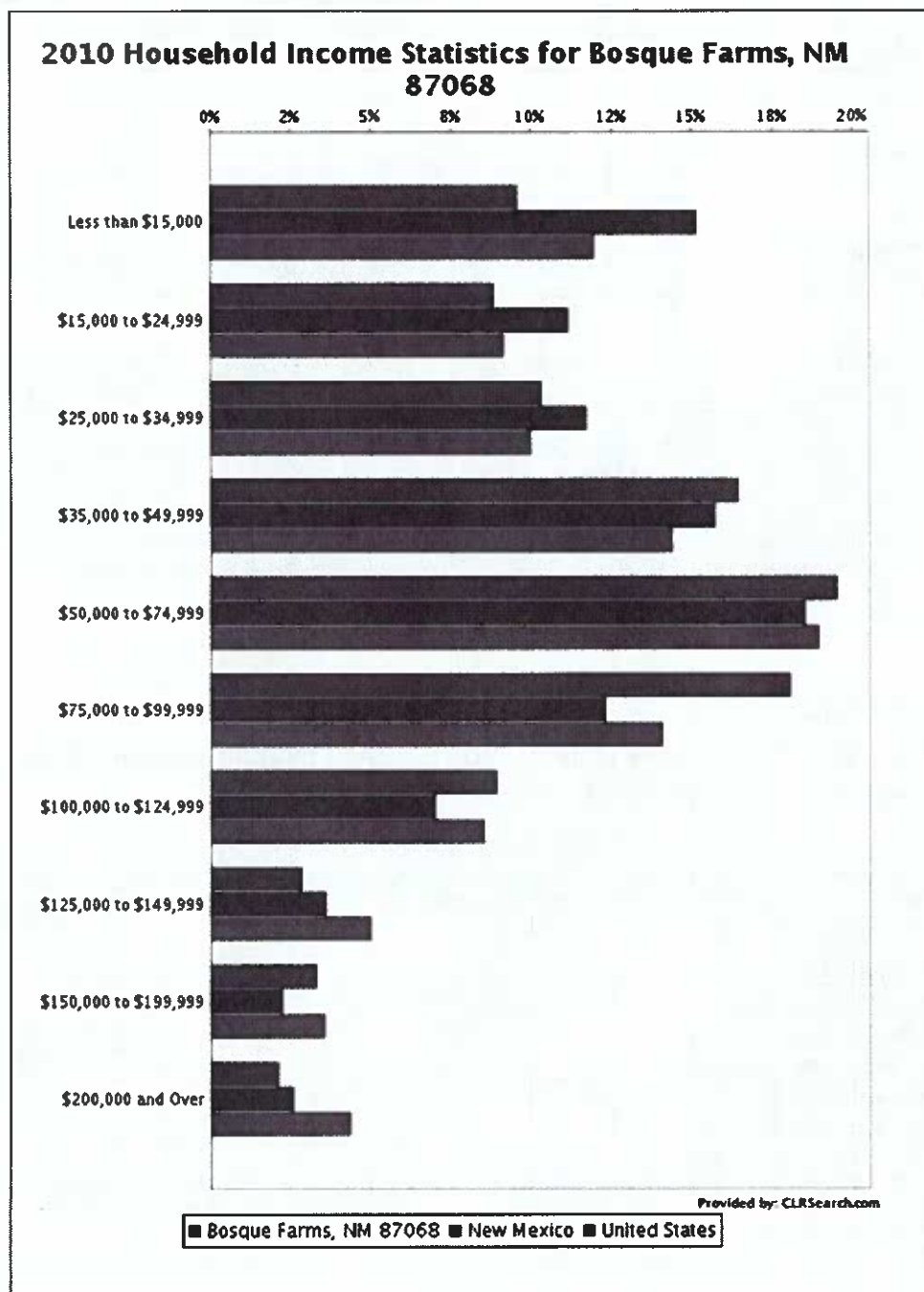
"Highest Education Level Attained (Populations Age 25+): The data represents the percentage of people in the area over age 25 who have attained a particular education level."

Information is deemed reliable but not guaranteed.

Household Income Data

Figure 3 shows household income categories.

Figure 3 Household Income Data



Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms

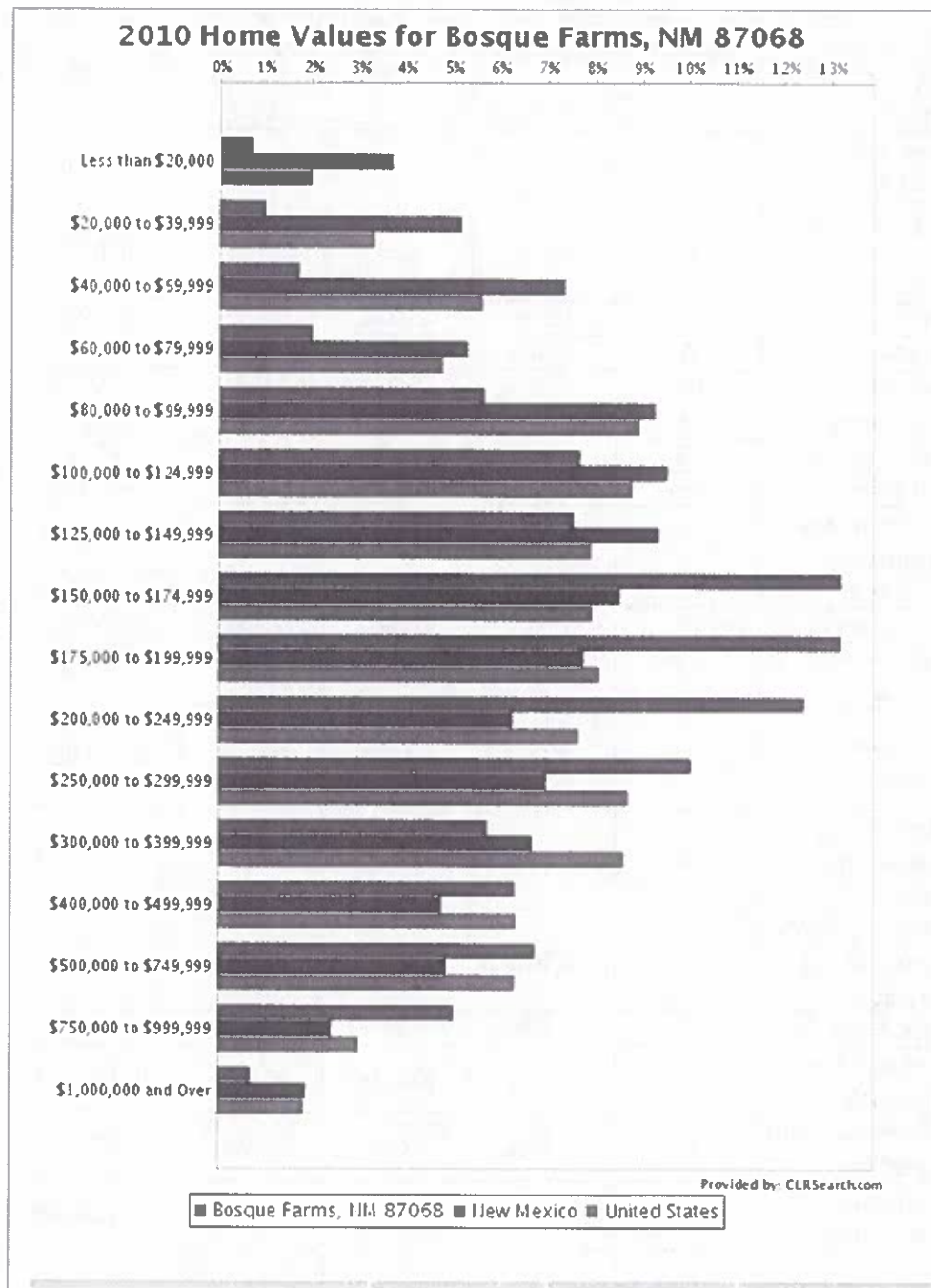
"Household Income: Data on consumer income collected by the Census Bureau covers money income received (exclusive of certain money receipts such as capital gains) before payments for personal income taxes, social security, union dues, medicare deductions, etc. Therefore, money income does not reflect the fact that some families receive part of their income in the form of non-cash benefits, such as food stamps, health benefits, rent-free housing, and goods produced and consumed on the farm."

Information is deemed reliable but not guaranteed.

Home Value Data

Figure 4 shows home values in Bosque Farms.

Figure 4 Home Value Data



Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms
Information is deemed reliable but not guaranteed.

Job Classification Data

Table 5 shows job classification data for Bosque Farms.

Table 5 Job Classification Data

| 2010 Employee Statistics by NAICS Code | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|--|-------------------------------|--------|-------------------|--------|----------------------|---------|
| Employees, Total (by Place of Work) | 696 | | 630,401 | | 119,050,433 | |
| Forestry, Fishing, Hunting, and Agriculture Support | 0 | 0.00% | 628 | 0.10% | 181,519 | 0.15% |
| Mining | 0 | 0.00% | 15,392 | 2.44% | 573,030 | 0.48% |
| Utilities | 0 | 0.00% | 4,191 | 0.66% | 631,367 | 0.53% |
| Construction | 124 | 17.82% | 55,906 | 8.87% | 7,437,491 | 6.25% |
| Manufacturing | 34 | 4.89% | 35,201 | 5.58% | 13,382,687 | 11.24% |
| Wholesale Trade | 15 | 2.16% | 22,155 | 3.51% | 5,979,218 | 5.02% |
| Retail Trade | 154 | 22.13% | 100,598 | 15.96% | 15,694,660 | 13.19% |
| Transportation and Warehousing | 15 | 2.16% | 17,021 | 2.70% | 4,349,889 | 3.65% |
| Information | 2 | 0.29% | 13,721 | 2.18% | 3,413,512 | 2.87% |
| Finance and Insurance | 22 | 3.16% | 26,840 | 4.26% | 6,674,328 | 5.61% |
| Real Estate and Rental and Leasing | 14 | 2.01% | 11,624 | 1.84% | 2,342,657 | 1.97% |
| Professional, Scientific and Technical Services | 87 | 12.50% | 40,386 | 6.41% | 8,139,023 | 6.84% |
| Management of Companies and Enterprises | 0 | 0.00% | 8,638 | 1.37% | 3,108,210 | 2.61% |
| Admin, Support, Waste Mgt, Remediation Services | 15 | 2.16% | 36,370 | 5.77% | 8,142,034 | 6.84% |
| Educational Services | 2 | 0.29% | 9,800 | 1.55% | 2,778,060 | 100.00% |
| Health Care and Social Assistance | 42 | 6.03% | 105,697 | 16.77% | 16,832,211 | 14.14% |
| Arts, Entertainment and Recreation | 16 | 2.30% | 15,862 | 2.52% | 2,077,705 | 1.75% |
| Accommodation and Food Services | 115 | 16.52% | 82,447 | 13.08% | 11,739,498 | 9.86% |
| Other Services (Except Public Administration) | 39 | 5.60% | 27,924 | 4.43% | 5,551,339 | 4.66% |

Source: U.S. Bureau of the Census
Information is deemed reliable but not guaranteed.

Table 6 shows statistics on the types of industry located in Bosque Farms.

Table 6 Industry Classification Data

| 2010 Establishments by NAICS Code | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|--|-------------------------------|--------|-------------------|--------|----------------------|--------|
| Establishments, Total (by Place of Work) | 96 | | 46,783 | | 7,700,385 | |
| Forestry, Fishing, Hunting, and Agriculture Support | 0 | 0.00% | 102 | 0.22% | 23,642 | 0.31% |
| Mining | 0 | 0.00% | 622 | 1.33% | 25,112 | 0.33% |
| Utilities | 0 | 0.00% | 221 | 0.47% | 16,658 | 0.22% |
| Construction | 16 | 16.67% | 5,905 | 12.62% | 813,323 | 10.56% |
| Manufacturing | 3 | 3.12% | 1,540 | 3.29% | 331,456 | 4.31% |
| Wholesale Trade | 2 | 2.08% | 1,988 | 4.25% | 431,433 | 5.60% |
| Retail Trade | 20 | 20.83% | 7,259 | 15.52% | 1,125,619 | 14.62% |
| Transportation and Warehousing | 2 | 2.08% | 1,381 | 2.95% | 220,006 | 2.86% |
| Information | 1 | 1.04% | 809 | 1.73% | 143,188 | 1.86% |
| Finance and Insurance | 6 | 6.25% | 2,974 | 6.36% | 506,488 | 6.58% |
| Real Estate and Rental and Leasing | 5 | 5.21% | 2,527 | 5.40% | 380,839 | 4.95% |
| Professional, Scientific and Technical Services | 16 | 16.67% | 4,919 | 10.51% | 868,363 | 11.28% |
| Management of Companies and Enterprises | 0 | 0.00% | 234 | 0.50% | 50,541 | 0.66% |
| Admin, Support, Waste Mgt, Remediation Services | 2 | 2.08% | 1,947 | 4.16% | 383,618 | 4.98% |
| Educational Services | 1 | 1.04% | 604 | 1.29% | 86,867 | 1.13% |
| Health Care and Social Assistance | 5 | 5.21% | 4,751 | 10.16% | 785,864 | 10.21% |
| Arts, Entertainment and Recreation | 3 | 3.12% | 699 | 1.49% | 125,329 | 1.63% |
| Accommodation and Food Services | 8 | 8.33% | 4,133 | 8.83% | 634,204 | 8.24% |
| Other Services (Except Public Administration) | 6 | 6.25% | 4,168 | 8.91% | 746,427 | 9.70% |

Source: U.S. Bureau of the Census

"North American Industry Classification System (NAICS): NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing and publishing statistical data related to the U.S. business economy."

Information is deemed reliable but not guaranteed.

Retail Sales Data

Table 7 shows statistics on retail sales in Bosque Farms.

Table 7 Retail Sales Data

| 2010 Retail Sales Statistics | Bosque Farms, NM 87068 | | New Mexico | | United States | |
|---|-------------------------------|--------|-------------------|--------|----------------------|--------|
| Total Retail Sales (Including Food Services) | \$56,841,000 | | \$27,060,972,000 | | \$4,253,550,572,000 | |
| Building Materials and Garden Store Sales | \$4,750,000 | 8.36% | \$1,731,804,000 | 6.40% | \$315,794,533,000 | 7.42% |
| Clothing and Accessories Store Sales | \$0 | 0.00% | \$894,451,000 | 3.31% | \$190,149,923,000 | 4.47% |
| Electrical and Appliances Store Sales | \$0 | 0.00% | \$450,160,000 | 1.66% | \$100,814,275,000 | 2.37% |
| Food and Beverage Store Sales | \$4,739,000 | 8.34% | \$2,860,095,000 | 10.57% | \$594,577,251,000 | 13.98% |
| Food Services | \$2,667,000 | 4.69% | \$2,438,127,000 | 9.01% | \$404,224,606,000 | 9.50% |
| Gasoline Stations Store Sales | \$13,602,000 | 23.93% | \$2,618,881,000 | 9.68% | \$317,157,603,000 | 7.46% |
| General Merchandise Store Sales | \$229,000 | 0.40% | \$5,916,526,000 | 21.86% | \$747,492,564,000 | 17.57% |
| Health and Personal Care Store Sales | \$0 | 0.00% | \$1,060,347,000 | 3.92% | \$230,008,027,000 | 5.41% |
| Home Furnishings Store Sales | \$0 | 0.00% | \$560,147,000 | 2.07% | \$107,502,421,000 | 2.53% |
| Miscellaneous Store Sales | \$6,975,000 | 12.27% | \$1,108,144,000 | 4.09% | \$125,152,957,000 | 2.94% |
| Motor Vehicles Store Sales | \$7,622,000 | 13.41% | \$4,320,481,000 | 15.97% | \$687,554,185,000 | 16.16% |
| Nonstore Purchases Sales | \$16,257,000 | 28.60% | \$2,585,878,000 | 9.56% | \$339,432,853,000 | 7.98% |
| Sporting Goods Store Sales | \$0 | 0.00% | \$515,931,000 | 1.91% | \$93,689,374,000 | 2.20% |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms
Information is deemed reliable but not guaranteed.

Crime Statistics Data

Bosque Farms is a very safe community to live and work. Table 8 shows a summary of crime statistics and how Bosque Farms compares to the State and the nation.

Table 8 Crime Statistics

| <i>2010 Crime Rate Indexes</i> | <i>Bosque Farms, NM 87068</i> | <i>New Mexico</i> | <i>United States</i> |
|---------------------------------------|--------------------------------------|--------------------------|-----------------------------|
| Total Crime Risk | 7 | 118 | 100 |
| Murder Risk | 29 | 106 | 100 |
| Rape Risk | 38 | 156 | 100 |
| Robbery Risk | 6 | 79 | 100 |
| Assault Risk | 16 | 168 | 100 |
| Burglary Risk | 22 | 132 | 100 |
| Larceny Risk | 21 | 105 | 100 |
| Motor Vehicle Theft Risk | 2 | 102 | 100 |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms

"Crime Risk Index (100 = National Average): Index score for an area is compared to the national average of 100. A score of 200 indicates twice the national average total crime risk, while 50 indicates half the national risk. We encourage you to consult with a knowledgeable local real estate agent or contact the local police department for any additional information." Information is deemed reliable but not guaranteed.

Quality of Life Index Data

The U.S. Bureau of the Census has a Quality of Life Index that does a relatively ranking of communities and States compared to a nationwide average, normalizing the scores against the nationwide value of 100. Table 9 shows the Quality of Life Index rankings for Bosque Farms and the State as compared to the nation. Bosque Farms does very well in these rankings, making it a very desirable place to live and work.

Table 9 Quality of Life Index Data

| 2010 Quality of Life Indexes | Bosque Farms, NM 87068 | New Mexico | United States |
|-------------------------------------|-------------------------------|-------------------|----------------------|
| Quality of Life Index | 132 | 125 | 100 |
| Amusement Index | 114 | 115 | 100 |
| Culture Index | 89 | 104 | 100 |
| Earthquake Index | 133 | 89 | 100 |
| Education Index | 95 | 58 | 100 |
| Medical Index | 89 | 81 | 100 |
| Mortality Index (All Causes) | 95 | 58 | 100 |
| Religion Index | 158 | 58 | 100 |
| Restaurant Index | 140 | 100 | 100 |
| Weather Index | 152 | 156 | 100 |

Source: U.S. Bureau of the Census

The data for Bosque Farms, NM 87068 may also contain data for the following areas: Peralta, Bosque Farms

"Quality of Life Index: Based on the results of a study group, this index is calculated based on what variables affect individuals as they search for a new home, how much they would enjoy living in a place and the impact of each selected variable. For example, the crime index affects the total quality of life index negatively and the amusement index affects it positively."

"Positive Variables Weighted for Quality of Life Index: Amusement, Culture, Education, Medical, Religion, Restaurants and Weather"

Negative Variables Weighted for Quality of Life Index: Crime, Earthquake and Mortality

"Index score: (100 = National Average) for an area is compared to the national average of 100. A score of 200 indicates twice the national average, while 50 indicates half the national average."

Information is deemed reliable but not guaranteed.

Transportation and Circulation Systems

Streets and Highways The primary access thoroughfare in Bosque Farms is NM 47 (Bosque Farms Boulevard), which is the only highway connecting the east side (i.e., east of the Rio Grande) of Valencia County to the Albuquerque area. The NM 47 corridor also serves as the Village's main street. NM 47 is a parallel route to Interstate 25 and NM 314 located on the west side of the Rio Grande. Obviously the north-south traffic carrying capacity of NM 47 is greatly inferior to the north-south capacity of the highways west of the river.



NM 47 in Bosque Farms

Because the Rio Grande presents a barrier to east-west traffic flow, there are limited alternatives for the traffic on NM 47 moving through Bosque Farms. Almost all of the commercial business establishments in Bosque Farms are located along this highway, leading to greater congestion due to the high number of turning movements and driveway access points that hinder the flow of through traffic.

The streets and highways in Bosque Farms can be characterized by functional classification which reflects traffic flow and trip purpose. Functional classification is divided into three categories: 1) Arterial streets or highways, which consist of continuous or long-distance travel routes providing regional connections among urban and rural communities, and emphasize a high level of mobility for movement through the region; 2) Collector streets, which provide a linkage between local roads and arterial highways; and 3) Local streets, which provide direct access to all abutting lands and carry traffic to the higher capacity collectors and arterials.

The functional classification of streets and highways is used to define how specific transportation routes are used in serving the community, both currently and in the future. Functional classification also implies design standards necessary to provide adequate traffic-carrying capacity on the street network. The street design and right-of-way standards related to the functional classification are typically established in the adopted Subdivision Regulations for the community. Bosque Farms Boulevard (NM 47) is an Urban Minor Arterial, and the Bosque Loop is an Urban Collector. All other roadways in Bosque Farms are classified as local streets; however many of those local streets intersect NM 47 contributing to the overall congestion of that corridor.

A map showing the functional classification of streets and average daily traffic flow in and around Bosque Farms is shown in Figure 5. This map also identifies Valencia County Mobility Plan Bikeways in and around Bosque Farms, as well as the location of the Commuter Rail Station in Los Lunas (Courthouse Road and NM 314).

Legend

Roadway Functional Classification

- Existing Urban Interstate
- Existing Rural Interstate
- Existing Urban Principal Arterial
- Existing Rural Principal Arterial
- Existing Urban Minor Arterial
- Existing Rural Minor Arterial
- Existing Urban Collector
- Existing Rural Major Collector
- Existing Rural Minor Collector

Valencia Co. Mobility Plan Bikeways

- Existing Path
- Existing Route
- On Track/Connection

Commuter Rail Station

2004 Average Weekly Traffic

2300 Standard Circle with 100 ft. Radius, Non-standard Circle with 100 ft. Radius

Map Labels: Inleta Reservation, Los Lunas, Bosque Farms, Rio Grande, NM 314, NM 316, NM 318, NM 319, NM 320, NM 321, NM 322, NM 323, NM 324, NM 325, NM 326, NM 327, NM 328, NM 329, NM 330, NM 331, NM 332, NM 333, NM 334, NM 335, NM 336, NM 337, NM 338, NM 339, NM 340, NM 341, NM 342, NM 343, NM 344, NM 345, NM 346, NM 347, NM 348, NM 349, NM 350, NM 351, NM 352, NM 353, NM 354, NM 355, NM 356, NM 357, NM 358, NM 359, NM 360, NM 361, NM 362, NM 363, NM 364, NM 365, NM 366, NM 367, NM 368, NM 369, NM 370, NM 371, NM 372, NM 373, NM 374, NM 375, NM 376, NM 377, NM 378, NM 379, NM 380, NM 381, NM 382, NM 383, NM 384, NM 385, NM 386, NM 387, NM 388, NM 389, NM 390, NM 391, NM 392, NM 393, NM 394, NM 395, NM 396, NM 397, NM 398, NM 399, NM 400, NM 401, NM 402, NM 403, NM 404, NM 405, NM 406, NM 407, NM 408, NM 409, NM 410, NM 411, NM 412, NM 413, NM 414, NM 415, NM 416, NM 417, NM 418, NM 419, NM 420, NM 421, NM 422, NM 423, NM 424, NM 425, NM 426, NM 427, NM 428, NM 429, NM 430, NM 431, NM 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932, NM 933, NM 934, NM 935, NM 936, NM 937, NM 938, NM 939, NM 940, NM 941, NM 942, NM 943, NM 944, NM



**Mid-Region
Council of Governments**
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

February 2008

Valencia County Mobility Plan Bikeways in and around Bosque Farms, as well as the location of the Commuter Rail Station in Los Lunas (Courthouse Road and NM 314).

Other Transportation Modes Other transportation modes comprise those that do not require use of a single occupant vehicle. This would include bicycling, walking, equestrian, and public transportation by bus, van, or train.

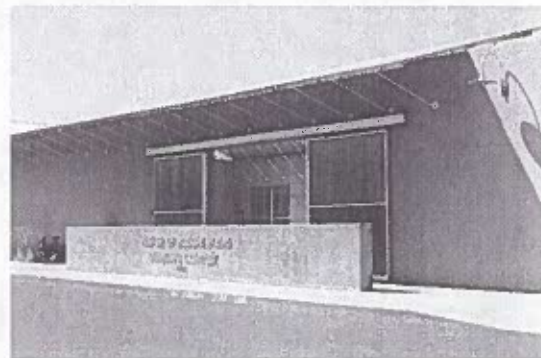
The Bosque Loop Trail was recently completed in 2004. The Loop Trail is a paved 3.1 mile long trail that is separated from the Bosque Loop Road. The Loop Trail parallels the Bosque Loop road, and provides connections to the local business district, Bosque Farms elementary school, Village offices, library, parks, community center, and local neighborhoods. In addition to the Loop Trail, another bikeway called the Rio Grande Bosque Trail may soon extend into Valencia County. The Bosque Trail is a popular bicycle/pedestrian trail in Bernalillo County. A plan is currently underway to build future extensions or portions of the Rio Grande Bosque Trail through Valencia County, which could include a connection to the Bosque Loop Trail (see Figure 6). The Valencia County extension of the Bosque Trail is also expected to include equestrian access (that is separated from the bicycle/pedestrian trail, but along the same corridor). The long range goal of the Bosque Trail is to have a continuous trail along the Rio Grande Bosque from the Town of Bernalillo to the City of Belen.

Bosque Farms recently received Section 5310 (Federal Transit Act) funding for a van to provide public transportation services for elderly and disabled persons that reside in the Village. The van is equipped to serve disabled residents and can carry ten people. The van is primarily used to transport elderly Bosque Farm residents to and from the community center.

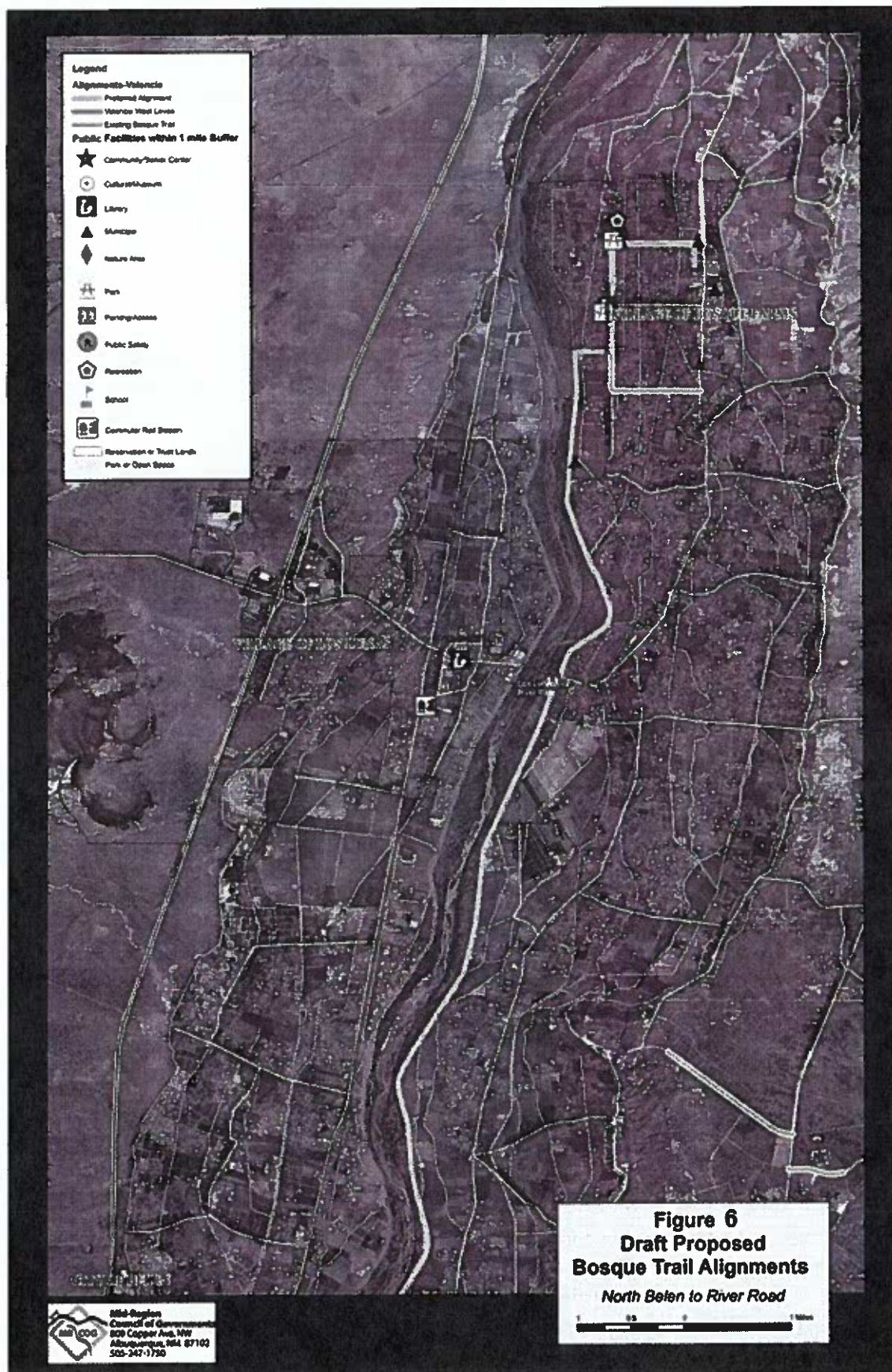
Community Facilities and Services

This portion of the community profile identifies and describes the facilities for public use and community wide services that are currently provided to Bosque Farms residents.

Local Government
Operations The Village of Bosque Farms is an incorporated municipality in Valencia County, and has a Mayor-Council form of government. There are six elective positions in the Village: the Mayor, the four Village Council members, and the Municipal Judge. Each one of the six elective positions has term lengths of four years.



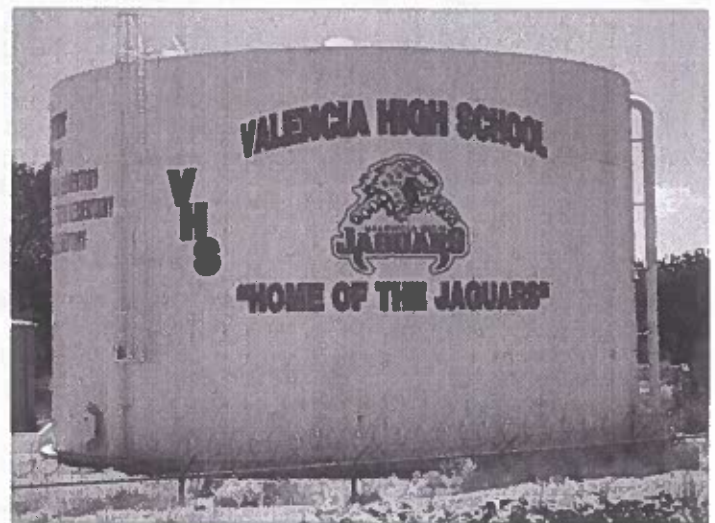
Bosque Farms Village complex



The Village department heads include the following: Public Utilities Director, Maintenance Supervisor, Planning and Zoning Officer/Administrator, Clerk/Administrator, Head Librarian, Community Center Director, Police Chief, and Fire Chief. The Village currently staffs 32 full-time employees. Village committees and boards include the Library Board, "Friends of the Library" Organization, Personnel Board, Keep Bosque Farms Beautiful, and the Economic Development Committee. The Planning and Zoning Commission has five commissioners that are appointed by the mayor and approved by the Village Councilors to two-year terms.

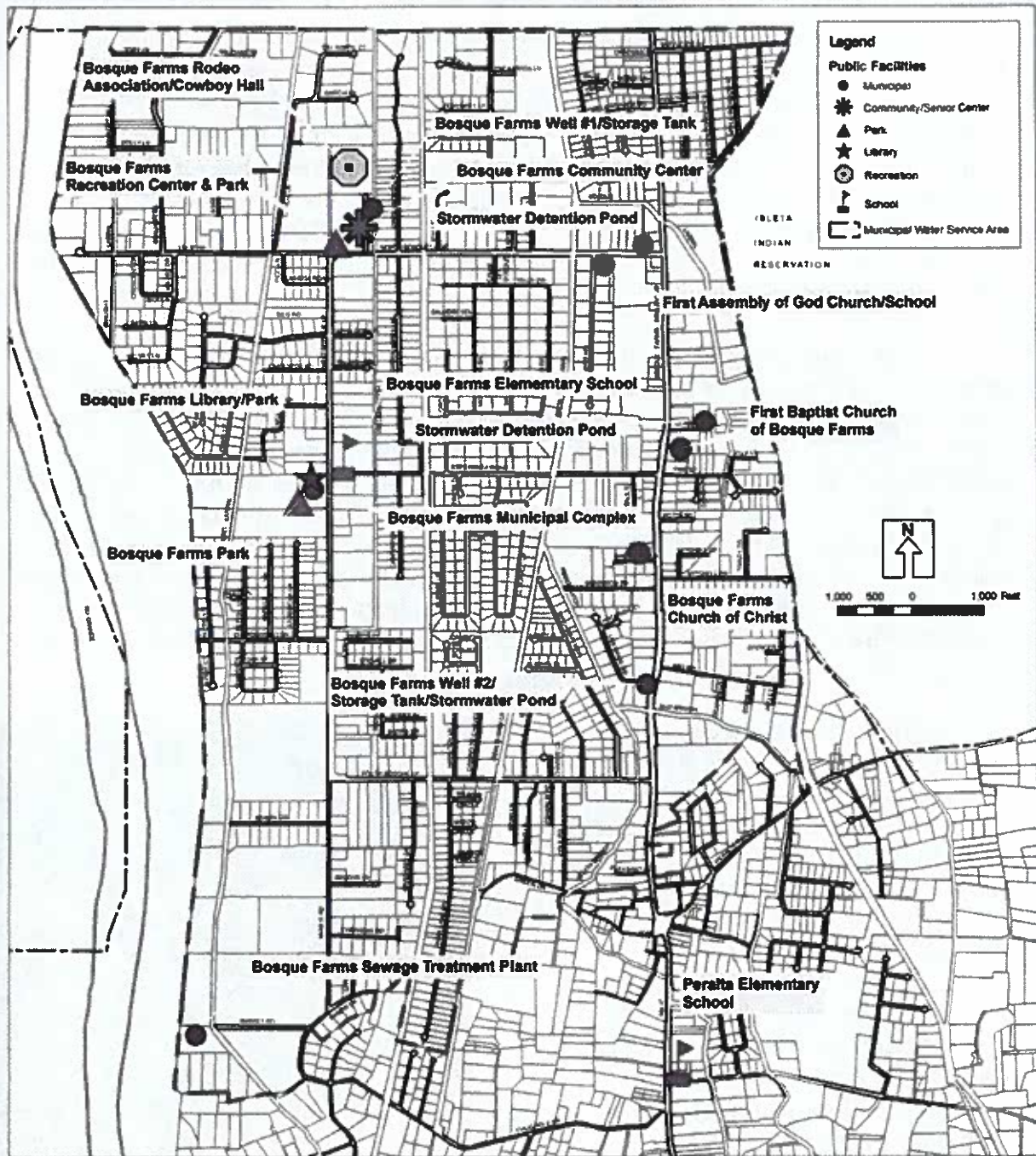
Water Supply and Wastewater Disposal The Village of Bosque Farms provides municipal water and wastewater treatment systems for its residents. The Village holds water rights equivalent to 820 acre feet of permitted diversion rights, subject to offset rights and return flow credits. There are two wells currently online with the capability to pump 2,450 gallons per minute or 3,528,000 gallons per day. One well is 17 ten years old, and the other well is 24 years old. There are two storage tanks (one is a million gallon tank and the other is a half million gallon tank) with a peak capacity of 1.5 million gallons per day (see Figure 10). A maintenance program for the wells and storage tanks is in place, and water meters are equipped with internal leak detention capability. The water is treated with chlorine only at this time.

The average daily water demand is 309,575 gallons per day. The Village water system produced 112,995,000 gallons of water for the year 2012 (347 acre feet), and billed for 102,068,260 gallons of water (313 acre feet). The difference between the amount of water produced and the amount of water measured through billing records for 2003 is calculated to be 10,926,740 gallons (34 acre feet) which is "unaccounted for water" (a discrepancy of 10%). This is considered lost water and reduces the efficiency of the overall water supply system.



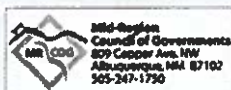
Bosque Farms Water Storage Tank

Village of Bosque Farms Comprehensive Land Use Plan



Source: Village of Bosque Farms; MRCOG.

Figure 7
Public Facilities, Water and Stormwater Facilities,
and Institutions

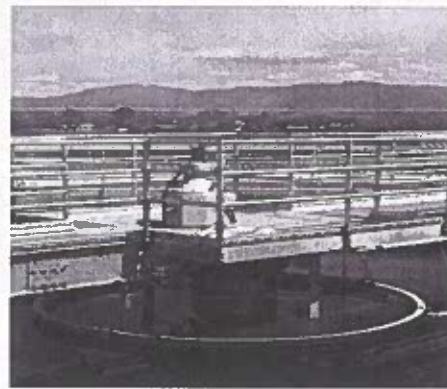


August 2006

The average daily water use is 87 gallons per capita per day. This indicates a relatively conservative rate of water consumption. A Village ordinance restricts drinking water system usage to indoor household use. But it should be noted that the Village drinking water system discourages outdoor watering by tying wastewater fees to metered water usage. The rate structure provides strong incentives for indoor use only and it is often the practice of home owners to use their private domestic wells for landscaping and other outdoor uses.

The water system has 1,463 service connections, while monthly water rates average \$21. The water system is 25 years old and the Village will need to upgrade the infrastructure in the near future. The Village has good water quality.

The Village operates a wastewater treatment plant for all of its residents. There are currently 1,385 connections. The average flow rate is 180,000 gallons per day, while capacity is 500,000 gallons per day. Sewer rates are currently about \$21 per month. The wastewater treatment system is thirteen years old.



Wastewater Treatment Plant

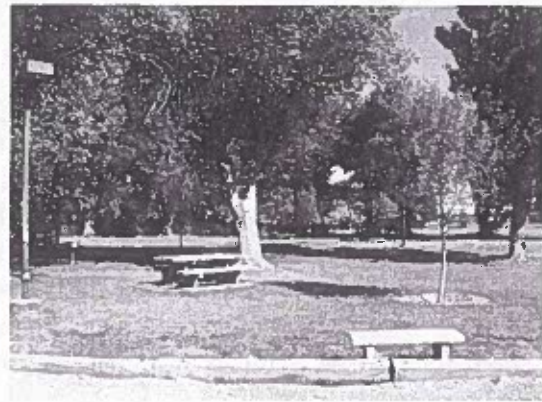
Stormwater Management The majority of the land within the Village of Bosque Farms is located in the 100-year flood plain, as designated by FEMA (the Federal Emergency Management Agency). Some portions of Bosque Farms are elevated sufficiently to be considered outside of the 500-year flood plain. The elevated areas include a large section of Bosque Farms Boulevard, as well as some of the streets east of NM 47 (i.e., Gonzales Lane, Pine Street, and Trinity Drive). Figure 11 illustrates the delineation of the flood-prone areas in Bosque Farms. The 100-year flood areas are estimated to flood at a frequency of once in 100 years or, in other words, have a one percent chance of flooding in any given year. A 100-year Base Flood Elevation is designated for purposes of the National Flood Insurance Program which provides subsidized flood insurance for properties located in these flood-prone areas.

The Middle Rio Grande Conservancy District (MRGCD) has played a significant role in managing the river flow and overflow of the Rio Grande, and in protecting communities (such as Bosque Farms) that border the river. The MRGCD was organized in 1927 to control devastating floods, drain waterlogged lands, and

provide irrigation to farmlands. MRGCD is also now involved in protecting wildlife habitat and vegetation, creating open space and recreation areas, improving groundwater recharge and water quality, and cleaning up and improving Bosque areas.

Semi-arid climate conditions are normal in Bosque Farms. The average annual precipitation for Bosque Farms is only 9.9 inches. Nevertheless, approximately half (4.67 inches) of the community's precipitation occurs during the summer monsoons, between July and September. The monsoon rains are often short but intense storm events, which can lead to flooding and ponding of water in the community. The Bosque Farms area experienced the worst flood on record in 1884, when the Rio Grande overflowed its banks for three months and caused great damage to landowners that owned homes and businesses there at the time.

Parks, Recreation, and Open Space The Village of Bosque Farms has two public parks, and there is a privately owned rodeo arena and Cowboy Hall (see Table 10). In addition to recreation, parks and open spaces also offer many benefits, such as groundwater recharge, air cleansing and scenic beauty, health benefits, and increased property values.



Park in Bosque Farms

Table 10
Parks and Recreation Resources

| Address | Facilities/Equipment |
|--|--|
| 1455 West Bosque Loop (behind the Village Complex) | Picnic tables, grills, and two tennis courts |
| 960 North Bosque Loop (across from the Community Center) | Picnic tables, grills, baseball field, volleyball, tether ball, badminton, horse shoe pits, basketball court, and playground |
| 1040 Arena Road | Rodeo grounds and cowboy hall |

Source: Village of Bosque Farms

Public Safety Some of the most important responsibilities and daily operations of the Village government include the protection of the public through the police, fire, and rescue services provided to the residents. A significant portion of Village revenues typically goes into law enforcement, fire protection, municipal court, rescue services, and the mitigation of particular hazards in the community.

Law Enforcement

The Bosque Farms Police Department currently has a police chief, two lieutenants, two sergeants, a detective, a police clerk, and eight officers. The Department owns and operates 17 vehicles. All of the officers are certified and receive extensive training. Because the Village does not have its own detention facility, all prisoners are transported to the Valencia County Detention Center on Courthouse Road in Los Lunas. The Village also has one Animal Control Officer. Municipal Court employees include one judge, one court clerk, and one assistant clerk.

Fire and Rescue Services

Fire protection in Bosque Farms is provided by 28 volunteers. The Village currently owns one tanker, one brush truck, two Engines and a service truck. The current fire protection rating for the Village is Class 4 (ISO/CRS).

The Village EMS services are provided by 14 volunteers. The Village currently owns 1 rescue unit.

Hazards Mitigation

Bosque Farms adopted an Emergency Response Plan in 2005 that identifies the principal areas of concern to the Village's utility system. The plan identifies the roles, responsibilities, and plan partners in the event of a major incident that would endanger the Village water system. The plan has an evacuation plan in place that designates primary and secondary evacuation routes. Village personnel have been trained in evacuation and safety procedures, as well as how to use emergency equipment.

The plan also identifies hazard risks that the Village would confront in times of need. The hazards that were identified as moderate in both probability and magnitude were construction accidents, forest or bush fires, snow or ice, wind, structure fires, and waterborne diseases. The rest of the hazards were in the low or light category, while none of the hazards were rated high or severe. Major component checklists for each of the hazards in the moderate range are listed in the plan. In the event the Village water system becomes inoperable or contaminated, the community does have some options for other sources of drinking water. According to the plan, 90 percent of the Village has the capacity to hook up to existing domestic wells on their property.

In addition to protecting the Village's water supply, Bosque Farms should also plan for a disaster resistant community by protecting human life, economic activity, and property from natural, technological, and man-made hazards. The Village can become involved in hazard identification and risk assessment, as well as mitigation strategies. Some of these hazards (flood, wildfire, snow/ice) have already been identified in the 2005 Emergency Response Plan, but more needs to be done to protect the Village and its citizens. One hazard that has not been identified, but is a real threat to Bosque Farms and the rest of New Mexico is drought. By being prepared, the Village can lessen the impact disasters have

upon people, property, and animals.

Solid Waste Disposal The Village does not provide its own solid waste disposal service. Solid waste disposal is provided by AC Disposal. AC Disposal provides weekly pick-up and receptacles, along with curbside recycling. The residential fee is \$9.40 per month.

Street Maintenance Bosque Farms does basic maintenance on Village roads, such as patching pot holes and grading. Maintenance vehicles owned by the Village include two backhoes, one grader, one street sweeper, and one dump truck. The Village contracts out the resurfacing of streets within the Village on an as needed basis. NM 47 is maintained by the New Mexico Department of Transportation (NMDOT).

Health Care There is one urgent care center in Bosque Farms. There are no hospitals or doctor offices. There is one dentist in the Village.

Assisted Living The Village of Bosque Farms has approved the building of an assisted living village. The assisted living village will be located off Los Pinos Rd. and State HWY 47. The facility will consist of three homes capable of housing up to 15 residents a piece. One of the facilities homes will cater to residents with memory loss.

Communications and Energy The Village is served by one newspaper, The *Valencia County News Bulletin*, which is published once a week on Thursdays. Bosque Farms is also served by the *Albuquerque Journal*. Telephone service is provided by Century Link; Comcast Cable is the local cable TV provider; while various satellite providers also provide television service for the Bosque Farms area. Electricity is provided by PNM. Gas is provided by the New Mexico Gas Company.

Institutional Structures
Bosque Farms has two schools, Bosque Farms Elementary and First Assembly School. There are three churches in the Village, First Baptist Church of Bosque Farms, Bosque Farms Church of Christ, and First Assembly Church of God. The locations of these institutional structures can be seen in Figure 7.



Bosque Farms Elementary School

PART III

TRENDS AND PROJECTIONS

A key element of this comprehensive plan is to present information and analysis to visualize future or anticipated development patterns of the community based on trend analysis, statistical projections, and assumptions about possible future conditions. The patterns of future development in Bosque Farms are expected to be logical extensions of the current form of development. One of the purposes of the comprehensive plan is to motivate development that will result in the most benefit to the Village and its residents. This section of the Plan is intended to provide reasonable information to anticipate the future needs and demands of growing population and employment within the community. This section was developed as part of the 2006 Master Plan. Some updates are presented based on a public meeting held in the fall of 2012 as well as a meeting held in the spring of 2013.

Demographic Projections

Rather than predict a singular future vision of Bosque Farms, this comprehensive plan discusses alternate scenarios of population, housing and employment for the Village of Bosque Farms leading up to the year 2025. Projections are based on the 2000 Census data, local building permit data, and other relevant data from the New Mexico Department of Labor files, compiled by the Mid-Region Council of Governments (MRCOG). Three population and housing scenarios were prepared, and two employment scenarios were developed. These projections apply to the current municipal boundaries; thus any annexations of new territory would be added to these projections.

Population and Housing Table 11 presents an overview of the historical population growth of Bosque Farms. MRCOG has estimated the Village to have 4,094 persons in 2004. That estimate was based primarily on building permit data. The rates used in this projection were calibrated on data from the 1990 and 2000 Census with a modification for the MRCOG 2004 estimate. During the 1980 to 1990 period, Bosque Farms added an average of 10.5 net new housing units per year; this rate increased to an average of 16.6 during the 1990 to 2000 period. MRCOG estimates that the Village has added an average of 11.8 net new units per year since 2000, based on building permits issued during those four years.

Table 11
Historical Population and Housing for Bosque Farms

| Year | Population | Average Annual Growth Rate | Total Housing Units |
|-------------|------------|----------------------------|---------------------|
| April, 1980 | 3,353 | | 1,205 |
| April, 1990 | 3,791 | 1.235 | 1,310 |
| April, 2000 | 3,931 | 0.363 | 1,476 |
| April, 2010 | 3,904 | -0.7 | 1,611 |

Source: U.S. Bureau of the Census and MRCOG

It is important to understand that the growth in population does not exactly correlate to the increase in housing units; while Bosque Farms added more units during the decade of the 1990s, the population grew at a slower pace. The explanation is that the portion of households with children declined and the average household size also declined. Both of these factors were related to the aging of the population. The residents of Bosque Farms were significantly older in 2000 than in 1990. The median age in 1990 was 33.9 years; but by 2000 the median age had increased to 40.7 years.

Table 12 displays the population distribution by age groups, or cohorts. An examination of the percentage of population by age cohort indicates that the population under 20 years of age declined from 31 to 29 percent while the population of age 65 and over increased from 8 to 13 percent of the total population. It is also important to note the out-migration of persons after high school as the post high school cohort is one of the smallest cohorts in the table. The 1990 data indicates that in-migration to the community started with people in their late twenties. The more recent 2000 data indicates that in-migration is now beginning with persons in their early thirties. All of this data combines to produce a community that is growing older.

Table 12
Population by Age Cohort

| Age Group | 1990 | 2000 | 2010 | Percent in 1990 | Percent in 2000 | Percent in 2010 |
|-------------|------|------|------|--------------------|--------------------|--------------------|
| Total | 3791 | 3931 | 3904 | 100.00 | 100.00 | 100.00 |
| under 5 yrs | 261 | 195 | 149 | 6.88 | 4.96 | 3.82 |
| 5 to 9 | 318 | 257 | 240 | 8.39 | 6.54 | 6.15 |
| 10 to 14 | 322 | 356 | 276 | 8.49 | 9.06 | 7.07 |
| 15 to 19 | 260 | 314 | 239 | 6.86 | 7.99 | 6.12 |
| 20 to 24 | 140 | 147 | 148 | 3.69 | 3.74 | 3.79 |
| 25 to 29 | 261 | 119 | 135 | 6.88 | 3.03 | 3.46 |
| 30 to 34 | 339 | 200 | 162 | 8.94 | 5.09 | 4.15 |
| 35 to 39 | 350 | 334 | 207 | 9.23 | 8.50 | 5.30 |
| 40 to 44 | 363 | 345 | 238 | 9.58 | 8.78 | 6.10 |
| 45 to 49 | 245 | 376 | 328 | 6.46 | 9.56 | 8.40 |
| 50 to 54 | 200 | 347 | 365 | 5.28 | 8.83 | 9.35 |
| 55 to 59 | 223 | 231 | 385 | 5.88 | 5.88 | 9.86 |
| 60 to 64 | 191 | 201 | 344 | 5.04 | 5.11 | 8.81 |
| 65 to 69 | 142 | 187 | 229 | 3.75 | 4.76 | 5.87 |
| 70 to 74 | 75 | 136 | 173 | 1.98 | 3.46 | 4.43 |
| 75 to 79 | 58 | 96 | 149 | 1.53 | 2.44 | 3.82 |
| 80 to 84 | 27 | 59 | 72 | 0.71 | 1.50 | 1.84 |
| 85 and over | 16 | 31 | 65 | 0.42 | 0.79 | 1.66 |

Source: U.S. Bureau of the Census

In assessing the demographic projection of Bosque Farms, the unique land use within the Village was considered. Essentially all of the housing is comprised of single family dwelling units situated on large lots. There is no designated senior housing

within the Village. It is therefore reasonable to assume that an increasing number of senior citizens will move out of the Village rather than continue to remain and maintain their large lots. If seniors do move out of the Village in significant numbers, this could have consequences, as there would be an increasing number of units available for new residents (which would probably be younger couples and families, probably in their thirties as indicated by the data on age distributions). These younger residents would likely bring in children under age 18; and in general, would have households larger in size than the households they would be replacing. It is also indicated by the data that there are some large population cohorts that are currently under 70 which will be evolving into the over 75 age groups in a few years.

Based on the above information, and various stated assumptions, the MRCOG staff developed three population projection scenarios.

- **Scenario 1:** This is a trend scenario calibrated from the 1990 to 2000 demographic history. Current age-specific fertility (birth) rates and death rates for Valencia County were used, as there were not rates available for Bosque Farms. Age-specific migration rates were calibrated by comparing the 1990 and 2000 data after accounting for births and deaths. The scenario was adjusted to fit the MRCOG estimate for 2004. Agricultural land is preserved in this scenario and new housing is generally assigned to vacant lands, although some agricultural lands will be expected to convert to residential. The anticipated increase in residential units for each year is progressively slower in the future as land for new construction becomes less available. Under this scenario the median age for the community continues to go up as the community grows older. Growth continues to be slow under this scenario; in fact, there are some years of population loss as the number of deaths increases with the aging of some of the larger population cohorts. The median age is projected to increase from 40.7 in 2000 to 43.5 in 2015, and then declines slightly to 42.0 in 2025.
- **Scenario 2:** This scenario is primarily based on the assumption that a growing number of housing units is going to become available as persons over 75 migrate out of the Village to find lower maintenance housing, dedicated senior housing, and assisted living facilities. Migration is considered a significant factor as large cohorts of population age past 75 years old. In the calibration of the net migration rates, it was established that there would be an increased out-migration after age 75. It was also assumed that most of the in-migration would occur within the cohorts between ages 25 and 39. The 25 to 39 year old cohorts exemplify the prime child-bearing years so it is assumed that there are children under 18 in the households. The out-migration of the elderly residents combined with an in-migration of younger persons, many with families, results in an overall younger community by 2025; the median age declines from 40.7 in 2000 to 39.0 in 2025.

- **Scenario 3:** This is a full build-out scenario. An assumption was made that all agricultural and vacant lands would be converted to non-agricultural uses by 2025. Those lands with frontage on Highway 47 were assumed to develop for commercial uses, while all other agricultural and vacant land was assumed to develop as residential with a gross density of one unit per acre. There was an assumption that the growth to the community would be primarily persons under 55 given the large lot requirement for residential land use. This expands the adjusted net in-migration rates to include more cohorts than in Scenario 2. There was also an assumption for this scenario that persons aged 75 and older were likely to migrate out of the community (the out-migration rates for the 75 and over age group cohorts were borrowed from Scenario 2). The out-migration of elderly residents combined with significant new land development results in a younger community by 2025 than today; the median age drops from 40.7 in 2000 to 38.9 in 2025. The expansion of the adjustment of in-migrants from the 25 to 39 age cohorts in Scenario 2 to the 25 to 54 age cohorts in this scenario produces a median age approximately the same as in Scenario 2 but with a larger population.

Tables 13 through 15 present the results and age distributions from the three scenarios for population growth. Scenario 1 (Table 13) is the trend scenario which assumes that the current age-specific birth, death, and migration rates continue. Slow growth is expected, but the community population will become older, living in smaller households. By the year 2020, a fifth of the population within the Village of Bosque Farms is projected to be age 65 or over in this scenario.

Table 13
Scenario 1: Population Projection for
Bosque Farms 2000 to 2025 Trend

| Cohort | 2000 | Percent | 2005 | Percent | 2010 | Percent | 2015 | Percent | 2020 | Percent | 2025 | Percent |
|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|
| Total | 3931 | 100.0 | 4115 | 100.0 | 4095 | 100.0 | 4068 | 100.0 | 4116 | 100.0 | 4124 | 100.0 |
| Median Age | 40.7 | | 41.9 | | 43.4 | | 43.5 | | 42.0 | | 42.0 | |
| Under Age 20 | 1122 | 28.5 | 1081 | 26.3 | 931 | 22.7 | 879 | 21.6 | 886 | 21.5 | 858 | 20.8 |
| Age 20 to 64 | 2300 | 58.5 | 2464 | 59.9 | 2561 | 62.5 | 2465 | 60.6 | 2382 | 57.9 | 2380 | 57.7 |
| Age 65 and Over | 509 | 12.9 | 570 | 13.9 | 603 | 14.7 | 724 | 17.8 | 848 | 20.6 | 886 | 21.5 |

Source: U.S. Bureau of the Census

Scenario 2 (Table 14) is primarily based on the assumption that migration rates will increase for persons age 75 and over. Out-migration in these age group cohorts was observed in the calibration period of 1990 to 2000; however, the increase in this region of the housing marketed to senior citizens should have an increasing impact on the elderly population of Bosque Farms. There is no way to accurately gauge the extent of this impact; however, for purposes of this scenario the percentage of the population age 75 and over was frozen at 4.7 percent. This was the percentage for persons age

75 and over in the 2000 Census (a percentage that was nearly double that of the 1990 percentage). Under this scenario agricultural land is considered to be available for conversion to residential development. New housing construction is projected to be slightly higher than the historical average since 1980; so with an average growth of 13.4 new units per year over the 24-year history (1980 – 2004), the projection is that there would be 14.3 new units per year over the 21 future years (2004-2025).

Table 14
Scenario 2: Population Projection for Bosque Farms 2000 to 2025,
Increase Out-migration of Persons Aged 75 and Over

| Cohort | 2000 | Percent | 2005 | Percent | 2010 | Percent | 2015 | Percent | 2020 | Percent | 2025 | Percent |
|------------------------|------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|
| Total | 3931 | 100.0 | 4115 | 100.0 | 4184 | 100.0 | 4279 | 100.0 | 4457 | 100.0 | 4676 | 100.0 |
| Median Age | 40.7 | | 41.2 | | 41.2 | | 40.8 | | 39.5 | | 39.0 | |
| Under Age 20 | 1122 | 28.5 | 1091 | 26.5 | 992 | 23.7 | 972 | 22.7 | 1023 | 23.0 | 1083 | 23.2 |
| Age 20 to 64 | 2300 | 58.5 | 2502 | 60.8 | 2665 | 63.7 | 2639 | 61.7 | 2659 | 59.7 | 2861 | 61.2 |
| Age 65 and Over | 509 | 12.9 | 522 | 12.7 | 527 | 12.6 | 668 | 15.6 | 775 | 17.4 | 732 | 15.7 |

Source: U.S. Bureau of the Census

Under Scenario 2, the population growth rate throughout the forecast period was about the same as the historical growth rate. The average annual population growth rate for the period 2004 to 2025 is projected to be 0.6 percent. By comparison, the 1980 to 2004 period had an average annual population growth rate of 0.8 percent. As already noted, the average addition of new housing units under this scenario was about the same as the historical trend so in some respects this scenario is consistent with the 1980 to 2000 historical period for Bosque Farms. In order to maintain the historical growth trend in housing and population in Bosque Farms it is necessary to assume the following:

- a) agricultural land will be converted to residential land to support the continued construction of housing;
- b) there would be an increase in the historical migration rate to provide occupants that are leaving the community through either death or out-migration; and
- c) an increasing share of older households will leave and be replaced by younger households.

Scenario 3 (Table 15) presents a full build-out scenario. The total number of housing units that could be built in Bosque Farms by utilizing all vacant and agricultural lands was computed with a gross density of one acre per unit. The one acre gross density assumption allows for some land to be used for rights-of-way, drainage, utilities, and other public easements. A total population for the Village was calculated from the number of housing units using the current occupancy rate and a household size only slightly lower than the 2000 Census average household size. Household size was adjusted based on the expected decline for the regional average household size. Population cohorts were calculated by adjusting the net migration rates to generate the previously computed 2025 population. In order to reach a saturation of developable

area, the rate of population growth accelerates over time from 0.9 percent growth in the 2005 to 2010 period to 2.3 percent growth in the 2020 to 2025 period.

Table 15
Scenario 3: Population Projection for Bosque Farms 2000 to 2025,
Build-Out Scenario

| Cohort | 2000 | Percent | 2005 | Percent | 2010 | Percent | 2015 | Percent | 2020 | Percent | 2025 | Percent |
|-----------------|------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|
| Total | 3931 | 100.0 | 4115 | 100.0 | 4298 | 100.0 | 4586 | 100.0 | 5026 | 100.0 | 5629 | 100.0 |
| Median Age | 40.7 | | 41.2 | | 41.0 | | 40.1 | | 39.4 | | 38.9 | |
| Under Age 20 | 1122 | 28.5 | 1091 | 26.5 | 1028 | 23.9 | 1064 | 23.2 | 1167 | 23.2 | 1288 | 22.9 |
| Age 20 to 64 | 2300 | 58.5 | 2502 | 60.8 | 2743 | 63.8 | 2854 | 62.2 | 3084 | 61.4 | 3601 | 64.0 |
| Age 65 and Over | 509 | 12.9 | 522 | 12.7 | 527 | 12.3 | 668 | 14.6 | 775 | 15.4 | 740 | 13.1 |

Source: U.S. Bureau of the Census

Scenario 3 has the lowest median age of the three scenarios. The distribution has a slightly higher percentage of persons age 20 to 64 which is the result of adjusting the in-migration rates through age 54 rather than age 39. The 2025 projected population (5,629) is 37.5 percent higher than the estimated 2004 population (4,094).

Table 16 consolidates the historical population growth (1980 to 2000) and the projected populations (2005 to 2025) under each of the three scenarios. These scenarios provide a range of population projections from 4,124 to 5,629 people who might reside in Bosque Farms by the year 2025. For the current population of 4,094 people, the projected population increase under any of the scenarios (from less than one percent to 37.5 percent) should not create a significant burden on the Village government in maintaining basic services and facilities in the future. Rather, the Village governing body should focus on quality of life issues for a relatively stable population. Attention should be given to the youngest and oldest cohort groups to meet their particular needs. Table 17 displays the projected housing units that were used to correlate to the population statistics and assumptions for each of the three scenarios.

Table 16
Population and Projected Population for Bosque Farms Scenarios to 2025

| Year | Population | Average Annual Growth Rate | Population Scenario 1 | Average Annual Growth Rate | Population Scenario 2 | Average Annual Growth Rate | Population Scenario 3 | Average Annual Growth Rate |
|------|------------|----------------------------|-----------------------|----------------------------|-----------------------|----------------------------|-----------------------|----------------------------|
| 1980 | 3353 | | | | | | | |
| 1990 | 3791 | 1.24 | | | | | | |
| 2000 | 3931 | 0.36 | | | | | | |
| 2005 | | | 4115 | 0.919 | 4115 | 0.919 | 4115 | 0.919 |
| 2010 | | | 4095 | -0.097 | 4184 | 0.333 | 4298 | 0.874 |
| 2015 | | | 4068 | -0.132 | 4279 | 0.450 | 4586 | 1.306 |
| 2020 | | | 4116 | 0.235 | 4457 | 0.818 | 5026 | 1.849 |
| 2025 | | | 4124 | 0.039 | 4676 | 0.964 | 5629 | 2.292 |

Source: U.S. Bureau of the Census and MRCOG

Table 17
Housing Units and Projected Housing for Bosque Farms Scenarios to 2025

| Year | Housing Units | Net Increase in Units | Housing Units Scenario 1 | Net Increase in Units | Housing Units Scenario 2 | Net Increase in Units | Housing Units Scenario 3 | Net Increase in Units |
|------|---------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|
| 1980 | 1205 | | | | | | | |
| 1990 | 1310 | 105 | | | | | | |
| 2000 | 1476 | 166 | | | | | | |
| 2005 | | | 1539 | 63 | 1539 | 63 | 1539 | 63 |
| 2010 | | | 1563 | 24 | 1596 | 57 | 1640 | 101 |
| 2015 | | | 1564 | 1 | 1645 | 49 | 1764 | 124 |
| 2020 | | | 1594 | 30 | 1726 | 81 | 1946 | 182 |
| 2025 | | | 1609 | 15 | 1825 | 99 | 2196 | 250 |

Source: U.S. Bureau of the Census and MRCOG

Employment Employment can be described in a number of ways. For purposes of this comprehensive plan, employment is defined as the number of jobs located within the corporate limits of Bosque Farms. This includes wage and salary jobs as well as proprietors and self-employed persons. Agricultural employment is also included. Most employment is located on business and commercial properties while some is located in private homes. Data for wage and salary jobs was obtained from the New Mexico Department of Labor, while data for proprietors, self-employed, and agricultural employment was estimated from U.S. Census data. Employment data is by nature variable, as businesses open, close, expand, and contract. In addition, a significant amount of the employment data is based on estimates rather than counts; wage and salary data is the only data that has an actual count. MRCOG has been collecting employment data for Bosque Farms since 1995 which is presented in Table 18.

Table 18
Total Employment in Bosque Farms

| Year | Employment |
|------|------------|
| 1995 | 940 |
| 2000 | 816 |
| 2004 | 967 |

Source: MRCOG

Given the variance in employment estimates, a simple trend scenario would not be realistic. Instead, MRCOG developed two projection scenarios for employment. Currently, the average density of employees on the commercial lands along NM 47 within the Village is approximately 5 jobs per acre. By contrast the average density for mixed commercial lands throughout Valencia County is 8.25 jobs per acre. It seems reasonable to assume that the intensity of commercial lands along NM 47 could increase to at least the County average of 8.25 jobs per acre. MRCOG generated two employment scenarios by holding the density constant in one scenario and assuming a higher intensity in the other. Under both scenarios, all vacant land along NM 47 is assumed to be developed by the year 2025. The specific assumptions for each scenario are:

- **Employment Scenario 1:** 12 acres of vacant land along NM 47 is developed for commercial purposes by 2025 (this assumes the new development will average 200 feet in depth from the highway). New development will have approximately the same intensity as the current development (approximately 5 jobs per acre). The number of employees at the municipal offices and the school would remain about the same, although there could be small increases associated with population growth or expanded services. Home-based employment currently has a ratio of 58 jobs per thousand persons age 16 and over. This ratio is held constant and applied to each of the three population scenarios. Table 19 presents the employment projections (number of jobs) for the three population scenarios.

Table 19
Employment Scenario 1:
Constant Intensity of Employment Land Uses

| Year | With Population Scenario 1 | With Population Scenario 2 | With Population Scenario 3 |
|-----------------------------------|----------------------------|----------------------------|----------------------------|
| 2004 | 967 | 967 | 967 |
| 2005 | 970 | 971 | 973 |
| 2010 | 987 | 992 | 1,004 |
| 2015 | 1,004 | 1,014 | 1,036 |
| 2020 | 1,022 | 1,036 | 1,069 |
| 2025 | 1,040 | 1,060 | 1,104 |
| Average Annual Growth Rate | 0.35 | 0.44 | 0.63 |

Source: MRCOG

- **Employment Scenario 2:** 12 acres of vacant land along Highway 47 is developed for commercial purposes by 2025 (this assumes the new development will average 200 feet in depth from the highway). The commercial development along Highway 47 is projected to increase in overall intensity by 2025 to reach an average employment density equal to the current County average of 8.25 employees per acre. Employment at the municipal offices and the school will remain approximately the same although there could be small increases associated with population growth or expanded services. The number of home-based employees currently has a ratio of 58 jobs per thousand persons age 16 and over. This ratio is held constant and applied to each of the three population scenarios. Table 20 presents employment projections for the three population scenarios.

Table 20
Employment Scenario 2:
Increased Intensity of Employment Land Uses

| Year | With Population Scenario 1 | With Population Scenario 2 | With Population Scenario 3 |
|-----------------------------------|----------------------------|----------------------------|----------------------------|
| 2004 | 967 | 967 | 967 |
| 2005 | 990 | 990 | 992 |
| 2010 | 1113 | 1116 | 1125 |
| 2015 | 1251 | 1258 | 1276 |
| 2020 | 1406 | 1418 | 1448 |
| 2025 | 1579 | 1599 | 1643 |
| Average Annual Growth Rate | 2.36 | 2.42 | 2.56 |

Source: MRCOG

A mean (average) employment number for the three population scenarios was computed for each year for the two employment scenarios. Since the differences in the employment projections between the three population scenarios were not large, it is reasonable to use the mean of each set of projections (displayed in Table 21). Given the limited amount of land available for new commercial development, any significant increase in employment within the Village will have to be a result of increased utilization and intensity of development on the commercial lands.

Future market demand that would support increased employment density or land utilization is reasonable to expect given the population growth that is occurring in Valencia County. The Village may have to be proactive to increase the density of commercial and business development and overall land utilization within rather than outside the Village. Regional markets will be particularly important to Bosque Farms since population growth within the Village under even the highest growth scenario is still somewhat modest. The economic development strategies presented in this comprehensive plan suggest various actions to pursue more intensive commercial development.

Table 21
Employment and Employment Scenarios in Bosque Farms to 2025

| Year | Employment | Constant Intensity Scenarios | Increased Intensity Scenarios |
|-----------------------------------|-------------|------------------------------|-------------------------------|
| 1995 | 940 | | |
| 2000 | 816 | | |
| 2004 | 967 | | |
| 2005 | | 971 | 991 |
| 2010 | | 994 | 1,118 |
| 2015 | | 1,018 | 1,262 |
| 2020 | | 1,042 | 1,424 |
| 2025 | | 1,068 | 1,607 |
| Average Annual Growth Rate | 0.03 | 0.47 | 2.45 |

Source: MRCOG

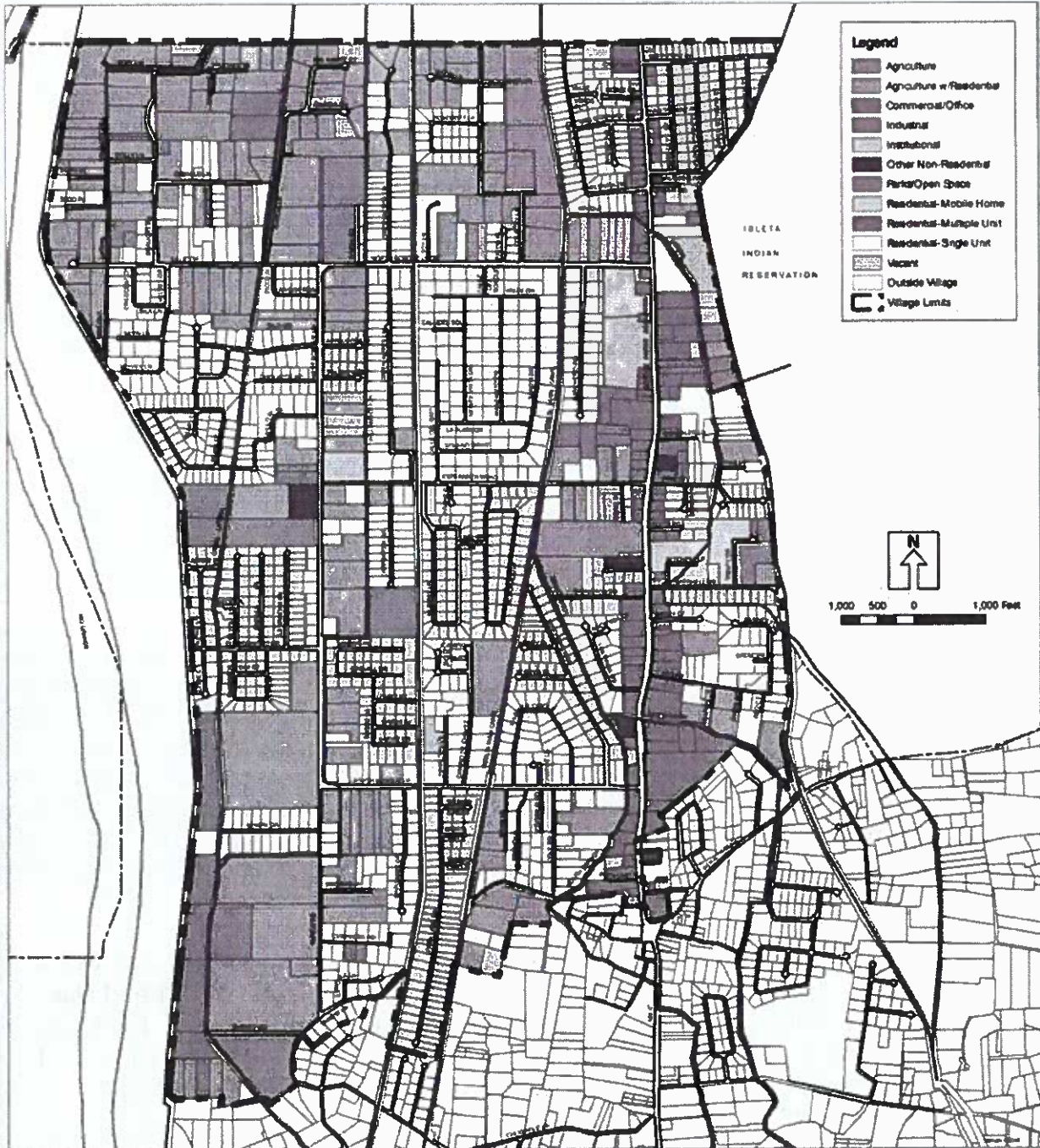
Current and Future Land Use

The arrangement or distribution of land use defines the character and physical form of a community. The success with which the Village of Bosque Farms manages land development can strongly influence the location, intensity, and use of future land development. A current Bosque Farms Land Use Map has been developed for this comprehensive plan (see Figure 9) to describe the location and extent of land use in the Village. Also, for a different perspective of the current use of land in Bosque Farms, the most recent aerial photo (March 2004) has been included in Figure 10. The Land Use Map was prepared from an extensive field survey and classification inventory of each parcel of land in the Village and was completed by the end of 2005.

The current (2005) land use map provides a graphic representation of the distribution of development within the Village of Bosque Farms. This Land Use Map is not the official Zoning Map used for regulating land use in the Village. For clarity, the Land Use Map utilizes color-coded categories of land use which are defined in Table 35. This Table also provides the calculated acreage and overall percentages of each land use category.

With references to Table 22 and the land use map displayed on Figure 9, the following observations are made. The predominant land uses in the Village are Residential (i.e., Residential Single Unit and Residential Mobile Home), comprising 46.18 percent of the total land area, and are well distributed throughout the Village. Agricultural lands (i.e., Agriculture and Agriculture with Residential) make up the second largest portion of the land in the Village with 33.04 percent of the total land area. Commercial establishments, business

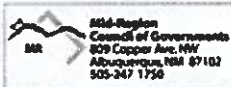
Village of Bosque Farms Comprehensive Land Use Plan



Source: Village of Bosque Farms, MRCOG

Note: This is NOT a zoning map. Zoning maps are available on request from the Village Office.

Figure 9
2005 Land Use Map



August 2006

Village of Bosque Farms Comprehensive Land Use Plan



Source: MRCOG-date of photography March 2004.

Figure 10
Aerial Photograph



February 2006

offices, and industrial land use activities (i.e., Commercial/Office and Industrial) covers nearly six percent of the total land use and are almost all clustered along Bosque Farms Boulevard. Only 1.92 percent of the land in the Village is vacant, which is very low when compared to other New Mexico municipalities (e.g., Town of Bernalillo includes 35 percent vacant land, City of Belen has 30 percent vacant land, City of Moriarty contains 28 percent vacant land and Town of Mountainair has 24 percent vacant land). The reason for a lack of vacant land in Bosque Farms is primarily due to the boundary constraints caused by the surrounding Indian lands which are abutting the Village on the western, northern, and eastern boundary. There is also a category defined as Not Classified which includes a significant proportion (11.46 percent) of the land use in Bosque Farms. Not Classified is used to describe land that is dedicated as right-of-way or public easements (i.e., roads).

Table 22
2005 Bosque Farm Land Uses

| Land Use Categories | Total Acres | Percentage |
|------------------------------|--------------------|-------------------|
| Residential Single Unit | 800.12 | 32.02 |
| Residential Mobile Home | 353.93 | 14.16 |
| Commercial/Office | 138.90 | 5.56 |
| Industrial | 10.57 | 0.42 |
| Institutional | 6.73 | 0.27 |
| Parks/Open Space | 18.41 | 0.74 |
| Other Non-Residential | 10.29 | 0.41 |
| Agriculture | 132.33 | 5.29 |
| Agriculture with Residential | 693.48 | 27.75 |
| Vacant | 47.95 | 1.92 |
| Not Classified (ROW) | 286.43 | 11.46 |
| Total | 2499.14 | 100 |

Source: Village of Bosque Farms and MRCOG

Residential Land Use Primary residential land uses occupy about 46 percent of the land in Bosque Farms. This does not include those residential units situated within lands which are used for agricultural purposes, and contain a minimum of two acres. The two acre minimum is set by the Valencia County Assessor's Office to establish eligibility for an agricultural exemption on the property tax rate. Those lands that are classified as Residential Single Unit contain conventional site-built housing and are the most common residential lands distributed throughout Bosque Farms. Lands classified as Residential Mobile Home contain manufactured housing and mobile home units, many of which are clustered into exclusive subdivisions scattered throughout the Village. Based on the land use inventory, there are currently no Residential Multiple Units located in Bosque Farms. Multiple units are generally perceived as apartments or townhouses, and have not been developed in the Village because they are not perceived as part of the rural character which is inherent in the goals and objectives for the community. All lands that are identified as Vacant are assumed to be available for

development, although less than two percent of the land is classified as such. Unless the Village annexes a considerable amount of territory to the south, Bosque Farms will probably never have vacant land as a source for new development.

Bosque Farms may be affected to some extent by residential and commercial development taking place outside of the Village limits. Communities that can generate significant new development near Bosque Farms include the following: Isleta Indian Reservation to the north, east, and west of the Village; the Village of Los Lunas to the south; and unincorporated communities such as Valencia to the south. There are no further opportunities for annexation and therefore the Village is land locked.

The Bosque Farms 2005 Land Use Map (Figure 9) should correspond to the Village Zoning Map. A side-by-side comparison indicates that the Land Use Map and the Zoning Map do match up fairly well in most cases. However, an area that does not show consistency is the southwest corner of the Village which is currently in agricultural use, but which is zoned entirely for single family residential use. Some of the largest tracts of land in the Village are located in this southwest sector of the Village. Since this area is already zoned for residential development, it has a very high potential to be subdivided to meet future housing demands in the Village. In fact, because there is very little vacant (unused) land left in the Village, most future new development will occur in areas where agricultural land is converted to residential land.

Commercial and Industrial Land Use Commercial/Office land uses currently occupy only 5.5 percent of the land in Bosque Farms. With the exception of the Village Office complex on the West Bosque Loop, most of the commercial establishments and business offices in the Village are found along Bosque Farms Boulevard. The Village has even less land in industrial use (only 0.42 percent) which is found in a few scattered parcels east of Bosque Farms Boulevard. It is expected that commercial (and perhaps industrial) land uses will increase slightly in area and density over the next twenty years. The vacant lands along or near Bosque Farms Boulevard would be prime areas for commercial or industrial development. Although preserving agricultural land ranked high in a recent community survey, it is conceivable that agricultural land might convert to commercial or industrial land particularly if it is within or near the business corridor of Bosque Farms Boulevard. It is also reasonable to expect that some of the existing commercial land use activities will be redeveloped or expanded into other commercial activities, possibly at a higher density than the current level of development.

Open Space/Recreation Land Use Parks and Open Space accounts for only a small portion of the land (0.74 percent). A public multipurpose park is located next to the community center and another (including a tennis court) is situated next to the Village Office complex. In 2011, the Village purchased an additional 2.4 acres adjacent to the multipurpose park to provide additional space for recreation. According to the recent community survey, the majority of Bosque Farms residents (60 percent) agreed that park and recreation facilities were adequate within the Village. However, a separate survey question indicated that a number of respondents believed the Village still needed more parks and recreational opportunities. Of those who answered this survey question, the majority wanted parks with ball fields, specifically baseball,

basketball, tennis, volleyball, and skate parks. There are few large parcels of vacant land that are still available to convert into public open space or recreational lands, but the Village could coordinate with the local School District to develop multiple-use recreational areas that would be accessible to the general public. Also, the Village could investigate various options to acquire more land for recreational purposes.

Agricultural Land Use Land that is dedicated to agricultural activities takes up a third of the land area in Bosque Farms (33.04 percent). The majority of the agricultural acreage however is classified as Agriculture with Residential (27.75 percent), comprised of small irrigated croplands, pastures and pens for livestock, or other small-scale farming activities located next to a residence. Most of the agricultural land is located in the northwest portion of the Village and is zoned for agricultural/residential; while some large tracts remain in the southwest area, although zoned for single-family residential.

Agriculture is embedded in the historical culture of Bosque Farms. During the 1930s, the Village had a widely-known reputation as a dairy and farming community. Since that time, much of the land has been subdivided into smaller tracts of one acre or less (currently three quarter acre minimum lot size); but the Village residents have expressed a desire to protect and maintain the agricultural land that remains. In a recent community survey, the statements "agriculture should be protected in the Village" and "Bosque Farms should continue to maintain large lots" were concepts that received the highest average score of all twelve statements. The statement, "The Village should preserve its local history and culture" had the second highest average score in the survey. There are a number of strategies by which the Village could preserve its current agricultural land. Some of the more commonly-used strategies include:

- a) creation of an administrative system for the transfer or purchase of development rights;
- b) special purpose agricultural zoning districts;
- c) agricultural land trusts; and
- d) local enforcement of the statutory "Right-to-Farm Act" (47-9-1 et seq. NMSA 1978).

The Village should investigate these and other techniques to determine which are the most reasonable strategies for Bosque Farms. The Village could employ such strategies to protect agricultural land and promote the small-scale farming activities evident in the agricultural/residential zones.

PART IV

GOALS AND OBJECTIVES

Goals are visionary statements describing the direction a community wants to go; objectives are related statements that describe how goals can be achieved. Goals and objectives are the core of a comprehensive plan and establish the basis for current programs, projects, and local regulations.

Citizen Participation Process

Citizen input by the steering committee and local citizens provided the basis for the goals and objectives. There were many opportunities for local citizens to share their opinions in the development of the comprehensive plan.

In order to help ensure adequate public participation, a steering committee consisting of local residents was formed. The committee consisted of volunteers from the Village that were appointed by the Mayor and Council. The steering committee reviewed and commented on the goals and objectives, and also reviewed maps, reports, and draft elements of the comprehensive plan.

Public input was also gathered by sending out a survey. The methodology, analysis, and results of these community surveys are documented in a report entitled Bosque Farms Community Survey (MRCOG, 2004).

In addition to the survey, a public meeting and workshop were held to give local citizens another opportunity to comment on the comprehensive plan. A goals and objectives workshop was conducted, following public notice, on November 14, 2005. A PowerPoint presentation was made by the MRCOG staff, and both written and verbal comments were gathered for consideration in revising the Goals and Objectives prior to their presentation to the Village Council. After the workshop a public meeting was held on December 15, 2005. All of these public participation activities helped to develop consensus and public support for the comprehensive plan.

Community Survey Results

The purpose of the survey was to identify crucial concerns, principles, and opinions of Bosque Farms residents. The survey was sent out to every property address located within the Village of Bosque Farms in September of 2005. Out of a total of 1,563 surveys, 339 (21.7 percent which is considered a very good rate of return for this type of survey) were returned, many with additional written comments. The questionnaire listed 12 issue statements pertaining to the future of Bosque Farms. Respondents were asked to rate those statements on a five-point scale, indicating their level of agreement or disagreement with the statement. In addition, the survey asked open-ended questions to find out what

local residents thought about village character, how to retain local businesses, and to find out what additional services and facilities were needed in the Village. Another section asked respondents to rank in priority order a list of specific actions to improve community appearance, while another section asked respondents to prioritize future public facilities.

The results of the survey indicated the following: agriculture should be protected, the voluntary program for Community Patrols should be continued, the Village should continue to maintain large lots and preserve its local history and culture, and high density housing (apartments, etc.) should not be allowed. The survey also found that in order to improve community appearance that weeds and litter should be removed and landscaping is needed along NM 47. The most desired future public facilities or services included an emergency medical response, a neighborhood watch program, and a youth development program/facility. To see the answers to open ended questions and for more detailed information related to the survey, refer to Bosque Farms Community Survey.

Overview of Goals and Objectives

The development of goals and objectives is a product of the public comments and principles that came out of steering committee meetings, public workshops and hearings, and the community survey. The formulation of goals and objectives helped to set the stage for an array of action plan recommendations, which will be explained in the next chapter (Part V). These goals and objectives may also be used to endorse future community programs and Village projects.

Although not a mandate of the Village or a legal commitment by the governing body, these goals and objectives do present a basis for specific actions which may be taken in regard to the future management and development of Bosque Farms. A resolution adopting the goals and objectives was approved by the Village of Bosque Farms on December 15, 2005 (see Appendix A).

There are a total of 15 goals and 46 objectives, which provide policy guidance as the core of the Bosque Farms Comprehensive Land Use Plan. Goals and objectives are classified in the following four categories: land use and form of development; transportation and circulation; public services and facilities; and economic development. In many cases, the development of these goals and objectives are a result of community beliefs and issues organized through the public involvement process. In other cases, goals and objectives are directly designed to upgrade the public health, safety, and welfare of the community. The numbers below that identify the objectives are solely for organizational purposes (so the objectives can be cross-referenced with the action plan recommendations later), and not for prioritization of objectives.

Adopted Goals and Objectives

Land Use and Form of Development

Goal A: Preserve the rural culture and appearance of Bosque Farms.

- Objective 1:** Protect the rural and agricultural character of residential neighborhoods by maintaining predominantly low-density housing.
- Objective 2:** Preserve open space areas for recreation, scenic values, rural character, and natural resource protection.
- Objective 3:** The Village should establish a special coordinator to organize scheduled clean-up days and maintain community-wide beautification programs to remove weeds and litter.
- Objective 4:** A two-story height limitation on all buildings in the community should be maintained to preserve the rural character.

Goal B: Establish a unique visual character for Bosque Farms Boulevard (Highway 47).

- Objective 1:** Develop a design theme for Bosque Farms Boulevard (Highway 47) with special considerations for building and structures with standardized street-side elements.
- Objective 2:** Encourage landscaping along Bosque Farms Boulevard (Highway 47).

Goal C: Maintain the current level of intensity of development in the Village.

- Objective 1:** Preserve the rural character of the Village by prohibiting multiple housing units (i.e., apartment buildings).
- Objective 2:** Concentrate and regulate commercial development along Bosque Farms Boulevard (Highway 47) to prevent disruption of residential neighborhoods.
- Objective 3:** Impose regulatory ordinances to prevent the development of incompatible or unsafe land uses.
- Objective 4:** Outside its municipal corporate limits, the Village should be assertive in regulating the concurrent jurisdiction of the

subdivisions of land within the statutory planning and platting jurisdiction.

Goal D: Ensure adequate housing and residential opportunities in the Village.

Objective 1: Investigate housing opportunities for the elderly and investigate incentives for development of retirement communities.

Objective 2: With the exception of agricultural activities, reduce any negative impacts of non-residential activities in residential neighborhoods.

Transportation and Circulation

Goal E: Maintain a street and highway network to meet current and future traffic circulation needs.

Objective 1: Maintain an up-to-date, long-range street system plan for the Village.

Objective 2: Conduct special studies and implement traffic management and control measures throughout the Village, including but not limited to: speed limits, pedestrian and equine crossings, signalized intersections, limited access, traffic calming devices, and parking restrictions.

Objective 3: Require major land development proposals to prepare a traffic impact analysis for review and approval by the Village.

Goal F: Provide a variety of transportation services and facilities.

Objective 1: Plan and develop a system of local bikeways, pedestrian, and equestrian trails with connections to regional systems where possible.

Objective 2: Encourage rideshare services such as carpooling and vanpooling that allow commuters alternative means to travel to and from work.

Objective 3: Support a Regional Transit District with the authority to provide public transit services to local citizens.

Objective 4: Support the development of an intermodal transportation center in the Village to facilitate park-and-ride, special transit

services, bus and taxi stops, passenger amenities, and linkages to commuter rail stations.

Public Services and Facilities

Goal G: Provide quality public services and available public facilities to all Bosque Farms residents.

Objective 1: Establish general policies and priorities for the future development of public facilities, including the potential for acquiring lands for public use.

Objective 2: Coordinate with other governmental agencies and establish collaborative agreements to carry out intergovernmental programs and projects that provide direct benefits to the residents of the Village.

Goal H: Protect and preserve the Village's municipal water supply system.

Objective 1: Continue to implement a water conservation program and a drought contingency plan for the Village.

Objective 2: Acquire and secure water rights to meet expected future demand.

Objective 3: Regulate the disposal and treatment of wastewater in the Village.

Objective 4: Establish a groundwater protection plan for the Village.

Objective 5: Continue to meet State and Federal water quality standards.

Goal I: Provide adequate protection from storm water and flooding.

Objective 1: Develop and implement a master drainage plan and program to protect the Village from flooding.

Objective 2: Develop a storm water pollution control plan and program.

Goal J: Maintain adequate police/fire/rescue services.

Objective 1: The Village should develop and manage a first response medical service with a high level of personnel training and travel response time.

Objective 2: Improve Insurance Service Office (ISO) rating for fire

protection services in order to decrease costs for homeowner's insurance.

Objective 3: Promote and support neighborhood watch programs and community watch patrols in the Village.

Goal K: Develop and maintain a comprehensive waste management system for the Village.

Objective 1: The Village should maintain and improve the wastewater treatment facility and provide secure back-up systems for the treatment plant.

Objective 2: Maintain the most efficient and most economical methods of solid waste collection, transportation, and disposal of solid waste generated in the Village, including the regionalization of solid waste systems.

Objective 3: Provide local facilities for the recycling and reuse of solid waste, including large item pick up, generated in the Village.

Objective 4: Establish a household hazardous waste program for the residents of the Village.

Objective 5: Maintain coordinated animal control regulations in the Village to protect the health and safety of residents.

Goal L: Expand and improve health and social services in the Village.

Objective 1: Expand the Community Center activities and programs to serve all the residents of the Village.

Objective 2: Provide support to improve urgent care and emergency medical services and facilities available to the residents of the Village.

Objective 3: Develop and maintain a disaster preparedness plan with community evacuation procedures for response to natural and human caused disasters.

Goal M: Establish a master plan for recreational programs and facilities.

Objective 1: Prepare and adopt a master plan for recreation.

Objective 2: Expand the youth programs in the Village.

Economic Development

Goal N: Support local business development.

Objective 1: Investigate the ability to provide regulatory relief as an incentive to retain and expand local business.

Objective 2: Promote adult education and literacy programs to improve the local workforce.

Objective 3: Continue to promote and participate in local festivals, cultural activities, and other special events.

Goal O: Recruit new business and industry.

Objective 1: Collaborate with the local business community to establish an economic development entity with authority to seek and attract new businesses to the Village.

Objective 2: Assist new business prospects in understanding the application process for establishing a new business in the Village.

PART V

ACTION PLAN RECOMMENDATIONS

While goals and objectives establish the guiding principles of the comprehensive plan, the action plan recommendations lay out specific actions that may be undertaken by the Village, typically identifying the responsible party or parties, and providing details considered necessary for implementation. The overall combination of goals, objectives, and action plan recommendations in this comprehensive plan portray a community vision of the future of Bosque Farms, and document a basis for governmental policy and decisions regarding the ongoing development of Bosque Farms.

The formulation of these action plan recommendations followed a similar process that was used in the development of the goals and objectives for this comprehensive plan. The steering committee met on numerous occasions to develop, discuss, and edit the recommendation statements. Linkages were maintained with the approved goals and objectives, so that the action plan recommendations were directly associated with the visionary nature of the goals and objectives. Other information obtained through public opinion surveys, extensive staff research, and statistical data analysis provided additional sources for writing the recommendations.

A special public workshop was conducted to present the preliminary draft of the recommendations and to give Village residents an opportunity to comment and suggest changes. The action plan recommendations workshop was held on February 8, 2006, following public notice. At the workshop, MRCOG staff gave a PowerPoint presentation, and solicited public comments for consideration in revising the action plan recommendations. Following the workshop, a public hearing was conducted by the Village Council, and on February 16, 2006, the action plan recommendations were approved by the Village Council.

In the fall of 2012 and spring of 2013, the Village held a public workshop to discuss the updating of the Comprehensive Land Use Plan. The general consensus was that the 2006 plan was still applicable. The demographic information was in need of updating now that the 2010 U.S. Census data have been published. More lengthy discussions occurred regarding the potential future use of the newly acquired recreation property adjacent to the multipurpose recreation facility. The recommendations in this Plan have been updated from the 2006 Plan based on the outcome of the 2012 and 2013 workshops.

Overview of Recommendations

The action plan recommendations are presented below. There are a total of 23 recommendations, which identify specific courses of action that may be

taken by or on behalf of the Village Council within the next 20 years. Each recommendation consists of an action statement written in bold letters, accompanied by a brief but detailed explanation describing the background and a range of options available to carry out the intent of the action. These action plan recommendations are presented in numerical order for purposes of organization and common reference, but do not indicate a priority or level of significance for any single recommendation relative to another.

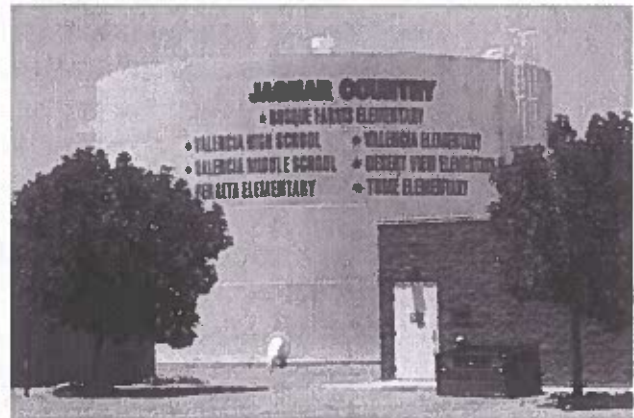
The action plan recommendations have been classified and arranged into the following four categories: land development strategies; transportation strategies; public service strategies, and economic development strategies. Again, there is no priority or level of importance implied by these categories. The actual implementation of these recommendations is discussed in Part VI of this comprehensive plan.

Adopted Recommendations

Land Development Strategies

- 1) The Village should adopt and implement a policy for land acquisition and a master plan for future public facilities.**

With the construction of new police and fire department facilities at the Village office complex, Bosque Farms should have adequate space for these important public services for the present time and probably well into the future. Nevertheless, there are other public services and facilities that need to be improved or expanded; and there may be a need for the Village to acquire additional land for public use.



Water tank in Bosque Farms

In order to best determine the priorities for such an improvement program, the Village should prepare a master plan for public facilities based on the anticipated needs of the projected population for the next 20 or 25 years. A public facilities master plan would identify a capital improvement program, estimate the construction and operational costs of the facility improvements, and establish policies and priorities for implementation of Village programs and projects. One of the advantages of having a public facilities master plan is that it would provide a basis for justifying public projects and investigating funding sources and mechanisms to be used for future development of facilities and advanced acquisition of property if deemed necessary.

In 2011, the Village purchased 2.4 acres of land directly south of the existing multipurpose recreational park off of North Bosque Loop and adjacent to the Community Center. The property contained old, antiquated structures that were removed. Hazardous substances (e.g., asbestos) were also removed. Weeds and debris were also removed. The property has many trees but does not have any ground cover per se (e.g., grass/turf). At the public workshop held in the fall of 2012, future use of the property was discussed. Ideas for use of the property included:

- Construction of a multipurpose community recreational facility that would facilitate indoor sports (e.g., basketball), dances, elections, etc. A discussion of the cost of operations and maintenance concluded that this may not be an option in the near term.
- Construction of tennis courts to consolidate sporting activities at the multipurpose park. This option was dissuaded in favor of resurfacing the existing two tennis courts at the municipal complex.
- Construction of additional parking area. The general consensus was that additional parking is needed, but utilizing the property for other recreational purposes was more important.
- Facilitation of a community garden. Discussion centered on the amount of effort to coordinate the activities and secure access. A farmers market option was also discussed. In 2012 a farmers market began using the property on Saturdays.
- Construct a miniature golf course. A discussion of the cost of operations and maintenance concluded that this may not be an option in the near term.
- Construction of a community pool. Many residents are interested in a community pool. The discussion included the topic of liability. The New Mexico Municipal League, the entity that insures the Village, had previously been consulted on this matter and advised that liability is not really an issue for public pools and the insurance premium is on the order of two thousand dollars. However, the cost of operations and maintenance is quite substantial. The workshop participants concluded that this may not be an option in the near term.
- Construction of a performance pavilion. This option was the most popular. Retaining the trees and park atmosphere were deemed important. Regular concert performances by bands and other entertainment were deemed desirable activities.

2) The Village needs to establish a detailed procedure and approval criteria for major development proposals, consisting of an impact assessment and coordination among relevant departments and agencies.

The potential for new business development in Bosque Farms is sometimes diminished due to uncertainties over the various reviews and

permitting requirements for constructing or improving buildings and structures for business-related activities. There may be local, county, state, or federal standards and procedures that must be met in order to start a new business in the Village. Consequently, it is recommended that the Village establish standard administrative guidelines and procedures for Village staff and committees to apply in a consistent manner for development review. Such guidelines should be in writing and should ensure coordination among departments and agencies involved in the development review. In preparing guidelines and procedures for major development review and approval, the Village should also consider special objectives to benefit the community, such as:

- a) protecting residential neighborhoods from negative impacts caused by non-residential development;
- b) mitigating the traffic impacts caused by large scale developments;
- c) utilization of intergovernmental agreements, if appropriate; and
- d) establishment of special assessment districts for supplemental funding of projects.

3) Commercial zoning regulations should be revised to provide incentives for business, commercial, and retail activities with direct access to Bosque Farms Boulevard (Highway 47).

Virtually all of the property abutting Bosque Farms Boulevard is zoned for commercial land use activities and business development. The Village should provide incentives through the zoning and other regulatory ordinances in order to attract new development and enhance existing commercial and business enterprises along the Bosque Farms Boulevard.



Bosque Farms Boulevard (NM 47)

It is recommended that the Village investigate and evaluate various land use management techniques to provide regulatory relief or other incentives to improve the business climate. Some possible techniques for consideration are as follows:

- a) reducing or eliminating the Village-wide minimum lot size (3/4 acre) in commercial zones to encourage land subdivisions into smaller lots for business and retail purposes (this was addressed in a Zoning Ordinance update, 10-1-5.J.4 on 5/01/2006);
- b) commercial zoning regulations and standards which allow for more flexibility in terms of clustering and mixed use development;
- c) adding pedestrian amenities along Highway 47 to enable parking and walking to multiple destinations and activities along the commercial corridor; and

- d) develop a special design theme for buildings and structures along Bosque Farms Boulevard.

The Village adopted an Local Economic Development Ordinance that allows the negotiation of tax and other incentives for businesses considering a move to Bosque Farms. The Ordinance spells out formal review requirements for such requests, as well as the arrangements for an agreement.

4) Establish joint powers agreements with Valencia County and the Village of Los Lunas regarding the review and approval of subdivision plats within the designated Planning and Platting Jurisdiction of the Village of Bosque Farms.

The New Mexico Statutes designate a planning and platting jurisdiction for all municipalities (3-19-5 NMSA 1978). For the Village of Bosque Farms, the planning and platting jurisdiction includes all land within the municipal corporate limits, plus all land outside the corporate limits within three miles of the boundary, but not within the boundaries of another municipality (i.e., Village of Los Lunas). Where planning and platting jurisdictions overlap, an "equidistant" line must be established between the municipalities to designate the appropriate planning authorities.



Bosque Farms aerial photo with boundary line

An important aspect of a municipal planning and platting jurisdiction is the local authority and responsibility to review and approve proposed subdivisions of land. In the portion of the planning and platting jurisdiction that lies outside the Village, a concurrent jurisdiction exists where proposed subdivisions require independent approval by both the municipality and the county prior to official filing of the plat with the County Clerk.

It is recommended that the Village maintain an up-to-date map delineating the planning and platting jurisdiction for the Village; and a current version of such map should be filed with the Valencia County Clerk. Also, in order to prepare such a map, an equidistant boundary line should be established by a formal Joint Powers Agreement between the Village of Bosque Farms and the Village of Los Lunas. Lastly, it is recommended that an inter-local planning agreement (i.e., Memorandum of Understanding) be adopted by the Village and Valencia County

containing procedures for reviewing proposed development plans as well as subdivisions within the concurrent jurisdiction of the County and the Village.

With the incorporation of the Town of Peralta in 2007, there is little property that falls into this jurisdiction. But it is retained as a goal for those instances that still may apply.

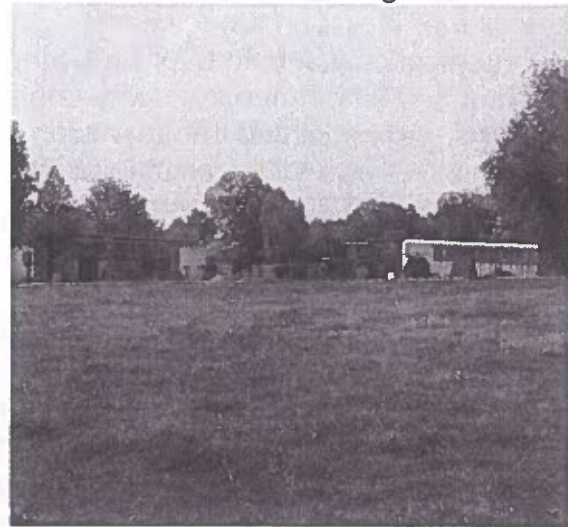
- 5) The condemnation powers of eminent domain must be used only for purposes of protecting the public health and safety of the residents of Bosque Farms in any case where there is a taking of private property for public use.**

The Village Council adopted a resolution (#597-05) in July of 2005 stating the policy and position of the governing body regarding the use of eminent domain to acquire (i.e., condemn) private property for public use. Both the Constitutions of the United States and New Mexico authorize the use of eminent domain in order to take private property for public use provided there is just compensation for the property taken. The resolution adopted by the Village limits the use of eminent domain by the Village for purposes of taking private property for public use only when public health or safety of residents is threatened. The definition of a threat to public health or safety would likely be determined on a case-specific basis should the Village seek to acquire land for public facilities in the future. Obviously, there are other options for acquiring land for public use such as the purchase of land from a willing seller, or accepting a donation of land from a private property owner.

- 6) Review and adopt land management regulations and programs intended to protect the rural character of the Village.**

Preserving rural or small town character was rated high in priority based on the opinion survey conducted during the development of this Comprehensive Plan (refer to Part IV of this document). Furthermore, the historical trend of diminishing agricultural lands in the Village is expected to continue due to ongoing demands for local residential development. It is recommended that the Village governing body and planning commission continually review the land use regulations and community programs in order to ensure the protection and preservation of the

rural character in the Village.



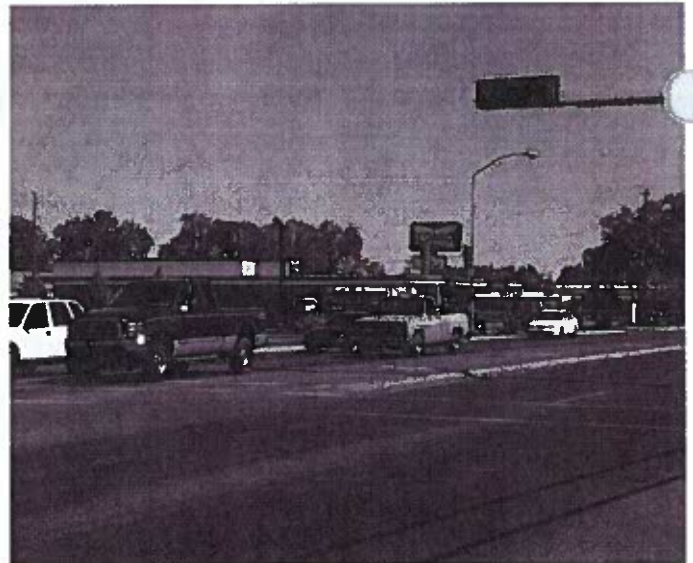
Bosque Farms Rural Residential

Currently, there are regulations in place that were designed to maintain a low density, predominantly rural residential form of development in the Village. The implementation of such regulations, however, requires strict administration and enforcement to be carried out by the Village governing body and staff. It would benefit the Village to conduct nation-wide research to identify new techniques and incentives for preserving the rural characteristics of the community. New zoning techniques might involve performance zoning, form-based codes, and special purpose districts. The preservation of open space and agricultural lands might be achieved through various techniques such as transfer or purchase of development rights, conservation easements, and the creation of agricultural land trusts. Without committing major resources, the Village could assign staff or volunteers to coordinate community activities that maintain, improve, and enhance the rural appearance of the Village through beautification programs, nuisance abatement, weed control, and litter pick-up campaigns.

Transportation Strategies

- 7) Prepare and adopt a local procedure for assessing transportation needs, identifying viable projects, and establishing priorities for road and transportation improvements in the Village.**

Maintaining the most effective and cost-efficient transportation system for the Village requires an organized process of needs assessment, alternatives analysis, and establishment of priorities for improvement projects. In order to carry out a local transportation planning process, it is recommended that the Village create a special organizational structure for preparing short and long range transportation plans. An appointed transportation committee or a subcommittee of the Planning and Zoning Commission might serve that purpose.



Traffic on Bosque Farms Boulevard (NM 47)

With the creation of an organizational structure for local transportation systems, two basic objectives can be accomplished: 1) implementing a consistent process for developing and adopting a long range transportation plan, and 2) establishing a transportation improvement program with criteria for selecting the most effective projects to improve circulation in the Village. A long range transportation plan generally sets a horizon of twenty or more years while a transportation improvement program is often a five- or six-year listing of priorities for capital construction and maintenance projects.

8) Investigate the feasibility of locating a transportation center in the Village to support transit and ridesharing programs and activities.

In anticipation of future increases in the traffic flow through the Village, efforts should be undertaken by the Village to improve the efficiency of the local transportation systems, particularly in regard to commuter and other non-local trips. The 2000 Census revealed that more than 80 percent of the employed residents of Bosque Farms traveled to jobs outside of the Village. Also, nearly 80 percent of all employed residents drove alone to their jobs, regardless of where the job was located. Given these statistics, it would be reasonable for the Village to consider the feasibility of establishing mass transportation systems and encouraging ride-sharing in the local area. A fundamental transportation systems objective would be to increase the vehicle occupancy rates in order to reduce the number of vehicles on the roads.

The most effective strategy for the Village in terms of improving the people moving systems would be to promote transit and ridesharing opportunities within the Village limits. It is recommended that the Village investigate the potential for developing a transportation center or focal point near Bosque Farms Boulevard to support park-and-ride activities and provide a single location for transit pick-ups within the Village. A designated community transportation hub is becoming more common in towns and villages throughout the United States, often starting as nothing more than a common parking lot which is improved over time with added amenities such as lighting, security fencing, and shelters for waiting passengers. It is also recommended that the Village participate in the Mid-Region Transit District being formed in the Albuquerque metropolitan area, which includes Valencia County. The Village entered into a Memorandum of Understanding with the Mid-Region Council of Governments to seek funding to create a park-and-ride facility that would tie into the RailRunner train system and allow commercial activity at the same site on February 25, 2009.

9) Conduct various safety studies to improve traffic management and control throughout the Village.

Many of the traffic problems in the Village are related to public safety, particularly where there is a mingling of vehicles and pedestrians. As in most rural communities, traffic management and control is minimal or inadequate to satisfy the concerns of the residents. Therefore, it is recommended that the Village should conduct or sponsor traffic safety studies to identify the most appropriate and cost effective measures to protect the public from the dangerous impacts of traffic movement and congestion. Several special studies should be considered and prioritized for the future:

- a) periodic vehicle speed safety studies conducted for all roads and highways in the Village;

- b) evaluation and identification of the most feasible pedestrian and equine crossings on major roads in the Village;
- c) evaluation of the functions of major intersections in the Village for potential redesign in order to improve traffic flow and turning movements;
- d) engineering design studies for traffic and pedestrian circulation in certain congested areas such as schools, community facilities, churches, etc. to develop design solutions;
- e) evaluation of the use of restricted access roadways in the Village;
- f) investigation of the use of traffic calming devices on select roads in the Village;
- g) a parking management study for the major roads and highways in the Village; and
- h) greater application of traffic impact studies for future development proposals.

10) Prepare and adopt a Village Trails Plan with connections to regional systems.

Transportation plans and programs for the Village should be comprehensive and include multi-modal elements. Although a network of roads and highways for automobiles is predominant in the local transportation system, there should be alternatives available for mass transit as well as non-vehicular transportation. With emphasis on the non-vehicular transportation modes, it is recommended that the Village adopt a master plan for trails in the community. Trails are typically intended for use as bikeways, walkways, and equestrian travel. Usually, equestrian trails are separate from pedestrian walkways and bikeways; and motorized vehicles should be prohibited from any such trails. In Bosque Farms,

there are opportunities to connect to regional or county-wide trail networks, such as the proposed Rio Grande Bosque Trail or the Valencia County Bikeways System.



Bosque Loop Trail

Public Service Strategies

11) The Village should continually set priorities and strategies to ensure

the highest quality of services in the community.

Providing public services and maintaining public facilities for residents is a major responsibility of the Village governing body. Because of limited financial resources to meet all the needs and demands of the community, and due to continually changing circumstances, it becomes necessary to the Village leaders to set priorities and develop strategies for providing the highest quality of public services and facilities in the community. Developing priorities and strategies regarding the most appropriate level of services is an ongoing task for the Village, and as such, should be reviewed on an annual basis. The following selection of actions is recommended for consideration by the Village Council to maintain up-to-date policies to guide the provision of services and facilities that are currently most important to the community:

- a) conduct an annual review to ensure the highest quality of equipment in the community;
- b) continue to maintain and improve the fire protection capabilities in the Village to achieve a better ISO rating;
- c) establish a capital improvement program for new or expanded recreational facilities in the Village;
- d) develop and maintain a Village website that provides public access to current information about the Village and community activities;
- e) implement the police department's three-year plan for law enforcement activities in the Village;
- f) promote and support neighborhood watch programs and community watch patrols in the Village;
- g) coordinate the Village's Infrastructure Capital Improvement Program (ICIP) with the Recommendations established for this Comprehensive Land Use Plan;
- h) ensure dedicated or committed funding resources for all services; and
- i) be proactive on the maintenance of the Village water and sewer services and infrastructure.

12) The Village should investigate options regarding compliance with State and Federal water quality standards for the Village water supply system.

The drinking water supply for the Village of Bosque Farms comes exclusively from groundwater sources and must meet federal and state water quality standards. Generally, the groundwater in the middle Rio Grande Basin meets all of the water quality standards of the U. S. Environmental Protection Agency, but may contain trace elements of naturally occurring constituents that exceed the federal drinking water standards. In such cases where the Bosque Farms water supply system is not in compliance with either federal or state drinking water standards, it is recommended that the Village vigorously investigate options and alternative solutions regarding compliance with mandated water quality standards.

The dominant water quality issue currently facing the Village, and many other communities in New Mexico, is how to achieve compliance with the federal arsenic standard of 10 parts per billion (ppb), effective January 2006, unless granted an extension due to technical or economic hardship. Bosque Farms has been right at the limit the last several times that water quality measurements have been taken.

13) Continue to improve the efficiency and cost effectiveness of solid waste management in the Village.

Currently, the Village contracts for solid waste services. The solid waste contractor provides standard residential and commercial pickup and disposal to an out-of-county landfill. In order to ensure the most efficient and cost effective local solid waste services, it is recommended that a comprehensive study on solid waste management be conducted by the Village to evaluate the collection, transportation, and disposal of solid waste. In addition, the Village should investigate and consider the feasibility of adding or improving various specialized programs for solid waste management, such as:

- a) programs for large item pick-up and disposal;
- b) seasonal community clean-up days;
- c) recycling programs for residents; and
- d) a household hazardous waste program.

14) A Disaster Preparedness and Hazards Mitigation Plan needs to be adopted and maintained by the Village.

An Emergency Response Plan for the Village of Bosque Farms was prepared in 2005 to comply with the federal Bioterrorism Act (PL 107-188, the Public Health Security and Bioterrorism Preparedness and Response Act of 2002). The primary purpose of that Emergency Response Plan was to conduct a complete review the Village's water utility system, and identify emergency procedures to utilize alternative water supply sources in the event of the contamination or loss of the Village's existing water sources. The Emergency Response Plan contains a listing of major events that are potential threats to the water system:

- a) construction accidents;
- b) transportation accidents;
- c) wildfires and structure fires;
- d) hazardous materials release;
- e) severe weather;
- f) waterborne diseases; and
- g) acts of vandalism and terrorism.

Although the safety and security of the community's drinking water is a critical issue, there are other objectives in planning for emergencies that should be considered. It is therefore recommended that the Village develop a more comprehensive Disaster Preparedness and Hazards Mitigation Plan that ensures

coordination of communication systems within and outside the Village during emergency events. The Village Fire Department and law enforcement agencies should be major contributors to such a Plan; and a high priority should be placed on improved first response capabilities for medical services. Disaster preparedness should also include regional evacuation scenarios affecting traffic flow through the Village, which may be generated elsewhere.

State and federal homeland security programs can be adopted by reference, if appropriate. It is important that the elected officials and staff be knowledgeable about the procedures to qualify for and receive financial assistance following the declaration of an emergency or disaster affecting the Village.

15) Prepare and adopt a Recreation Facilities Master Plan for the Village.

The Village of Bosque Farms owns and manages two public parks for mostly passive (except for tennis courts next to the Village office complex) recreational activities such as picnics and social gatherings. Based on a public opinion survey conducted during the development of this Comprehensive Plan, there is a sufficient desire expressed among residents for additional recreation facilities within the community. A wide range of recreational facilities were suggested, with ball fields, specifically baseball, basketball, tennis, volleyball, and skate parks at the top of the list.

Because of the relatively high costs of building and maintaining recreational facilities, it is recommended that the Village develop a master plan for the future development of all types of recreational facilities and programs for the residents of the Village. A master recreation plan should be based on more extensive preference surveys of residents, should assess needs based on population characteristics, and should include the estimated capital and operational costs for each proposed facility. Proposed recreational facilities might include parks, multi-purpose play fields, hard surface courts, and indoor facilities.

Also, due to a significant desire for a swimming pool expressed in the public opinion survey, it is further recommended that a special study be conducted to determine whether and when a publicly owned and operated swimming pool for the community might be feasible. In developing a master plan for recreation and public open space, the Village should consider partnerships with schools and other governmental organizations to consolidate resources for the operations and maintenance of recreational facilities.

As mentioned in goal 1 above, the Village has acquired additional property for recreational purposes. A public workshop held in the fall of 2012 discussed options for use of the property. The most desired option was the construction of a recreational pavilion that could be used for public concerts.

16) Appoint a special, ad hoc committee to research and develop strategies concerning services and facilities for the elderly, including but not limited to housing, transportation, recreation, and health care.

The relatively high median age and significant numbers of elderly residents in Bosque Farms are statistical indicators that the Village needs to emphasize planning for services and facilities for its senior citizens. National and regional trends forecast a growing percentage of elderly people within the general population. These demographic statistics suggest the need for special consideration to ensure adequate services and facilities for the elderly in the future. It is therefore recommended that the Village establish a special, ad hoc committee to assess the needs of elderly residents in the community and recommend projects, services, and programs on their behalf. This committee can also include the more general needs of handicapped individuals, since they often have similar problems of the elderly population, such as limited mobility. Some of the important tasks that should be undertaken by the committee include the following:

- a) Investigate the feasibility of special housing opportunities for the elderly residents of Bosque Farms and identify the potential and possible incentives for retirement communities;
- b) Support planning and programs for all types of transit and mobility services for the elderly and handicapped;
- c) Expand the capabilities of the Bosque Farms Community Center to provide a greater range of programs for the elderly;
- d) Promote the development of medical and healthcare services and facilities within the Village; and
- e) Ensure adequate handicapped services and facilities (i.e., restricted parking and walkway ramps) throughout the Village, and make every effort to comply with ADA regulations.

In 2012, the Village performed a major remodeling effort to the Community Center. This was funded by a Community Development Block Grant. The facility was upgraded to meet ADA regulations. The bathrooms were completely remodeled. The entry area was made ADA compliant. New flooring, paint and a new roof were also included. The parking lot was also reworked for better drainage and handicapped parking. These improvements have helped increase usage of the facility.

17) Continue to improve the water resource management program for the Village.

Water resource management is an important responsibility of the Village government. In addition to providing water safe for drinking to local residents and businesses, there is a necessary obligation to protect and preserve the sources of water for the community. Because Bosque Farms is located within

the Rio Grande Valley floodplain, the shallow groundwater level is vulnerable to any land use activities that might contaminate the aquifer as a consequence of spills or leaching of hazardous materials through soils and into the groundwater.

As a water provider, the Village should continue to improve and expand its water resource management program, and promote the preservation and sustainable use of water as a limited natural resource. Some of the key elements of a water resource management program are:

- a) water conservation regulations and incentives to reduce water consumption;
- b) emergency water shortage procedures;
- c) water waste penalties;
- d) protection of water rights held by the Village;
- e) wastewater collection and treatment;
- f) groundwater protection; and
- g) strict enforcement in wellhead protection zones.

The Village should encourage or provide incentives to all residents to connect to the water and wastewater systems. In most cases, a community water system with deep water wells can provide safer water quality than individual domestic wells which are often susceptible to groundwater pollution from contaminants typically found in the upper levels of shallow water tables in the Rio Grande valley. In addition, the Village should continue to improve the functions of its wastewater treatment facilities, and provide secure back-up systems for the treatment plant.

18) Develop and implement a storm water management plan for the Village.

The Village of Bosque Farms is a participant in the National Flood Insurance Program and is subject to requirements administered by the Federal Emergency Management Agency (FEMA). Most of the lands in the Village are designated as flood-prone areas which must be regulated whenever new development occurs in those areas. The Village should continue to enforce a flood plain management program in order to maintain eligibility for subsidized flood insurance by policy holders in the Village.

Although flooding has not occurred in recent times, there is a history of flooding in the Village, and the potential for future flooding is high due to the geography of low-lying areas in the valley that have poor drainage. Floodwaters in Bosque Farms can originate from river overflow, runoff from the mountains to the east, breaks in irrigation canals, or from a high intensity storm resulting in direct precipitation on the Village. Therefore, a storm water drainage master plan should be developed for the Village; and efforts should be made to control or mitigate the damaging effects of floodwaters. A drainage master plan should include an evaluation of the utility and design of flood control structures, an

analysis of the effectiveness of on-site retention of storm water, and consideration of non-structural techniques to minimize pollution carried by storm waters.

In order to protect the community from storm water pollution, the Village should review and enforce land use regulations on storage, handling, containment, and treatment of waste materials in commercial and industrial areas. The concern is that release of such waste materials may find its way into the shallow ground water aquifer by leaching through the soils.



Bosque Farms Ditch

19) Make improvements to the Community Center and the Library.

The Village is fortunate to have a Community Center and a Public Library which are facilities that are in high demand by the residents and are heavily used by the public. Both of these facilities, however, are limited in size for the growing and diverse needs of the community.

It is recommended that the Village pursue funding opportunities to enhance the Community Center and the Public Library. Along with funding for facility improvements, there should be a corresponding expansion of programs that would benefit all Village residents, and particularly those focused on youth activities. It is also recommended that the programs associated with the Community Center and the Library become collaborative efforts by bringing in partners such as the

Los Lunas Public School District, the County, and the University of New Mexico Valencia Campus.



Bosque Farms Public Library

As mentioned in Goal 16, the Village received funding to upgrade the Community Center to bring it into compliance with ADA rules. This was a much needed renovation.

The Village received capital outlay monies from the New Mexico State

Legislature and the Governor to build an addition. The addition is 2,000 square feet and includes a performance space, a meeting room and new bathrooms. The facility better accommodates students for study group sessions, as well as tutoring opportunities, which were activities not well suited to the existing library space. The existing library has undergone a minor upgrade as well, with the installation of new carpeting and fresh paint. There is new emphasis on community programs to be made available in the performance space.

Economic Development Strategies

- 20) In order to improve appearance and attract business to the Highway 47 corridor, the Village should promote street trees and landscaping along Bosque Farms Boulevard.**

Bosque Farms Boulevard is the "Main Street" corridor for the Village. Driving along this corridor presents an initial and lasting impression of the character of the community, and provides direct access to virtually all of the local commercial and business establishments. Because this corridor serves as the central business district for the Village and to some extent the surrounding region, major efforts should be made to maintain an appearance that is appealing and attractive to travelers on the Boulevard and to potential business customers and clientele.

One of the more cost effective strategies for improving the appearance of commercial and business frontage is to simply add landscaping. In addition to the visual benefits, landscaping with street trees creates pedestrian amenities in the form of shade and walking comfort along the sidewalks. There are various incentives that may be applied to property owners along the Boulevard to encourage more landscaping, even if it is privately maintained. In order to research, evaluate, and select practical approaches to highway and pedestrian oriented landscaping, it is recommended that the Village governing body appoint a community landscaping committee. Such a committee could develop landscape guidelines, recommend voluntary programs, and identify potential funding sources for landscaping projects.

It is further recommended that the community landscaping committee investigate the feasibility of granting special exemptions for commercial and business properties located on Bosque Farms Boulevard to encourage the watering of street trees and other outdoor landscaping of properties abutting Bosque Farms Boulevard. A Village ordinance restricts drinking water system usage to indoor household use; however, the Village drinking water system discourages outdoor watering by tying wastewater fees to metered water usage.



Bosque Farms Boulevard (NM 47)

21) The regulatory and licensing process for new businesses in the Village should be streamlined, simplified, and coordinated with all relevant agencies.

There have been concerns expressed by businesses entrepreneurs intending to locate in the Village of Bosque Farms that the development review and licensing/permitting process is complicated, time consuming, and often confusing. It is therefore recommended that the Village seek to clarify the procedures for new business start-ups and redevelopment of business and commercial establishments. A standardized regulatory process for the construction of new development or redevelopment in the Village should be streamlined, simplified, and coordinated with the relevant agencies that are involved in the permitting of construction proposals.

A published information package for developers should be prepared by the Village staff or a contractor to provide guidelines containing check lists, references to relevant design and construction standards, and essential contacts for reviewing and licensing agencies. The Village needs to be proactive in strengthening the consultation process for new business development and existing business improvements and expansion proposals.

22) The Village should appoint a standing Economic Development Committee to develop recommendations for the governing body to improve the local economy.

Maintaining a strong economy and a healthy business climate in the Village is crucial to the local governing body in order to support an effective level of operations and provide facilities and services in demand by the community. It is recommended that a standing, or permanent, committee be established as the principal advisory group for the Village with the knowledge and expertise to define economic development issues and to recommend actions or programs to

improve the local economy. Such a committee should be comprised of local business representatives, educators, financial experts, and economic development specialists. The economic development committee should be authorized to collaborate with the local and regional business communities and participate in related organizations. The committee might also undertake special tasks such as developing recruitment strategies for bringing in new businesses and employers, or providing guidance and coordination in the production of local festivals and community events to increase local business activities.

The Village established an Economic Development Committee in 2005. This Committee applied for and received Certified Community Initiative (CCI) status with the New Mexico Economic Development Department (NMEDD) starting in 2006. The NMEDD provided a \$4,000 or \$5,000 grant to the Village each year that they participated in the CCI program. This money helped fund a new, high-quality economic development website (http://bosquefarmsnm.gov/Econ_Dev/). A quality web site is one of the top recommendations for influencing economic development. The web site has already helped land a major nation-wide retail provider that moved to Bosque Farms in early 2012. In addition, the grant monies also helped fund advertising. The Village used the CCI funds to contract an economic development consultant to provide advice on efforts to enhance economic development in the Village. A major recommendation from the consultant was to establish a "go-to event" for Bosque Farms that would give the Village name recognition. An example of a successful "go-to event" is the Bernalillo Wine Festival. The Bosque Farms event would need to be unique in order to achieve the desired effect of branding the Bosque Farms name. The Village Governing Body also passed a Local Economic Development Ordinance that allows the Village to negotiate incentives to negotiate businesses to locate in the Village. In 2012, the NMEDD changed the ground rules for participation in the CCI program. It is now a requirement that any participating entity must hire a full-time economic development staffer within a two year period of receiving funds. The Village of Bosque Farms cannot afford such an addition to staffing. This is an unfortunate turn of events. The CCI funds were much welcome and helped the Village immensely.

23) Provide support for adult education and job training programs for Village residents.

The Village should work in cooperation with local businesses and educational institutions in Valencia County to promote and support continuing educational opportunities and job training classes for the residents. It is recommended that the Village seek partnerships with other organizations to maximize available resources and contribute to the improvement of the local labor force through adult education and training programs.

PART VI

IMPLEMENTATION OF THE PLAN

The success of this Comprehensive Plan is dependent on the initiative and directions taken by the Village governing body to implement the Action Plan Recommendations as presented in Part V of this document. Individual recommendations may be carried out only to the extent that the Village has adequate resources and there is a demonstrated need to pursue the specified actions. Realistically, the Village may already be involved in a number of the recommended actions to some extent either through the current level of operations or under an existing program or project. Nevertheless, decisions to implement any or all of the recommended actions stated in this comprehensive plan are ultimately subject to the policies and initiatives carried out by the Village Mayor and Council. If used appropriately, a comprehensive plan should be thoroughly reviewed and revised every five years in order to remain current and relevant to the evolution of the community.

Establishing Priorities

It is the role of the Village governing body to determine priorities for implementation of this comprehensive plan; and to carry out appropriate land development and community program policies. Actions and decisions to implement this comprehensive plan must be relative to factors such as overall costs, staffing capability, organizational structure of the Village government, ease of implementation, time scheduling, and current policies of the existing Village Council or future policies that may be established by a succeeding Village governing body.

Implementation Strategies

Some of these action recommendations may already be in effect while others can or should be initiated or achieved within the next five years. Yet other recommendations may be long term or subject to later consideration in ten or 20 years, or until sufficient funding becomes available.

In order to provide decision-making guidance to the Village on setting priorities and carrying out any of the Action Plan Recommendations of this comprehensive plan, an abbreviated matrix chart has been constructed and is provided in Table 23. This table contains the entire list of recommendations and briefly identifies potential actions and some relative considerations for implementation. This Table also provides a linkage or correlation between the adopted goals and objectives with each of the recommendation statements. The intent of this Table is to provide an easy reference framework of the action plan recommendations for reviewing and clarifying development policy, and for the programming of operations, projects, and services of the Village government.

Table 23
VILLAGE OF BOSQUE FARMS COMPREHENSIVE PLAN
Action Plan Recommendations: Implementation Table

| No. | Recommendation Statement | Linkage to Goals and Objectives* | Potential Actions | Considerations |
|-----|---|----------------------------------|--|---|
| 1 | The Village should adopt and implement a policy for land acquisition and a master plan for future public facilities. | G-1 | <ul style="list-style-type: none"> Public Facilities Master Plan Investigate funding mechanisms Adopt a land acquisition policy | Policy definition. Adopt special plan. Special studies. |
| 2 | The Village needs to establish a detailed procedure and approval criteria for major development proposals, consisting of an impact assessment and coordination among relevant departments and agencies. | D-2, E-3, G-2 | <ul style="list-style-type: none"> Administrative guidelines/procedures Develop impact analysis procedures Intergovernmental agreements Special Assessment Districts | Procedural changes. Collaboration. |
| 3 | Commercial zoning regulations should be revised to provide incentives for business, commercial, and retail activities with direct access to Bosque Farms Boulevard (Highway 47). | B-1, B-2, C-2 | <ul style="list-style-type: none"> Revise commercial zoning regulations Design theme for Bosque Farms Blvd. | Special Studies. New zoning concepts. |
| 4 | Establish joint powers agreements with Valencia County and the Village of Los Lunas regarding the review and approval of subdivision plats within the designated Planning and Platting Jurisdiction of the Village of Bosque Farms. | C-4, G-2 | <ul style="list-style-type: none"> Joint Powers Agreement with Los Lunas regarding equidistant boundary Joint Powers Agreement with Valencia County regarding subdivision review | Collaboration. |
| 5 | The condemnation powers of eminent domain must be used only for purposes of protecting the public health and safety of the residents of Bosque Farms in any case where there is a taking of private property for public use. | C-3, G-1 | <ul style="list-style-type: none"> Develop criteria for acquiring lands for public use | Eminent Domain. |

| No. | Recommendation Statement | Linkage to Goals and Objectives* | Potential Actions | Considerations |
|------------|---|---|---|--|
| 6 | Review and adopt land management regulations and programs intended to protect the rural character of the Village. | A-1, A-2, A-3, A-4, C-1 | <ul style="list-style-type: none"> Review and revise zoning regulations Designate a rural issues coordinator | Special studies. New zoning concepts. |
| 7 | Prepare and adopt a local procedure for assessing transportation needs, identifying viable projects, and establishing priorities for road and transportation improvements in the Village. | E-1, E-2 | <ul style="list-style-type: none"> Designate a transportation committee Establish a program for setting priorities for local transportation projects | Special committee. |
| 8 | Investigate the feasibility of locating a transportation center in the Village to support transit and ridesharing programs and activities. | F-2, F-3, F-4 | <ul style="list-style-type: none"> Identify location for transit center Participate in the Regional Transit District (RTD) | Special studies. Support for RTD. |
| 9 | Conduct various safety studies to improve traffic management and control throughout the Village. | E-2 | <ul style="list-style-type: none"> Analyze vehicle speeds on all roads Evaluate locations for pedestrian and equestrian crossings Evaluate efficiency of road intersections Analyze traffic in congested areas Evaluate traffic calming techniques Conduct parking management study | Special studies. |
| 10 | Prepare and adopt a Village Trails Plan with connections to regional systems. | F-1 | <ul style="list-style-type: none"> Village trails master plan | Adopt special plan. Collaboration. |

| No. | Recommendation Statement | Linkage to Goals and Objectives* | Potential Actions | Considerations |
|-----|---|----------------------------------|--|---|
| 11 | The Village should continually set priorities and strategies to ensure the highest quality of services in the community. | G-1, J-2, M-1 | <ul style="list-style-type: none"> • Annual review of facilities & equipment • Improve ISO rating (fire protection) • Recreation capital outlay program • Three-year plan for police department • Improve neighborhood watch programs and community watch patrols • Coordinate ICIP with all other special plans and programs • Establish dedicated funding sources • Maintain a Village website | Policy definition. Cost/benefit analysis. Program coordination. New funding sources. |
| 12 | The Village should investigate options regarding compliance with State and Federal water quality standards for the Village water supply system. | H-5 | <ul style="list-style-type: none"> • Evaluate water treatment techniques • Research water quality standards | Special studies. |
| 13 | Continue to improve the efficiency and cost effectiveness of solid waste management in the Village. | K-2, K-3, K-4 | <ul style="list-style-type: none"> • Conduct a comprehensive solid waste management study • Expand the recycling program | Special studies. Cost/benefit analysis. |
| 14 | A Disaster Preparedness and Hazards Mitigation Plan needs to be adopted and maintained by the Village. | J-1, L-3 | <ul style="list-style-type: none"> • Prepare a disaster preparedness and hazards mitigation plan for the Village • Improve first response capabilities for medical services • Ensure coordination of communication systems | Special studies. Collaboration. Adopt special plan. |
| 15 | Prepare and adopt a Recreation Facilities Master Plan for the Village. | G-1, M-1, M-2 | <ul style="list-style-type: none"> • Recreation facilities master plan • Conduct feasibility study for public swimming pool | Adopt special plan. Cost/benefit analysis. Collaboration. |

| No. | Recommendation Statement | Linkage to Goals and Objectives* | Potential Actions | Considerations |
|-----|---|----------------------------------|---|--|
| 16 | Appoint a special, ad hoc committee to research and develop strategies concerning services and facilities for the elderly, including but not limited to housing, transportation, recreation, and health care. | D-1, F-1, F-4, G-1, L-1, L-2 | <ul style="list-style-type: none"> Elderly housing needs assessment Transportation plan for elderly and handicapped Community Center improvements for programs for the elderly Improve local health and medical services available to the elderly Improve facilities and services for the handicapped in the Village | Special committee. Special studies. |
| 17 | Continue to improve the water resource management program for the Village. | H-1, H-2, H-3, H-4, K-1 | <ul style="list-style-type: none"> Maintain a water management program to increase conservation, to prepare for water shortage emergencies, and to protect groundwater supplies | Special studies. New regulations. |
| 18 | Develop and implement a storm water management plan for the Village. | I-1, I-2 | <ul style="list-style-type: none"> Regulate development in flood zones Storm water drainage plan Investigate storm water pollution Research design of drainage structures | Adopt special plan. |
| 19 | Make improvements to the Community Center and the Library. | L-1, M-2 | <ul style="list-style-type: none"> Add new programs and improvements to Community Center and Library Partner with the Public School District | New funding sources. Collaboration. |
| 20 | In order to improve appearance and attract business to the Highway 47 corridor, the Village should promote street trees and landscaping along Bosque Farms Boulevard. | B-1, B-2 | <ul style="list-style-type: none"> Adopt special exemptions to promote landscape watering on Highway 47 Appoint a landscaping committee | Regulatory relief. Special committee. |

| No. | Recommendation Statement | Linkage to Goals and Objectives* | Potential Actions | Considerations |
|-----|---|----------------------------------|--|------------------------------------|
| 21 | The regulatory and licensing process for new businesses in the Village should be streamlined, simplified, and coordinated with all relevant agencies. | N-1, O-2 | <ul style="list-style-type: none"> • Prepare an information package for new business startups | Procedural changes. Collaboration. |
| 22 | The Village should appoint a standing Economic Development Committee to develop recommendations for the governing body to improve the local economy. | N-3, O-1 | <ul style="list-style-type: none"> • Appoint a permanent committee to advise the Village on economic development strategies | Special committee. |
| 23 | Provide support for adult education and job training programs for Village residents. | N-2 | <ul style="list-style-type: none"> • Establish partnerships with businesses and schools to improve local labor force | Collaboration. |

* Reference codes are used in this table to identify a correlation to the Goals and Objectives which are presented in Part IV of this Comprehensive Plan. These codes have a letter-number combination. As an example, Objective number one of Goal A is identified as A-1.

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