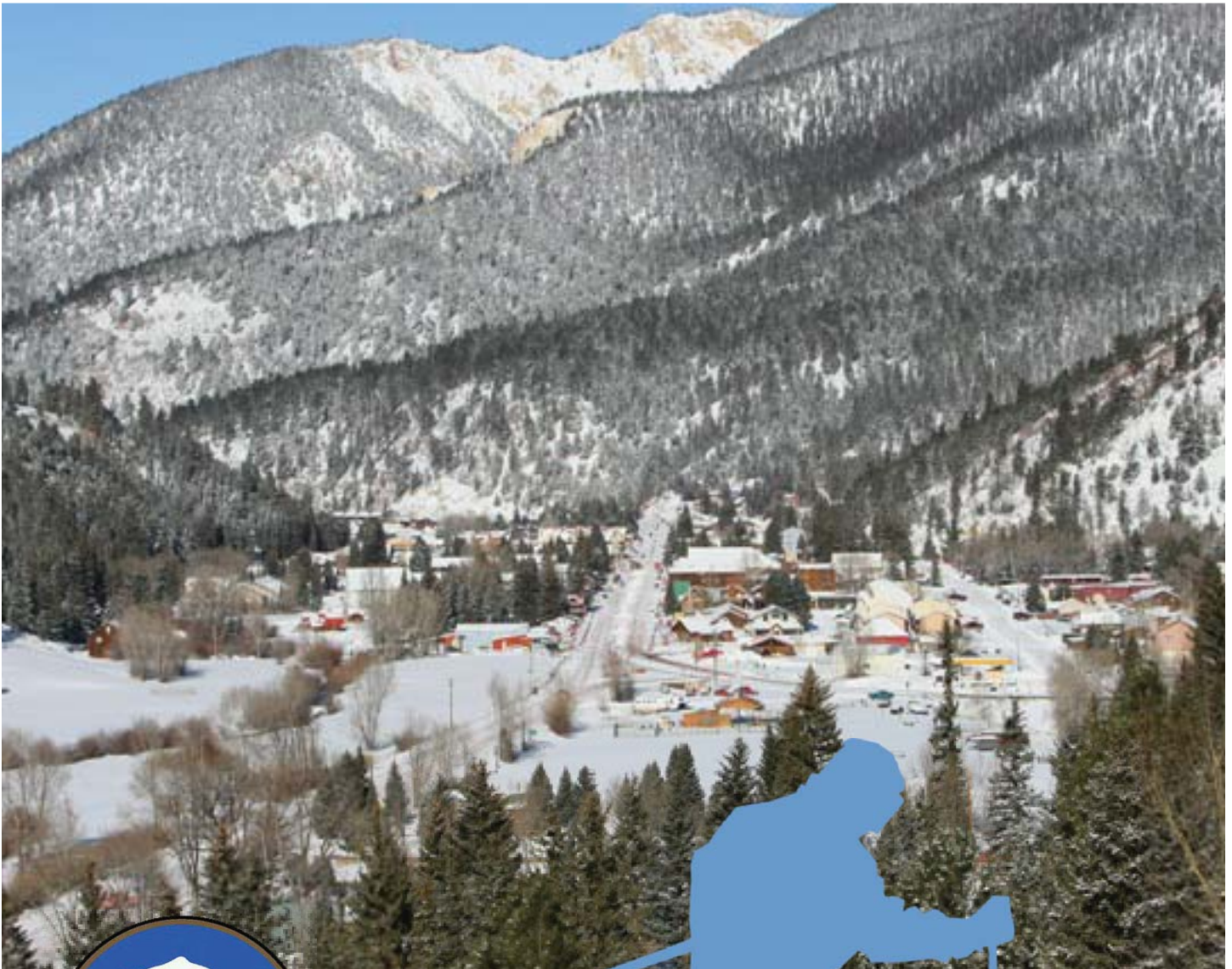


TOWN OF RED RIVER

# COMPREHENSIVE PLAN

ADOPTED 1.22.2013



*Prepared By:*  
Consensus Planning, Inc.

*In Association with:*  
Guy Jackson & Associates, Inc.



**Town of Red River  
Resolution 2013-02**

**A RESOLUTION ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF RED RIVER.**

**WHEREAS,** a Comprehensive Plan is an action-oriented tool that is designed to be a living and flexible document which is designed to cover the future 5 year time horizon; and

**WHEREAS,** Consensus Planning of Albuquerque has developed the comprehensive Plan for the Town of Red River.

**WHEREAS,** the residents and interested parties, provided valuable input into the development of the plan; and

**WHEREAS,** public hearings were conducted to solicit input from the residents, as well as to review; and


**WHEREAS,** The Town of Red River Comprehensive Plan contains vision, as well as goals and objectives as well as implementation to reach that vision; and


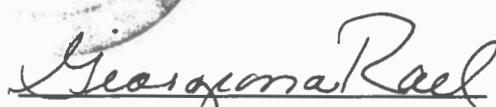
**WHEREAS,** the Town of Red River Comprehensive Plan serves as a planning tool for the elected officials and staff to carry out the goals and objectives set forth in the plan dependent upon available funding and resources; and

**NOW THEREFORE, BE IT RESOLVED,** by the Governing Body of the Town of Red River, that the Red River Comprehensive Plan be adopted by the Town of Red River.

**PASSED, ADOPTED, AND APPROVED** this 22<sup>nd</sup> day of January, 2013.

**TOWN OF RED RIVER**

  
**Linda Calhoun**  
**Mayor**

  
  
**Georgiana Rael**  
**MUNICIPAL CLERK**



# ACKNOWLEDGEMENTS

## MAYOR

Linda Calhoun

## TOWN COUNCIL

Jeff Brown

Cori Jenkins

Ben Richey

George Woerndle

## TOWN STAFF

Jake Pierce,

*Town Administrator*

Russell Church,

*GIS Environmental Compliance Program Manager*

Marcos Mascareñas,

*Public Works Director*

Ron Burnham,

*Fire Chief*

Dina Burnham,

*Assistant Chief, EMS Division*

Rebecca H. Latham,

*Tourism and Economic Development Director*

Katherine Flory,

*Finance Clerk / Grant Administrator*

## STEERING COMMITTEE

Judy C. Brunson

Lane Cross

Rebecca H. Latham

Kim Leach

Katie McDowell

Ronnie Pockrandt

Clay Robertson

Deborah Yates

Jessica Yates

## CONSULTANTS

Consensus Planning, Inc.

Jacqueline Fishman, AICP

James K. Strozier, AICP

Jill Reisz Westlund, AICP

*In Association with*

Guy Jackson & Associates, Inc.

Guy Jackson, PE

*Funding for the Town of Red River Comprehensive Plan was made available through the State of New Mexico Department of Finance and Administration and a Community Development Block Grant.*



# TOWN OF RED RIVER COMPREHENSIVE PLAN

---

## TABLE OF CONTENTS

SECTION	PAGE
<b>A. PLAN OVERVIEW</b>	<b>I</b>
1. Introduction	I
2. Public Involvement Process	2
<b>B. COMMUNITY PROFILE</b>	<b>7</b>
1. Introduction	7
2. History and Culture of Red River	7
3. Climate and Physical Characteristics	8
4. Population	8
5. Race and Ethnicity	10
6. Household Type	11
7. Educational Attainment	12
<b>C. LAND USE</b>	<b>13</b>
1. Introduction	13
2. Existing Land Use	13
3. Historic Structures	14
4. Existing Zoning	21
5. Annexation	25
6. Columbine-Hondo Wilderness	28
7. Land Use Goals, Objectives, and Implementation Strategies	30
<b>D. HOUSING</b>	<b>33</b>
1. Introduction	33
2. Housing Inventory, Occupancy, and Tenure	33
3. Age, Condition, and Value of Housing Stock	34
4. Affordable Housing	36
5. Poverty Status	37
6. Housing Goals, Objectives, and Implementation Strategies	39
<b>E. ECONOMIC DEVELOPMENT</b>	<b>41</b>
1. Introduction	41
2. Income	41
3. Employment	42
4. Occupation and Industry Type	43
5. Tax Revenues	44
6. Economic Development Initiatives	45
7. Tourism	46
8. New Mexico MainStreet Program	50
9. Economic Development Goals, Objectives, and Implementation Strategies	51

# TABLE OF CONTENTS

SECTION	PAGE
<b>F. COMMUNITY SERVICES</b>	<b>55</b>
1. Introduction	55
2. Community Facilities	55
3. Recreation and Trails	56
4. Public Safety	57
5. Health and Medical Services	58
6. Schools	59
7. Youth Advisory Council	61
8. Community Services Goals, Objectives, and Implementation Strategies	61
<b>G. TRANSPORTATION</b>	<b>65</b>
1. Introduction	65
2. Existing Roadway System	65
3. Transportation Improvements and Red River's ICIP 2013-2017	66
4. Transit	68
5. Air Travel	68
6. Transportation Goals, Objectives, and Implementation Strategies	69
<b>H. INFRASTRUCTURE</b>	<b>71</b>
1. Introduction	71
2. Water	71
3. Wastewater	77
4. Storm Drainage	81
5. Asset Management	82
6. Upper Valley Annexation	85
7. Dry Utilities	85
8. Solid Waste and Recyclables	86
9. Infrastructure Goals, Objectives, and Implementation Strategies	86
<b>I. HAZARD MITIGATION</b>	<b>91</b>
1. Introduction	91
2. Integration of Hazard Mitigation Principles with Planning Tools	91
3. Community Wildfire Protection Plans	92
4. National Fire Plan Community Assistance Programs	93
5. Hazard Mitigation Goals, Objectives, and Implementation Strategies	94
<b>J. IMPLEMENTATION</b>	<b>95</b>
1. Introduction	95
2. Implementation Objectives	95
3. Comprehensive Plan Updates	96
4. Implementation Tables	96
<b>APPENDICES</b>	<b>105</b>
Appendix A: Funding Resources	105



## I. INTRODUCTION

The Red River Comprehensive Plan is the result of a year long effort of working with the community to express its vision for the future. The Comprehensive Plan addresses all of the critical elements that make a community function well and provides the necessary guidance for shaping the Town's future and maximizing the benefits of future growth. It focusses on the physical development of the community, and promotes the health, safety, and welfare by addressing the on-going desire for sustainable economic development, the adequacy of municipal infrastructure to serve existing and future development, the availability of community services including public safety, the need for workforce housing, and hazard mitigation to keep the community safe given its interface with the Carson National Forest.



View of Main Street

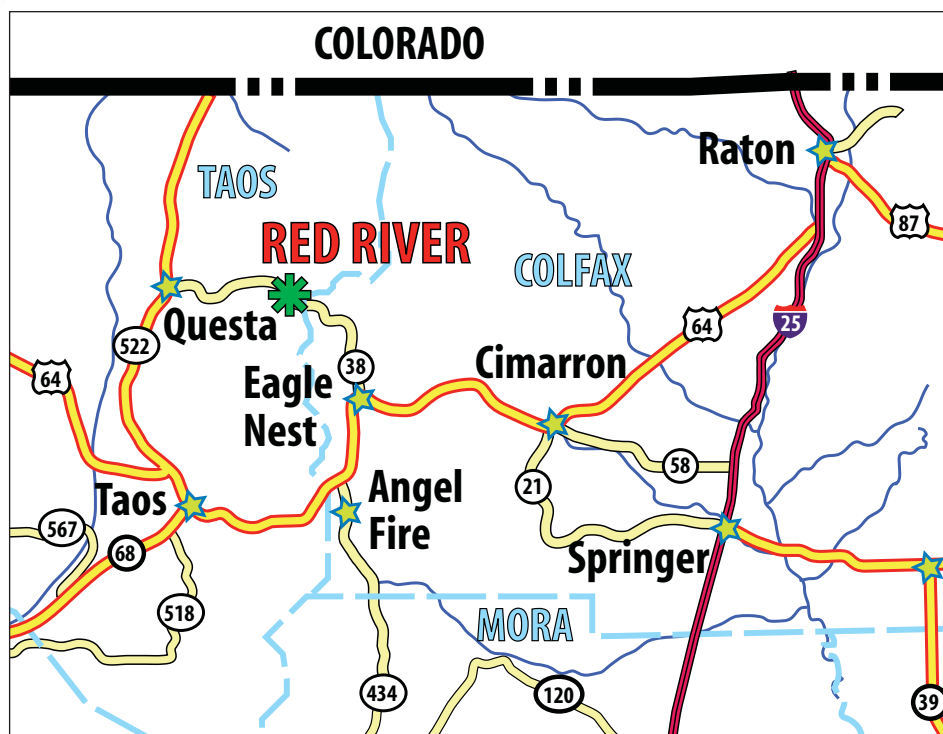
The Comprehensive Plan is a policy document, which includes a myriad of goals, objectives, and implementation strategies. The document is organized by plan elements, each containing a description of existing conditions and background information, followed by goals which describe where the community sees itself in the future; objectives which describe what the goal is trying to achieve; and implementation strategies which describe the action the community needs to take to achieve the goal.

The definition of a Comprehensive Plan is as follows:

*"A Comprehensive Plan is generally defined as a document or series of documents prepared by a municipality or county that sets forth policies for the future of the community. It is normally the result of considerable stakeholder input; study and analysis of existing physical, economic, and social conditions; and a projection of future conditions. Typically adopted by decision making bodies like a City Council, County Commission, or Board of Supervisors, it serves as a guide for many public decisions, especially land use changes and preparation of capital improvement plans, and the enforcement of zoning and related growth management legislation."* - Michael Waiczis, AICP



## PLAN OVERVIEW



Vicinity Map

## 2. PUBLIC INVOLVEMENT PROCESS

The public involvement process for the Comprehensive Plan started in March 2012 and ran throughout the project until adoption. This was a multi-pronged approach for engaging the public, including the establishment of a steering committee, holding a series of stakeholder interviews, and facilitating a series of public meetings. All of the public meetings were held at the Red River Conference Center. The stakeholder interviews and steering committee meetings were held at the Fire Station.

**First Public Meeting** - The first public meeting was held on March 21, 2012. The consultants started the meeting with introductions and a general overview of the project and planning process. Highlights from the Community Profile prepared for this meeting were also presented, and was followed by a visioning exercise designed to get participants engaged and thinking about how they would like their community to grow in the future. The participants were asked a series of open ended questions and comments were recorded on a large note pad. This was the best attended meeting out of the three public meetings and a broad range of ideas emerged. These ideas formed the basis for the draft goals and objectives presented at the second public meeting. A brief summary of the common themes that emerged from the meeting are as follows:

### 1) What do you like about Red River?

Responses were primarily focussed on the small town atmosphere, how safe people feel in Red River, and how easy it is to get around the community. Participants really appreciate Red River's natural setting and being surrounded by the Carson National Forest. They also appreciate the excellent services provided by the Town and all of the fun scheduled activities and events. They recognize that their community is tourist-driven and they want to work together to enhance that aspect.

### 2) What challenges do you see for Red River?

Responses to this question were focussed on the lack of expansion opportunities for the Town and that there is little undeveloped land left. The economy is very seasonal, which presents challenges during the spring and fall seasons. They have difficulty attracting a trained labor force, and there is a lack of workforce housing. Tourists are primarily coming from Texas and Oklahoma, and visitor timing is dependent on those school system calendars. While services are good, there are just a small number of residents that have to pay for them. They have difficulty attracting families to live in Red River due to the lack of public schools beyond eighth grade, and there is no childcare available. There is limited water pressure and buildings are overpriced.



*Meeting participants discussing goals and objectives*

There is not much to slow drivers down on Main Street as they are travelling through Town.

### 3) Where do you want to see Red River in the future?

Responses to this questions were primarily focussed on how to enhance tourism by offering more things to do and more restaurants, the need to retain and attract more small businesses, and keeping the quaintness while allowing for change to occur. Some participants focussed their comments on how to attract more families and some mentioned how to attract more retirees. Ideas regarding ways to grow the community were to acquire land next to the Conference Center, annex the Upper Valley, and acquire the Wild Oaks Subdivision and the RV park. There is a strong desire to increase the skilled labor force, teach basic customer service skills, and provide workforce housing. Many responses were given regarding improving the aesthetics of the community, particularly for Main Street. There is a need for a bike and walking path throughout Red River. Keeping up with basic infrastructure (streets, water, sewer, emergency services), establishing a year round medical clinic, and improving internet access and wifi are important. They want to be a community that is taken more seriously by the state and Taos County. They also want more things for local kids to do, and want to maintain parks and have a new community center. Comments regarding the river included keeping and improving access, and providing a fish cleaning station.

### 4) How do we get there?

Responses were focussed on being a pro-active community, maintaining what they already have, and letting more people know about Red River, including through social media. Attracting more people to go to turn off Main Street and go to the side streets. Developing better signage and focussing economic development efforts on turning empty spaces into useable spaces.



## PLAN OVERVIEW

Stakeholder Interviews - The stakeholder interviews were held primarily in March 2012, coinciding with the first public meeting. A few follow-up interviews were held in June, coinciding with the second public meeting. Each of the fourteen stakeholder interviews were approximately 30 minutes each in length, and were held as one-on-one interviews with the consultants at the Fire Station. The stakeholders, which were selected by the Town, represented a good cross-section of the community and included business owners, residents, and Town employees. The four questions asked during the interviews were designed to elicit more detailed information from the individual stakeholder based upon their personal perspective.

- 1) Red River is an older community, what could be done to keep young people in the community? How could Red River attract more young people?
- 2) What do you shop for in Red River and what do you wish you could shop for? If not Red River, where do you shop now?
- 3) What are some of the challenges facing Red River?
- 4) Does Red River do a good job of managing the tourists?

The ideas and responses generated during these interviews helped to form the basis of the Comprehensive Plan goals, objectives, and implementation strategies.

Second Public Meeting - The second public meeting was held on May 29, 2012. The consultants presented and asked for comments on the draft goals and objectives. The goals and objectives were based upon the previous public meeting, stakeholder interviews, steering committee meeting, and background research. They were organized by plan element, and corresponded to a specific section in the Comprehensive Plan. The consultants explained that these goals and objectives may be modified through the planning process, and they would form the basis for the implementation strategies. In general, there was agreement from the meeting participants on the draft goals and objectives presented, and as a result of the input from this meeting, a couple additional goals and objectives were added.



*Meeting participants "voting" on draft strategies*

Third Public Meeting - The third public meeting was held on September 5th, 2012 to present the draft implementation strategies. The meeting started with a facilitated discussion by the planning consultants on each of the seven planning elements contained in the Comprehensive Plan. The implementation strategies were based upon the goals and objectives developed during the public involvement process, and were organized



by planning element. The participants were given eleven sticky dots to vote on their ten preferred and one most favorite implementation strategies. It was explained that the idea was to prioritize the strategies, but not necessarily to eliminate any strategies that may not receive a “vote”. In general, participants showed a preference towards infrastructure and economic development related projects. Creating a comprehensive signage/wayfinding program, creating a comprehensive set of as-built mapping on Red River’s water system, and implementation of the 40-Year Water Plan were identified as priorities. Developing a brand and promoting Red River to communities throughout New Mexico through various media and developing a marketing package that highlight Red River’s unique aspects were also identified as priorities. The strategies that received the highest number of most favorite votes were to increase the tourism budget for advertising through a greater share of the lodgers’ tax, implementation of the 40-Year Water Plan, and developing a wastewater treatment plant preliminary engineering report to assess current conditions, operations and maintenance program, and status of regulatory compliance and safety issues. In addition to the voting, comments were made during the meeting on certain planning elements as follows:

### Land Use

- Encouraging that the project team is looking at the land use/zoning connections
- River access – public space vs. private space
- Green belt areas have been dedicated in some subdivisions
- Education is needed on the rules for public access to the River

### Housing

- 3 or 4 lodges were converted to housing
- Providing employee housing has long been an issue in Red River (an article in 1948 noted this)
- Don’t lose Main Street businesses and replace with housing

### Economic Development

- Ski area is working on a strategic plan, social marketing, need to work with the Town
- Town needs a champion for things to get done
- Knowing the difference between “real” businesses versus hobby businesses or seasonal businesses is important

### Community Services

- An engineering study of the Convention Center is underway – options for reuse, smaller rooms, etc.
- Verify the number of out of town transports with the EMS director

### Hazard Mitigation

- May 1996 – residents had to evacuate due to a forest fire
- Mud slides are a concern during monsoon season
- Red River has an evacuation plan, but it needs to be updated
- The fact that many of the homes are second homes is an issue since they may not be occupied
- Residents have less and less land lines, which makes contact during a community hazard event more difficult



## PLAN OVERVIEW

Town Council Working Session - A working session with the Town Council was held on December 18, 2012 at the Red River Conference Center. The consultants presented the draft Comprehensive Plan and took comments from the Town Council and staff. Town staff and members of the public were also present at this meeting. Revisions to the Comprehensive Plan were based upon the comments received at this meeting, as well as comments provided by the Mayor and staff subsequent to the meeting. Adoption of the final Comprehensive Plan occurred at the January 22, 2013 meeting of the Town Council.



## 1. INTRODUCTION

The Community Profile provides factual information about Red River's history and physical setting, population, household characteristics, and educational attainment. Statistics are provided that show changes over time, both in the local community and in Taos County.

## 2. HISTORY and CULTURE of RED RIVER

The Town of Red River, New Mexico has a rich history and its natural context is spectacular. Red River is located within the southern Rocky Mountains, and is part of the Sangre de Cristo Mountain range. It is surrounded by the 1.5 million acre Carson National Forest and is part of New Mexico's Enchanted Circle. Red River sits at 8,750 feet in elevation within a dense forested area of mixed conifers and spruce trees.

The Red River area has been home to hunting, mining, and tourism activities over the past couple of centuries. Red River was roamed by Ute and Jicarilla Apaches until the 1880s. It was then discovered by early explorers and fur trappers who first mapped the area and named it 'River City'. The community was eventually renamed Red River after the river that runs through Town, which turns red after a heavy rainfall.



In the late 19th century, the Town of Red River experienced an influx of miners who were later disappointed by the lack of ore, high development costs, and the lack of investment money (Smith, 1987; Red River, Chamber of Commerce, 2011). Some miners; however, were able to overcome the odds and achieve success. Their success stories attracted additional newcomers to the Town of Red River whose minds were on the prospect of acquiring gold, silver, and copper.

Homesteading began in the late 1800s by Ed Westoby and Sylvester, Orin, and George Mallette. By 1895, the population in the area increased to about 2,000 people and Red River officially became a town. By 1900, Red River's population had grown to 3,000, and fifteen saloons, four hotels, a sawmill, a barbershop, and a red light district were built.

Hundreds of gold, silver, and copper mines were carved into the sides of the Sangre de Cristo Mountains, which continued on to about 1925 in the Goose Creek, Bitter Creek, and Pioneer, Mallette, and upper Red River Canyons. Molybdenum (used in the process of making hardened steel) was discovered in the lower Red River Canyon in 1916, and eventually replaced gold, silver, and copper mining. The first "moly" mine was built in an area located between the Town of Red River and the Village of Questa in 1921 and was owned and operated by Molycorp, Inc. Underground mining continued on to 1958, and then exploratory drilling began. By 1965, open pit mining had started and continued until 1981, and then was replaced by block-caving methods ([A History of the Questa Molybdenum Mines, Taos County, NM](#), John Shilling, 1990). The mining boom and bust was eventually replaced by tourism in the late 1920s, starting with the rental of discarded mining cabins to the opening of the Red River Ski Area in 1959 that currently sits just off Main Street.



## COMMUNITY PROFILE

Today, the Town of Red River welcomes thousands of visitors each year and is home to 477 people. During peak season, the Town provides service to anywhere from 5,000 to 10,000 people who mainly travel in from other locations across the state, Texas, and Oklahoma. The Town boasts a family-oriented vacation destination with activities ranging from mountain-based options such as skiing, hiking, and biking to exploring creeks, the river, and various wilderness trails.

Several historic structures that were built in the late 1800s remain in Red River. These include the Little Red Schoolhouse, Sylvester M. Mallette Cabin, Orrin Mallette Cabin, Melson-Oldham Cabin, Pierce-Fuller House, and the Red River Miner's Hospital - Westoby House (see *Section C: Land Use for more information on historic structures*).

### 3. CLIMATE and PHYSICAL CHARACTERISTICS

The Town of Red River covers approximately four square miles and sits at an altitude of 8,750 feet. Its highest peak is at 10,350 feet. It is surrounded by the Carson National Forest and sits within the Enchanted Circle. The Red River, which originates in the Sangre de Cristo range and snakes its way through Town, is a tributary to the Rio Grande.

Red River is approximately 36 miles northeast of Taos and 106 miles northeast of Santa Fe. The closest large metropolitan area with a commercial airport to Red River is Albuquerque, which is approximately 165 miles away. Denver is 300 miles to the north.

Red River is unique in that it sits at the base of a ski area and visitors are literally just steps away from enjoying a day skiing in Red River. The average annual snowfall is 214 inches, and skiing is Red River's most popular activity. When snowfall is lacking, the ski area makes snow to ensure skiing is uninterrupted. The climate is relatively temperate with the average daytime temperature in Red River during the winter being 40° and 12° at night. During the summer, the average daytime temperature is 75° and 38° at night. Skiing gives way to hiking and mountain biking during the warmer months.



As mentioned in the previous section, Red River has a long history of mining. The molybdenum mine located between Red River and Questa occupies an approximately three square mile area surrounded by the Carson National Forest. The pit and rock waste that was excavated in the molybdenum mine left a permanent scar on the hundred of acres of landscape between the Town of Red River and the Village of Questa. The mine and tailings ponds were added to the Environmental Protection Agency's "National Priorities List" of Superfund sites in 2011.

### 4. POPULATION

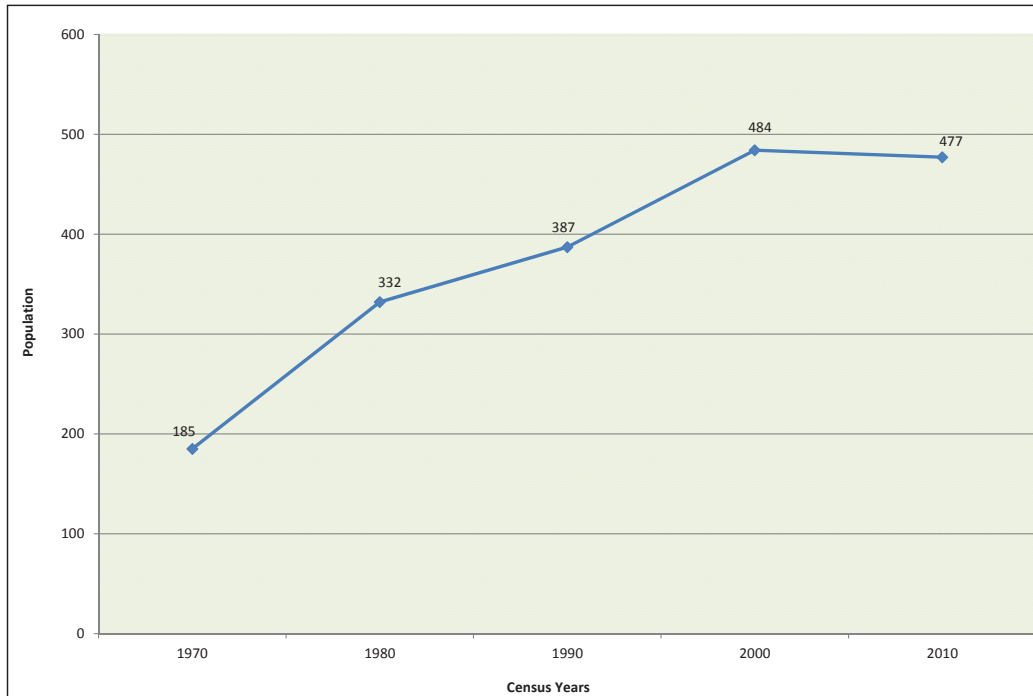
Between 1970 and 2010, the population of Red River increased by 157.8% from 185 to 477. A strong period of growth occurred between 1970 and 1980, with Red River nearly doubling its population from 185 to 332, an increase of 79.4%. There was a steady increase in population in the period between 1980 and 2000 when the Town grew to 484, followed by a slight decline from 2000 to 2010 when it dropped to 477. In comparison, Taos County experienced an 88.0% population increase between 1970 and 2010. Taos County generally followed

## COMMUNITY PROFILE



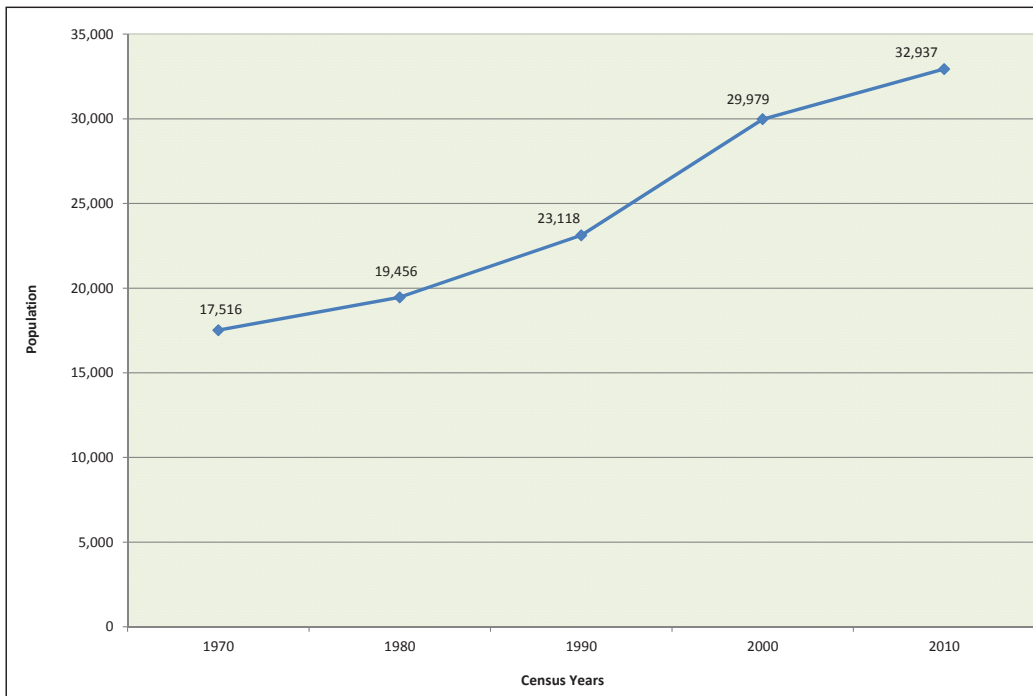
a similar growth trend with a steady increase between 1970 and 1990, a more significant period of growth between 1990 and 2000, but experienced a slight increase between 2000 and 2010.

**Community Profile Figure B.1: Red River Population Change, 1970-2010**



Source: U.S. Census Bureau.

**Community Profile Figure B.2: Taos County Population Change, 1970-2010**



Source: U.S. Census Bureau.



## COMMUNITY PROFILE

As shown in Table B.1, the age distribution in Red River has changed considerably depending on the age cohort. There was a significant increase in the under 5 cohort, which likely coincides with an increase in the 20 to 34 year old population. This is a good sign for Red River, as it is an indication that the population is stable and replenishing itself at a growing rate. There was a decrease in the 35 to 54 age range, which could indicate that Red River lacks a range of economic opportunity sufficient to sustain people through their prime wage earning years, and there was a significant increase in the 85 years and over population.

COMMUNITY PROFILE TABLE B.1: AGE DISTRIBUTION 2000-2010			
Age Cohorts	2000	2010	% Change 00-10
Under 5	17	36	111.8%
5 to 9 years	19	24	26.3%
10 to 14 years	28	18	-35.7%
15 to 19 years	33	16	-51.5%
20 to 24 years	18	28	55.5%
25 to 34 years	52	73	40.4%
35 to 44 years	79	65	-17.7%
45 to 54 years	101	70	-30.7%
55 to 64 years	71	85	19.7%
65 to 74 years	41	37	-9.8%
75 to 84 years	23	19	-17.4%
85 years and over	2	6	200.0%
<b>Total population</b>	<b>484</b>	<b>477</b>	<b>-1.4%</b>
Male	239	248	3.8%
Female	245	229	-6.5%
Median Age	44.8	41.1	-8.3%
18 years and over	403	390	-3.2%
65 years and over	66	62	-6.1%

Source: US Census Bureau.

### 5. RACE and ETHNICITY

Race and ethnicity, as defined and categorized by the US Census Bureau, are self identification terms in which respondents choose the race or races they most closely identify with, and indicate whether or not they are of Hispanic or Latino origin (ethnicity).

As illustrated in Table B.2, race and ethnicity in Red River has remained relatively constant over the past 10 years. In 2000, 448 (92.6% of total population) residents identified themselves as White. This number decreased very slightly to 441 (92.5% of total population) in 2010. In 2000 there were 5 (1.0% of total population) residents who identified themselves as American Indian and Alaska Native. This number decreased to 2 (0.4% of total population) in 2010. In terms of ethnicity, 45 (9.3% of total population) people identified themselves as of Hispanic or Latino origin in 2000 compared to an increase to 59 (12.4% in 2010). This increase is likely due to a change in the way people identify themselves rather than an actual change in the population.

## COMMUNITY PROFILE



COMMUNITY PROFILE TABLE B.2: RED RIVER RACE and ETHNICITY			
Race	2000	2010	% Change 00-10
White	448	441	-1.6%
Black or African American	0	1	N/A
American Indian and Alaska Native	5	2	-60.0%
Asian	0	0	N/A
Native Hawaiian or Other Pacific Islander	0	1	N/A
Some other race	18	24	33.3%
Ethnicity			
Hispanic or Latino (of any race)	45	59	31.1%
Not Hispanic or Latino	439	418	-4.8%

Source: US Census Bureau.

### 6. HOUSEHOLD TYPE

Table B.3 provides more detail regarding household types and the changes that have occurred since 2000. The most notable of these statistics is the decrease in median age from 44.8 in 2000 to 41.1 in 2010, an 8.3% change. This indicates that the population of Red River is getting younger. However, the median age of New Mexico in 2010 was 36.7, which is significantly lower than that of Red River. Also notable is the decrease in family households, which roughly corresponds with the increase in non-family households.

COMMUNITY PROFILE TABLE B.3: RED RIVER HOUSEHOLDS BY TYPE			
Household Type	2000	2010	% Change 00-10
Total Households	234	228	-2.6%
Family Households	139	122	-12.2%
With own children under 18 years	47	47	0.0%
Married couple family	116	102	-12.1%
With own child under 18 years	31	36	16.1%
Female Householder, no husband present	13	12	-7.7%
With own child under 18 years	10	5	-50.0%
Non-Family Households	95	106	11.6%
Householder living alone	77	87	13.0%
Householder 65 years and over	16	16	0.0%
Households with individuals under 18 years	48	50	4.2%
Households with individuals 65 years and over	49	47	-4.1%
Average household size	2.1	2.1	0.0%
Average family size	2.6	2.8	7.7%

Source: US Census Bureau.



## COMMUNITY PROFILE

### 7. EDUCATIONAL ATTAINMENT

The level of educational attainment in a community is another indicator of how well the community is doing and can be an important factor in attracting new economic development opportunities. In general, the population in Red River is highly educated, particularly as compared to the state of New Mexico as a whole. As presented in Table B.4, between 2000 and 2010, the number of residents that had earned a bachelor's degree increased significantly from 19.9% to 31.1%, an 11.2% change. The number of residents that had earned a graduate or professional degree also rose sharply from 4.1% in 2000 to 15.0% in 2010. This is compared to the state as a whole, which was at 14.2% for bachelor's degrees and 10.8% for graduate or professional degree.

**COMMUNITY PROFILE TABLE B.4: EDUCATIONAL ATTAINMENT, POPULATION 25 YEARS & OLDER**

Education Level	2000	2010
Less than 9th Grade	0.8%	0.0%
9th to 12th grade, no diploma	3.1%	2.1%
High school graduate (includes equivalency)	26.7%	22.1%
Some College, no degree	34.7%	25.9%
Associate degree	10.6%	3.9%
Bachelor's degree	19.9%	31.1%
Graduate or professional degree	4.1%	15.0%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates.



## 1. INTRODUCTION

The Land Use section is intended to describe the distribution, location, and characteristics of current land uses. It addresses the overall physical form of the community, including the location, type, scale, and intensity of the primary land uses. It also correlates with many other elements of the Comprehensive Plan such as Housing, Economic Development, Infrastructure, Transportation, and Hazard Mitigation.

## 2. EXISTING LAND USE

### Land Use Pattern

Red River has developed in a compact, east-west linear pattern along the highway (Main Street) which runs through the center of town (see *Existing Land Use map, page 15*). The river generally runs parallel to the highway. Most of the land uses along the highway are commercial and/or hospitality related. Residential use is generally located behind the commercial district that runs along Main Street.

There are a few platted subdivisions that are either partially developed or not developed at all. This is primarily due to the lack of sanitary sewer connections. For instance, the Pine Ridge Subdivision at the far west end of town has water service available, but not sanitary sewer. The extension of services to these subdivisions should be a priority in order to allow for residential infill development, which is particularly important given Red River's limited opportunity for annexation.

There has also been a number of conversions of existing structures from hospitality use to residential use. Many times these structures have not been built to residential code and they may lack proper insulation for year round use. This is another indication of the need for new housing in Red River.



Looking east down Main Street (NM 38)

### Community Character

The sense of arrival to Red River is somewhat subdued due the lack of entry signage. There is little visual cueing that a visitor has arrived at his or her destination. However, the overall impression when arriving in Red River is generally positive; the buildings and the community spaces appear well maintained. It has an eclectic look; there are buildings that harken back to the old west and its mining history with wood siding



## LAND USE

and metal roofs adjacent to buildings constructed in Swiss chalet style with gabled roofs and wide eaves, and steeply pitched roofs. Red metal roofs are a common design element to much of Northern New Mexico and the urban-wildland interface areas.

### 3. HISTORIC STRUCTURES

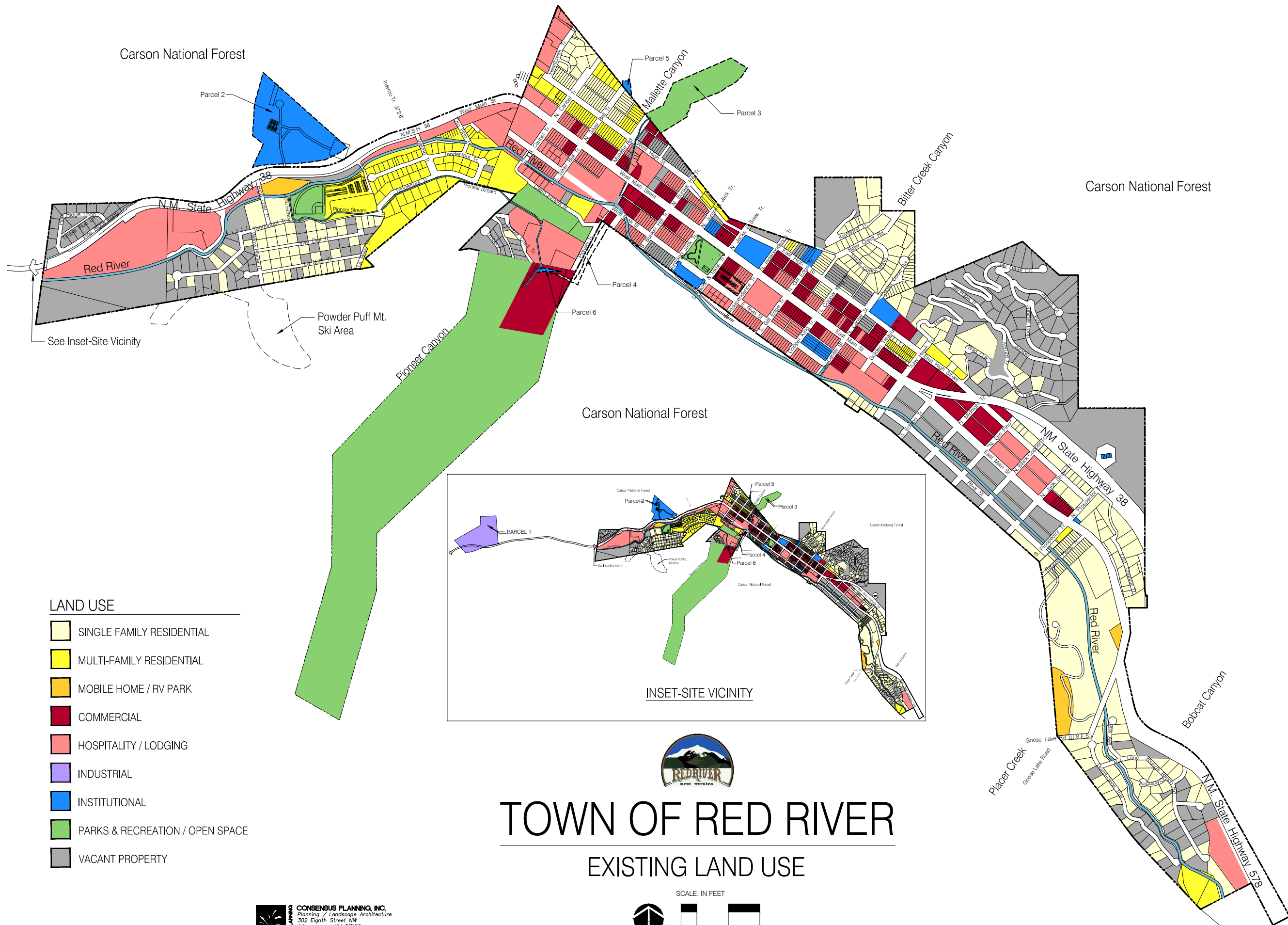
There are seven structures that are included on the National Register of Historic Structures. Four of them were built as dwellings, one was built as a schoolhouse, and one was built as a hospital. They appear to have been nominated on February 23, 1984 as part of the Red River Multiple Resource Area, with the exception of the Red River Community House, which was nominated on December 12, 2003. The following information was taken from the National Register of Historic Places Inventory - Nomination Forms:

- Little Red Schoolhouse - this structure is located at Jayhawk Trail behind the Red River Public Library. It is presently used as a museum and it houses the collection of the Red River Historical Society. It is a one-story structure that contains one large classroom and a raised basement. The exterior of the building is decorated with pressed-metal siding. The building was constructed around 1915-16 to replace the original log schoolhouse which was destroyed by fire. Classes were held in this building until 1942. The building was subsequently used as a social meeting hall, church, and a funeral parlor for many years. In 1999, the building was moved from its original location on the banks of Bitter Creek to its present location. The site includes an outdoor exhibit of mining equipment.

The building is architecturally significant as its design presents an example of plans and specifications for one-room rural schoolhouses from the early 1900s, New Mexico's early statehood. It is historically significant as a reminder of the mining prosperity that once existed in Red River.



*Little Red Schoolhouse*



LAND USE

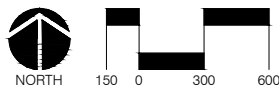
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MOBILE HOME / RV PARK
- COMMERCIAL
- HOSPITALITY / LODGING
- INDUSTRIAL
- INSTITUTIONAL
- PARKS & RECREATION / OPEN SPACE
- VACANT PROPERTY



TOWN OF RED RIVER

EXISTING LAND USE

SCALE: IN FEET



CONSENSUS PLANNING, INC.  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com



- Orin Mallette Cabin - this structure is located at the River Ranch Resort off NM 38, west of Red River. It sits within a few feet of the Red River. It is a one-story dogtrot log house with a gabled roof and later additions of vertical log slab construction. There are two “pens” and a dogtrot passage in between. The east pen is currently used as a gift shop and “headquarters” for the Resort. The dogtrot and west pen are used as recreation areas.

The cabin is significant architecturally as a good example of the dogtrot form of log house, and as a representation of a pioneer building type of the settlement years of the mining town of Red River. It is significant historically due to the association with its owner/builder, Orin Mallette, a pioneer figure of Red River who came to town with his brothers to trap beavers and then stayed to prospect for gold and also worked as a blacksmith and brick maker.



*Orin Mallette Cabin - Photo by Chet Spear*

- Sylvester M. Mallette Cabin - this structure is reported to be the oldest structure in Red River and is located on River Street. It was built in 1882 by the earliest permanent settlers, Sylvester, Orin, and George Mallette and Edward Westoby, who arrived in the area to trap beaver. The structure is an important example of the “shed room” addition in log construction. It was originally constructed in a different location, but was moved in 1895 when the town was platted into a grid pattern and the structure did not conform. The property on which the cabin is located was acquired in the 1920s by the Robert Prunty family, which still owns the cabin and used it as their home for a period of time.





## LAND USE

The cabin is architecturally significant as it is a good example of pioneer building in the settlement years of Red River. It is historically significant due to its association with its builder/owner, Sylvester M. (Vet) Mallette, a pioneer settler of Red River.



*Sylvester M. Mallette Cabin - Photo by Chet Spear*

- Pierce-Fuller House - this structure is located at the southwest corner of High Street, on Silver Bell Trail. It is a one-and-a-half story structure, constructed of squared log beams with a gable roof. The house was built before “Red River City” was platted in 1895. The first renter of the house was Melville D. Pierce, a gold miner from Missouri, who lived there with his family. In 1917, the house was sold to Gilbert S. Fuller, who was a justice of the peace. He and his family lived there until 1928 when the house was sold to the owner of Red River’s largest general store. The last owners of the house restored the building in 1928 after it had been unoccupied for several years.

The house is architecturally significant as it is an example of pioneer building in the settlement years of Red River. Specifically, the house is a rare display of what is called a “foursquare” log house, meaning that the building was made of 16-foot square single long pens. Oral history claims that the first owner of this house was the original manager of the gold mine. The reason for this claim is due to the “foursquare” building type and size that was viewed as a folk log construction status symbol.



*Pierce-Fuller House*

- Melson-Oldham Cabin - this structure is located at the Tall Pine Resort, southeast of Red River. It is a one-story, square single log pen with gabled roof, constructed of square-hewn beams. A vertical log-slab extension was made to the south gable end in 1952 for storing old farm equipment and other large antiques. The single pen was divided into two rooms which serve as museum exhibit space. The cabin was originally constructed on the “Red River City” townsite and was moved to its current site in 1895. The cabin was owned by Tommy Melson, a gold miner, and his wife Mary. The property was subsequently purchased in 1920 by Nathan K. and Richard A. Oldham, who operated a cattle ranch east of Raton. The Oldhams developed the Tall Pine Resort, which today consists of dozens of cabins scattered in the woods.

The cabin is significant architecturally as a good example of the use of the square single pen log cabin form in New Mexico, and as a good representation of a pioneer building type of the settlement years of the mining town of Red River. It is significant historically due to the association with its early owners, the Melsons and the Oldhams, who were both pioneer settlers of Red River.



*Melson-Oldham Cabin*

- Red River Miner’s Hospital - Westoby House - this structure is located at the northwest corner of Jayhawk Trail and High Street. It is a one-story square structure with a gabled roof and porch, sided with pressed metal imitating rusticated stone blocks and wooden fish-scale shingles. The building was constructed in nearby Hospital Canyon as a contagious ward for miners who succumbed to the unsanitary conditions of camp life. It was built in about 1915, and was later moved to its present site. The structure was converted to a residence; however, it has retained its early appearance and the pressed metal siding, which is its most important feature.



## LAND USE

The building is architecturally significant as an example of a public building reflecting the short lived period of mining prosperity in Red River. Historically it is significant because it was the later home of Edward P. Westoby, a pioneer figure in Red River who came to town in 1882 to trap beaver. He also was a gold miner, hunter and trapper, taxidermist, writer, and a deputy sheriff of Red River.



*Red River Miner's Hospital - Westoby House*

- Red River Community House - the Red River Community House is located at 116 E. Main Street. It is a one-story log structure with a foundation formed from local rocks and support posts made of spruce. The fireplace was constructed of rough, native rocks, hand-selected and personally hauled by Elmer Janney. The structure was built in 1942 as a 30 foot by 50 foot meeting hall. Two additions were completed in 1946 and 1954 to accommodate the growing number of community events held there. According to the nomination form, while these additions “destroyed” the integrity of the original Community House, the improvements were noted for being a genuine attempt to maintain the design, materials, workmanship, and feeling of the original structure.

The Community House is historically significant by virtue of the activities and events held there since 1942, which have consistently reflected the thematic classification of art, education, music, planning, social and community events, religion, and humanitarianism. The events held at the Community House play an important role in the community’s historically rooted beliefs, customs, and practices. The history of this structure is significant due to the original planners of the project - W. P. Foster and his daughter Wellene and Verne Hendry from Oklahoma; Mrs. Walter Bachman; and Mrs. Hal Yeager from Wichita Falls, Texas. They were joined by Mrs. R. B. Fizzell and Mrs. Chester Hoover from Raton; and the Ike Crawfords, Waldo Poor, and Warren Howell’s from Oklahoma. The Community House continues to offer a vast array of community events and activities (see *Section F: Community Services, page 55, for a description of current activities at the Red River Community House*).



*Red River Community House*

## 4. EXISTING ZONING

The current Town of Red River's Zoning Ordinance was adopted in 2000 and was subsequently amended over time for certain provisions. The purpose of the Zoning Ordinance is to "promote the general health, safety, morals, convenience and welfare of the residents of the Town. Such regulations, restrictions, and requirements are deemed necessary in order to provide light and air, to prevent undue concentration of population, to secure safety from fire, panic, and other dangers, to lessen congestion on the streets and public ways, to facilitate adequate provisions for community facilities and utilities such as transportation, water, sewer, schools, parks, and other public requirements; to encourage the most appropriate use of land, to conserve and stabilize the value of property, and to control and abate the unsightly use of buildings or land".

The Zoning Ordinance contains nine zoning districts, which provide for residential development at varying densities, and commercial development, RV parking, manufacturing and heavy commercial, environmental preservation, and planned development. Each zoning district includes a list of permissive and conditional uses, and development standards regulating area, building height, setbacks, and off-street parking. None of the residential districts include a minimum lot size, which is somewhat unusual. The Zoning Ordinance also includes provisions for obtaining building permits, establishment of zoning upon annexation, definitions, etc. A brief description of the each of the districts is included as follows:

### **Residential Districts**

R-1 Residential - One Family Dwelling Zone - The R-1 Zone is a low density zone, which allows one dwelling unit per lot, home business, and manufactured housing. Accessory uses include accessory structure, satellite disc or antenna, utility trailer, wall and fence, and vehicle parking. Conditional uses include nursery school, public utility structures, real estate office, storage structures, recreational facility and church.

R-2 Residential Medium Density Zone - The R-2 Zone allows R-1 permissive uses, plus duplex units. Conditional uses are the same as in the R-1 zone.

R-3 Residential High Density Zone - The R-3 Zone allows R-1 and R-2 permissive uses, plus higher density multi-family dwellings, apartments, condominiums, townhouses, bed and breakfasts, residential manage-



## LAND USE

ment or rental office for use within the project, and nightly rentals. Conditional uses are those listed as conditional in the R-I Zone, plus hospital, nursing home, and clinic.

**R-T Residential - Mobile Home Zone** - The R-T Zone allows R-I permissive uses, plus mobile homes, mobile home parks, and certain related uses. Conditional uses are those listed as conditional in the R-I Zone. Specific standards for mobile home parks are included, and address parking, circulation, storage buildings, visual screening, etc.

**Recreational Vehicle Zone** - The RV Zone does not include any permissive uses. Conditional uses include recreational vehicle parks, campgrounds, recreational areas, accessory buildings, facilities for occupants of these RV related uses, and commercial structures complementary to the occupation of the area. Area, height, and setback standards for the RV Zone match those contained in the R-I Zone. Specific standards are included for RV and Campgrounds, and address parking, minimum space requirements, restrooms and showers, screening, utilities, recreational amenities, etc.

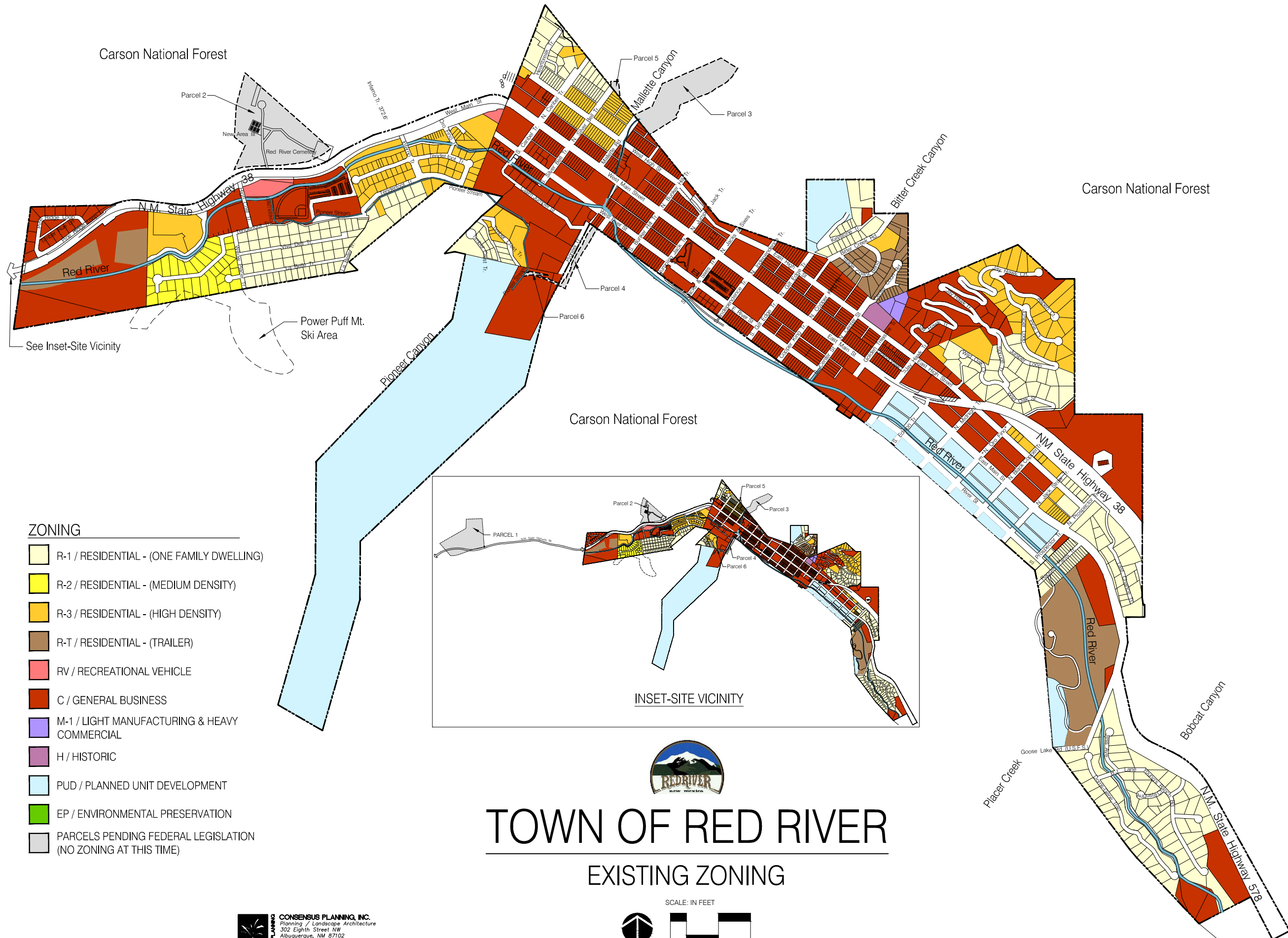
### **Non-Residential Districts**

**General Business Zone** - The General Business Zone allows R-1, R-2, and R-3 permissive uses, plus retail business establishments; business and personal services; general and professional offices; banking and financial services; boarding room, lodging house, hotel, motel, or bed and breakfast; galleries and museums; service station with requirements; and ski trails and slopes, lifts, snowmaking equipment, or other related functions. Conditional uses include uses listed as conditional in the R1, R2 and R3 Zones, plus storage structures, stables with requirements, outside storage, adult entertainment, and temporary structures for seasonal business use.

**M-I Light Manufacturing and Heavy Commercial** - The M-I Zone allows those uses that are permissive in the General Business Zone, plus wholesale commercial uses and select light industrial uses which cause no excessive vibration or noise. Conditional uses include all other industrial or manufacturing uses with Commission and Council approval.

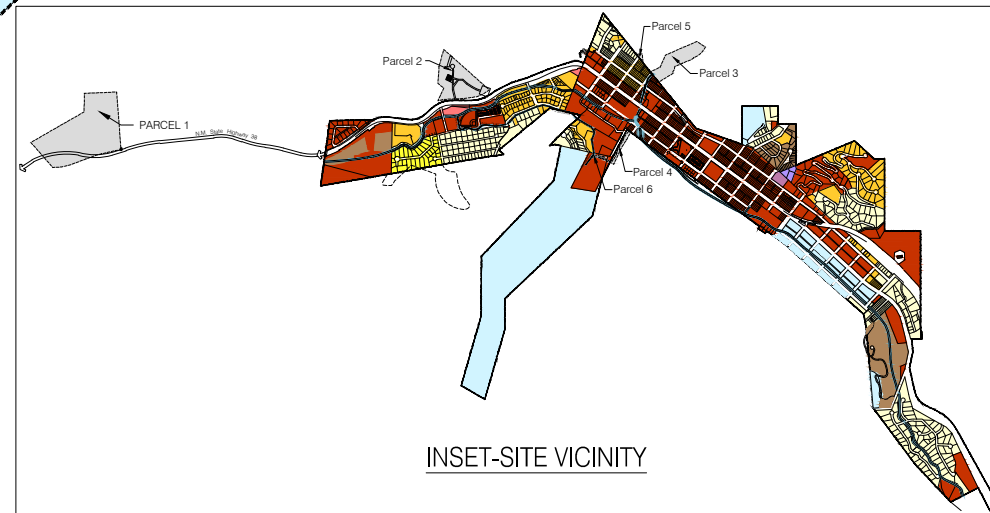
**PUD Planned Unit Development (PUD)** - The purpose of the PUD zone is to permit the development of large tracts of undeveloped land, and the redevelopment of land for residential, commercial, industrial, or a combination of these uses. Specific uses that must comply with the requirements of this Zone include airports, churches, trailer parks, golf courses, cemeteries, shopping centers, drive-in theaters, industrial parks, parochial schools, outdoor recreational or amusement facilities for commercial purposes and heavy manufacturing. The Council, on recommendation by the Commission can choose to treat any application for building permit as a PUD. The PUD Zone requires a development plan with criteria included in the Zone. In addition to typical development standards, there are also timetable requirements associated with the PUD Zone.

**EP Environmental Preservation Zone** - The purpose of the EP Zone is to designate areas where development could be harmful to life or property, such as stream or river valleys, arroyos, draws, gulches, and property that has known soil or geological problems. No construction of buildings, roads, structures or accessory uses of any kind are allowed in this zone. Roads, easements, and recreational uses in the EP Zone may be permitted if approved by the Commission and the Council.



**ZONING**

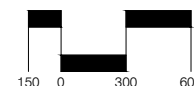
- R-1 / RESIDENTIAL - (ONE FAMILY DWELLING)
- R-2 / RESIDENTIAL - (MEDIUM DENSITY)
- R-3 / RESIDENTIAL - (HIGH DENSITY)
- R-T / RESIDENTIAL - (TRAILER)
- RV / RECREATIONAL VEHICLE
- C / GENERAL BUSINESS
- M-1 / LIGHT MANUFACTURING & HEAVY COMMERCIAL
- H / HISTORIC
- PUD / PLANNED UNIT DEVELOPMENT
- EP / ENVIRONMENTAL PRESERVATION
- PARCELS PENDING FEDERAL LEGISLATION (NO ZONING AT THIS TIME)



# TOWN OF RED RIVER

## EXISTING ZONING

SCALE: IN FEET



**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

## Zoning Observations

The analysis of the Zoning Ordinance and the Zone Map reveals a number of challenges for Red River that should be addressed as a follow-up action to this Comprehensive Plan. A brief summary of these challenges include:

- Although there is a number of residential districts with varying degrees of density allowed, there is little land actually zoned strictly for residential use. Some of the property that is zoned for residential use is not currently served by utilities, which results in a lack of expansion opportunities for typical residential development.
- The residential districts have very little differentiation between them, with the exception for the type of unit allowed.
- There is one primary commercial zone in Red River, with a wide variety of commercial uses allowed and some that may not be conducive to the Town achieving its vision for Main Street. The commercial zone allows all residential use, which again, may not be appropriate for some areas such as Main Street.
- The EP Zone does not appear to exist on any property in Red River. There are probably some properties that would be appropriate to rezone to EP; however, this would be a down zone for privately owned property and would likely require it to be publicly owned.
- Main Street is a special place for Red River; however, the Zoning Ordinance and the Zone Map does not allow for any special development standards that would differentiate between Main Street and the side streets.



*Commercial business along Main Street*

## 5. ANNEXATION

Annexation is a legal mechanism by which a municipality may expand its regulatory and taxing authority to adjacent unincorporated land. It can be used as a growth management tool to ensure that land use and development standards in adjoining areas are consistent with land use within the municipality, and with the goals and objectives of the community as expressed in the Comprehensive Plan. Annexations may either be consensual or unilateral. However, areas to be considered for annexation must be contiguous to the municipal boundary, and the municipality must be able to demonstrate the ability to provide services to that area. This allows the municipality to time its utility extensions so that demand for services does not outstrip its ability to serve new developments.



## LAND USE

Municipalities in New Mexico have the authority to annex territory via Section 3, Article 7 of the New Mexico State Statutes. Pursuant to Section 3-7-1, NMSA 1978, there are three methods available to municipalities seeking to annex new lands. The following three methods are based upon specific goals and conditions, and illustrates different degrees of legislative delegation of power to municipalities.

- Arbitration Method (Sections 3-7-5 through 3-7-10 NMSA 1978), allows a municipality to annex contiguous territory if the municipality can declare that the benefits of annexation can be made within a reasonable time frame to the desired territory.
- Municipal Boundary Commission Method (Sections 3-7-11 through 3-7-16 NMSA 1978), establishes an independent commission to determine annexation of a territory to the municipality. The Municipal Boundary Commission will meet whenever a municipality petitions to annex a territory or if a majority of the landowners of a territory petition the Commission to annex the territory into the municipality.
- Petition Method (Section 3-7-17, NMSA 1978), requires a petition signed by the majority of property owners in a contiguous territory supporting annexation into a municipality.

Red River is generally land-locked, without much room to grow primarily due to its adjacency to the Carson National Forest. However, there is an opportunity to annex the Upper Valley, which is located to the southeast of Red River town limits along NM Highway 578 (see *USGS map on page 27*). Annexing the Upper Valley would allow additional area for residential development, which has been identified as a need by the community. Red River appears to have the capacity to serve the Upper Valley with municipal services.

In order to accomplish this goal, Red River would need to follow an annexation procedure as permitted by the state and as described above. One of the challenges for Red River to annex the Upper Valley is that the annexed area must be shown to be contiguous to the town limits. An effort would also have to be made to identify the private property owner(s) of the land between town limits and the Upper Valley.



Upper Valley

# LAND USE



**TOWN OF RED RIVER**  
UPPER VALLEY POTENTIAL ANNEXATION AREA





## LAND USE

### 6. COLUMBINE-HONDO WILDERNESS

The Columbine-Hondo Wilderness Study Area is a 45,000 acre area located in Taos County. It contains the headwaters of the Rio Hondo and Red River, both major tributaries of the upper Rio Grande. The area is the watershed and provides surface water for irrigation to the downstream communities of Valdez, Arroyo Hondo, Arroyo Seco, San Cristobal, and Questa. The Columbine Hondo contains a wide range of wildlife, including mule deer, elk, antelope, black bear, mountain lion, big-horn sheep, marmots, trout, and pica. Due to its recognized wilderness values and character, the Columbine Hondo Study Area was established by Congress as part of the New Mexico Wilderness Act of 1980 in order to give it interim protection. It is currently managed by the Carson National Forest, and is widely cherished by residents and visitors to the area.



On April 27, 2012, US Senator Jeff Bingaman sponsored and US Senator Tom Udall co-sponsored Senate Bill 2468, the Columbine-Hondo Wilderness Act, to permanently establish and protect the Columbine Hondo Wilderness from motorized vehicles, energy/mineral development, and other types of development from occurring. The legislation also expands the Wheeler Peak Wilderness by approximately 1,000 acres, while modifying a boundary that will create a loop trail accessible by mountain bikes along the Lost Lake trail from Taos Ski Valley at the East Fork trail to Red River. The proposal to establish the Columbine Hondo Wilderness Area has widespread support.

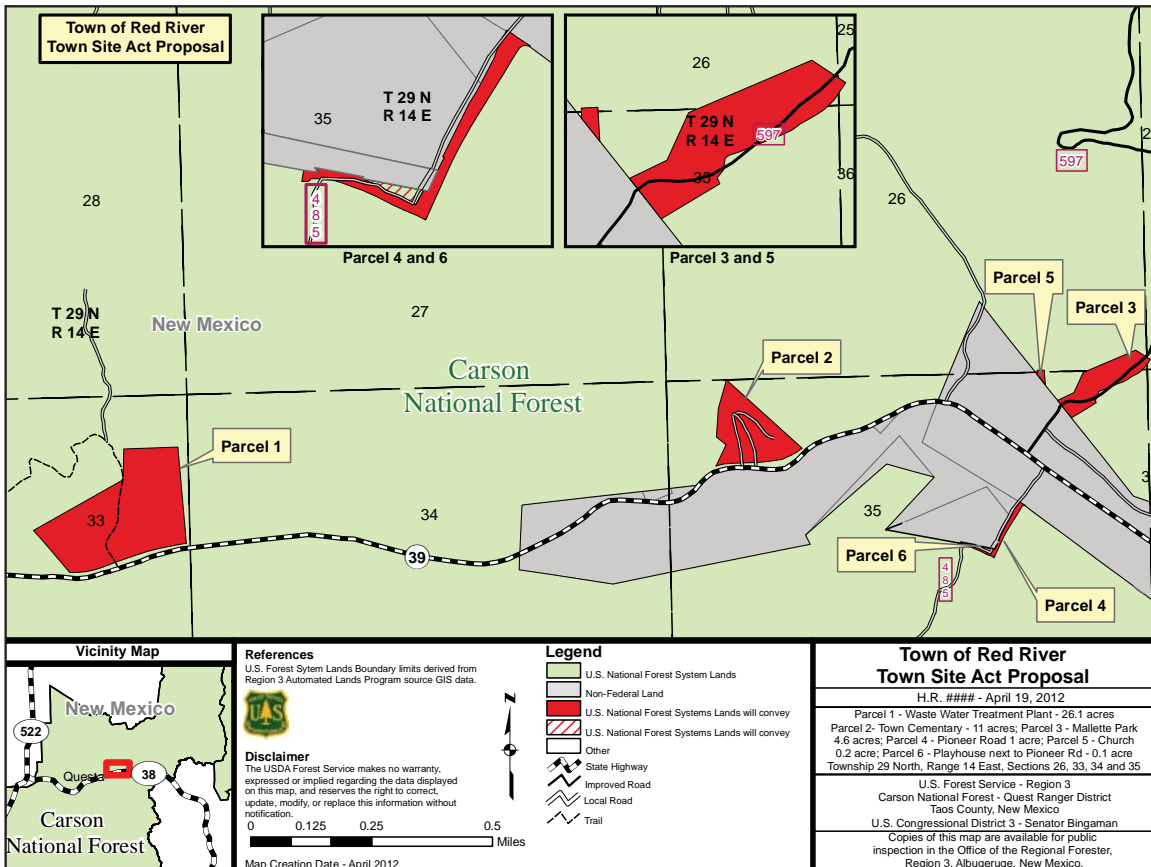
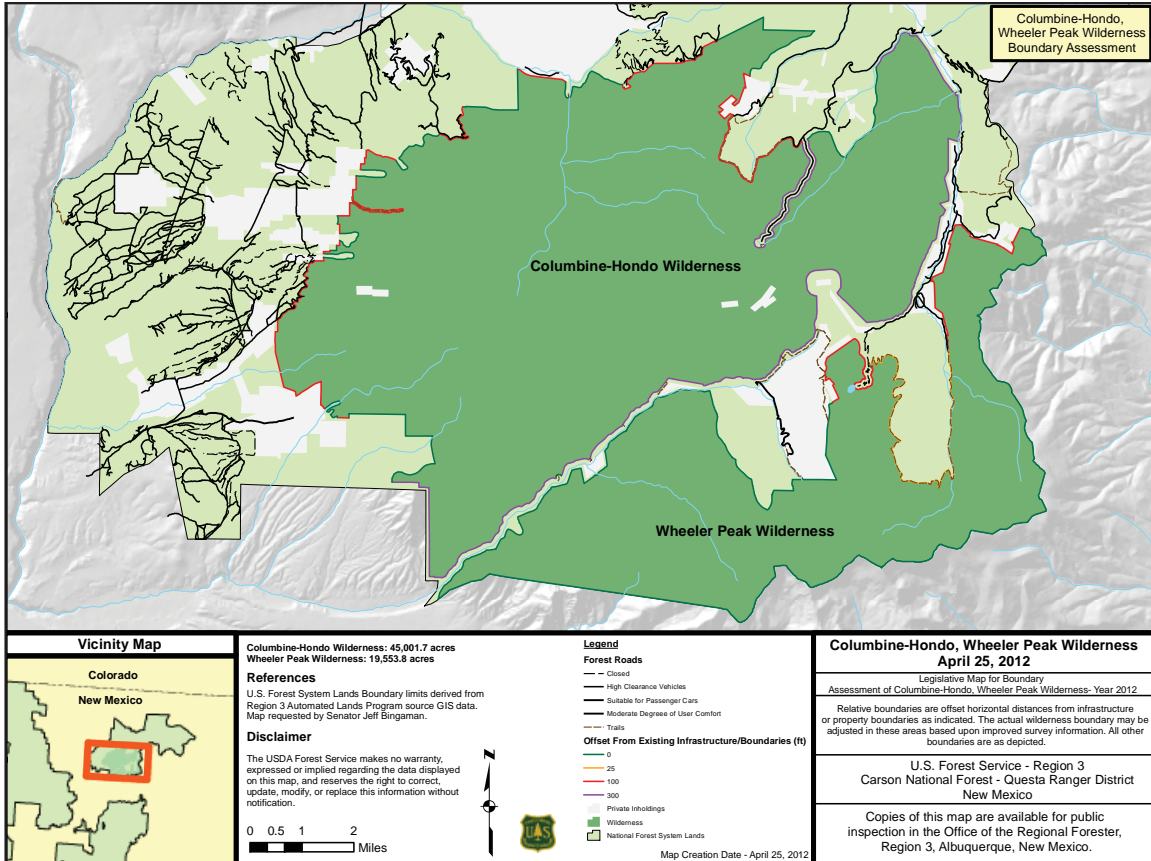


*Images from the Columbine-Hondo Wilderness*

As part of the legislation, several parcels of land deemed inappropriate for wilderness status are proposed to be excluded from the Columbine Hondo Wilderness designation and conveyed to the Town of Red River. These parcels include the Town's existing wastewater treatment plant, the cemetery, a public park, a church, and a public road within Town limits (see *Existing Land Use graphic, page 15*). Once the wilderness designation is in place, Red River should move towards annexation and establishing zoning for each of the excluded parcels.

The Town of Red River has an excellent opportunity to derive an economic benefit from this designation through increased recreation and tourism, and its proximity to this wonderful resource. For more information regarding tourism potential, see Section E: Economic Development.

# LAND USE





## LAND USE

### 7. LAND USE GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Land Use Goal 1: Ensure an appropriate mix of land uses that provide for a diversity of housing and lodging choices, business opportunities, and community facilities at a scale appropriate for a small, mountain resort community.

*Objective 1.A: To provide for a hierarchy of land use intensities, and appropriate transitions between adjacent land uses and between developed and open space areas.*

*Objective 1.B: To increase the amount of workforce housing.*

*Objective 1.C: To encourage development that enhances the quality of life for residents.*

Land Use Strategy 1.1: Create an inventory of properties that would be appropriate for re-development to housing or mixed use. The inventory should include ownership status and condition of the property.

Land Use Strategy 1.2: Amend the Zoning Code to provide more differentiation between Main Street and the side streets in terms of the types of permissive uses, design, and intensity of development.

Land Use Strategy 1.3: Complete a cost-benefit analysis to determine the viability of annexing the Upper Valley in order to increase Red River's land base for new housing.

Land Use Goal 2: Promote community pride by revitalizing and improving Main Street.

*Objective 2.A: To create a sense of place for visitors to Red River.*

*Objective 2.B: To provide a more welcoming experience at the entries to Red River.*

Land Use Strategy 2.1: Develop a comprehensive streetscape master plan for Main Street, including landscape and sidewalk improvements, entry signage, seating, pedestrian crossings, lighting, pavement enhancements, etc.

Land Use Strategy 2.2: Develop a nuisance ordinance as part of the existing Zoning Code to address neglected properties.

Land Use Strategy 2.3: Consider the establishment of "character zones", particularly for Main Street, that would enhance Red River's identity as a small, mountain town in New Mexico. Include design standards that address facades, doors and windows, roof treatments, awnings, stepbacks, etc.



Land Use Goal 3: Maintain a land use pattern that is sensitive to environmental resources.

*Objective 3.A: To allow for development that will sustain the natural environment.*

*Objective 3.B: To provide education about wildlife and the environment.*

*Objective 3.C: To protect the river from runoff and potential contaminants.*

*Objective 3.D: To ensure planning on adjacent public lands is compatible with the Town of Red River.*

Land Use Strategy 3.1: Provide adequate no-build buffers between new structures and the river to maintain wildlife corridors, and incorporate standards into Zoning Code.

Land Use Strategy 3.2: Identify permanent access points to the river and adjacent wilderness areas, including the Columbine Hondo Wilderness.

Land Use Strategy 3.3: Provide better stormwater management by incorporating on-site rainwater harvesting and retention requirements into the development and subdivision process.

Land Use Strategy 3.4: Upon completion of the Columbine-Hondo Wilderness by the US Congress, annex and establish appropriate zoning for the parcels excluded from the wilderness designation.

Land Use Strategy 3.5: Promote land stewardship practices (e.g., rainwater harvesting, native landscaping, green building) and consider the impact to existing wildlife habitat during the review of applications for new development.



## LAND USE

*This page intentionally left blank.*

## I. INTRODUCTION

Resident access to safe and affordable housing is a vital element of the success and health of a community. The provision of a diversity of housing types can ensure that the needs of both current and future residents are met. The Housing section of the Plan addresses existing conditions, including housing characteristics and existing housing organizations. Goals, objectives, and implementation strategies address current and future housing needs, including the provision of affordable and workforce housing.

## 2. HOUSING INVENTORY, OCCUPANCY, and TENURE

In 2010, there were a total of 756 housing units in Red River according to the US Census Bureau (see *Table D.1*). Of that total, 228 units (30.2%) were occupied and 403 units (53.3%) were used for seasonal, recreational or occasional use. These statistics reflect the seasonal, part-time nature of Red River as a ski town and summer cabin location. The large reduction in units used for seasonal or recreational purposes is due to a change in the way the 2010 US Census calculates vacant units and does not reflect an actual reduction in the number of units. According to the Town, the reduction in total housing units between 2000 and 2010 as reported by the US Census Bureau appears to be in error because there was no event or other condition to explain this change. It is assumed; however, that the 2010 data is correct and the error lies within the 2000 data.



*Single family house at Young's Ranch*

HOUSING TABLE D.1: RED RIVER HOUSING OCCUPANCY AND TENURE			
Housing Units by Type	2000	2010	% Change 00-10
Total Housing Units	880	756	-14.1%
Occupied Units	234	228	-2.6%
Vacant Units	646	528	-18.3%
For seasonal, recreational or occasional use	507	403	-20.5%
Owner-Occupied Units	142	121	-14.8%
Average Household Size	2.08	2.26	8.7%
Renter-Occupied Units	92	107	16.3%
Average Household Size	2.05	1.87	-8.8%

Source: US Census Bureau

Owner-Occupied Units - Of the occupied units, 53.1% were owner-occupied in 2010. These households had an average size of 2.26.

Renter-Occupied Units - Of the occupied units, 46.9% were renter-occupied in 2010. These households had an average size of 1.87

Vacant Units - As of 2010, 87 out of the 528 total vacant units were for rent and 10 units were for sale.



## HOUSING

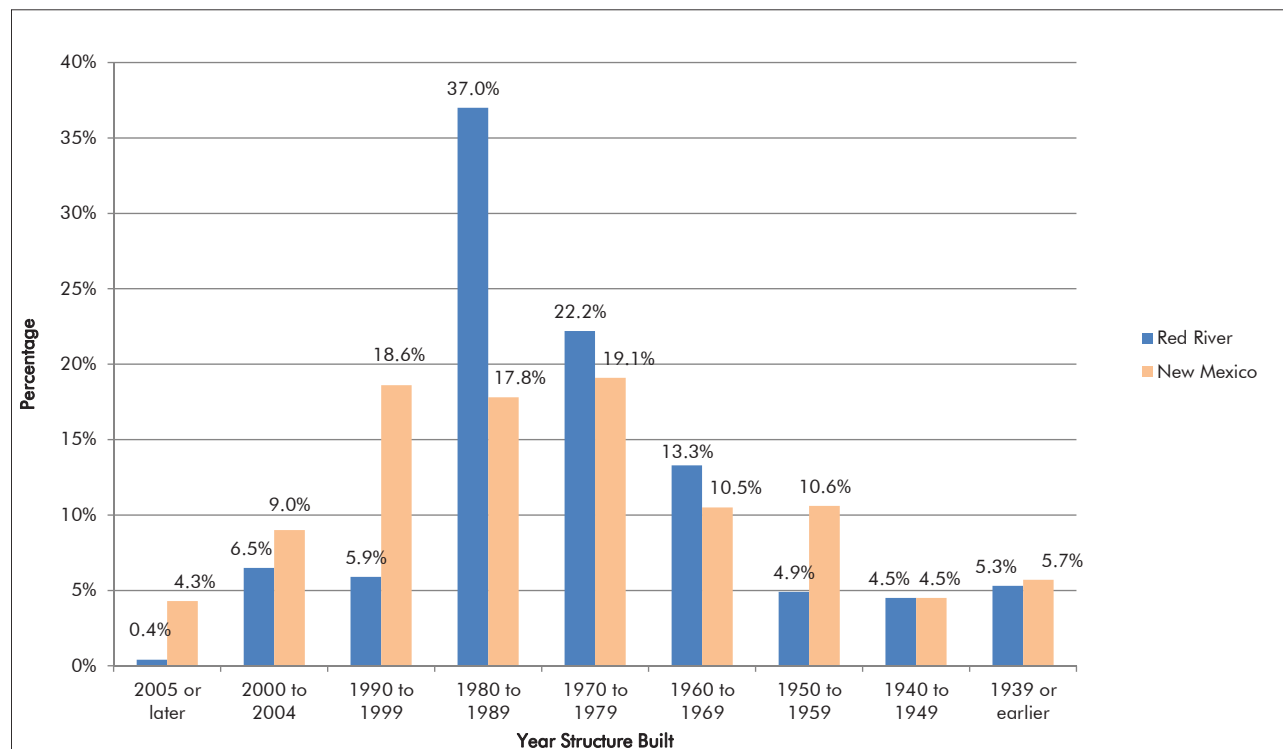
### 3. AGE, CONDITION, and VALUE of HOUSING STOCK

The vast majority of the housing stock in Red River was built between 1960 and 1989 (see *Table D.2 and Figure D.1*). The most productive housing period was between 1980 and 1989 at 37% of the total housing stock. The state as a whole had the most productive housing construction period between 1970 and 1999.

HOUSING TABLE D.2: AGE OF HOUSING STOCK		
Years	Red River	New Mexico
Built 2005 or later	0.4%	4.3%
Built 2000 to 2004	6.5%	9.0%
Built 1990 to 1999	5.9%	18.6%
Built 1980 to 1989	37.0%	17.8%
Built 1970 to 1979	22.2%	19.1%
Built 1960 to 1969	13.3%	10.5%
Built 1950 to 1959	4.9%	10.6%
Built 1940 to 1949	4.5%	4.5%
Built 1939 or earlier	5.3%	5.6%
Total	100%	100%

Source: US Census Bureau

Figure D.1: Age of Housing Stock



Source: US Census Bureau, 2006-2010 American Community Survey 5-Year Estimates

## Housing Values

In 2010, the median value of homes in Red River was \$371,739, which was substantially higher than the state as a whole at \$150,663 (see *Table D.3*). Median rental rates, however, were very similar at \$813 for Red River versus \$818 for the state. Owner households with a mortgage was substantially lower in Red River compared to the state, which reflects the amount of second homes in the community.

HOUSING TABLE D.3: 2010 RED RIVER HOME VALUES AND RENTAL RATES			
	Red River	New Mexico	United States
Median value of homes	\$371,739	\$150,663	\$177,046
Owner households with mortgage	40.7%	64.9%	70.7%
Median Rent	\$813	\$818	\$930

Source: CLRSearh

## Housing Condition

An issue that is unique to the housing stock in Red River is many residential structures were built as summer homes and are now being used as year-round residences. These structures lack adequate insulation for the cold winter months. An on-going effort should be made to upgrade these structures so they are better equipped for the winter.

New Mexico Mortgage Finance Authority administers the HOME program, which provides assistance through organizations like Habitat for Humanity of Taos to homeowners who lack the resources to make necessary repairs to their homes. Assistance is provided to meet applicable building codes, energy related improvements, lead based paint hazard reduction, ADA accessibility, repair or replacement of major housing systems, utility connections, site improvements, etc. The MFA also has funding available for the House by House program, which provides loans directly to homeowners on a first-come, first-served basis.



Condos on High Street



Single family house for sale



## HOUSING

### 4. AFFORDABLE HOUSING

Affordable housing is defined by the US Department of Housing and Urban Development (HUD) as a requirement that no more than 30% of a household's annual income be spent on housing. Families who spend more than 30% of their annual income on housing may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

Table D.4 shows that of the 171 households with a mortgage, 72 of them pay more than 30% of their income on housing. It also shows that of the 57 total households paying rent in Red River, 17 of those renter households pay more than 30% of their income on rent.

HOUSING TABLE D.4: PERCENT OF INCOME SPENT ON HOUSING	
Percent	Number of Households
<b>Households with a Mortgage</b>	<b>171</b>
Less than 20.0%	63
20.0 to 24.9%	0
25.0 to 29.9%	36
30.0 to 34.9%	11
35.0% or more	61
<b>Households Paying Rent</b>	<b>57</b>
Less than 15.0%	8
15.0 to 19.9%	0
20.0 to 24.9%	19
25.0 to 29.9%	13
30.0 to 34.9%	0
35.0% or more	17

Source: US Census Bureau

The standard housing expenditure to income ratio defines a ratio of 4.0 or higher as unaffordable. According to the US Census 2006-2010 5-year Estimates, Red River has a ratio of 5.0. Red River has a large number of lower wage seasonal workers that currently live in Questa or Taos and drive in to Red River for work. The provision of affordable housing for these workers, as well as full time year round residents, would not only benefit the workers themselves, but the Town as a whole. These workers are an integral part of the Red River economy and help to support the local businesses and services.

There are a number of state and federal programs that provide rental assistance to low and very low income residents, and there is some funding for housing rehabilitation available through the Department of Housing and Urban Development. See Appendix for a list of housing resources and contact information.

There are no organizations in Red River that are devoted to affordable housing. However, Taos County Housing Authority is responsible for approximately 169 units located in Taos, Questa, and Peñasco. The Housing Authority is also responsible for administering the Housing Choice Voucher Program (Section 8). This program provides rental payment assistance to low income families. There are also some non-profit organizations, such as Habitat for Humanity, that provide housing assistance in Taos County.

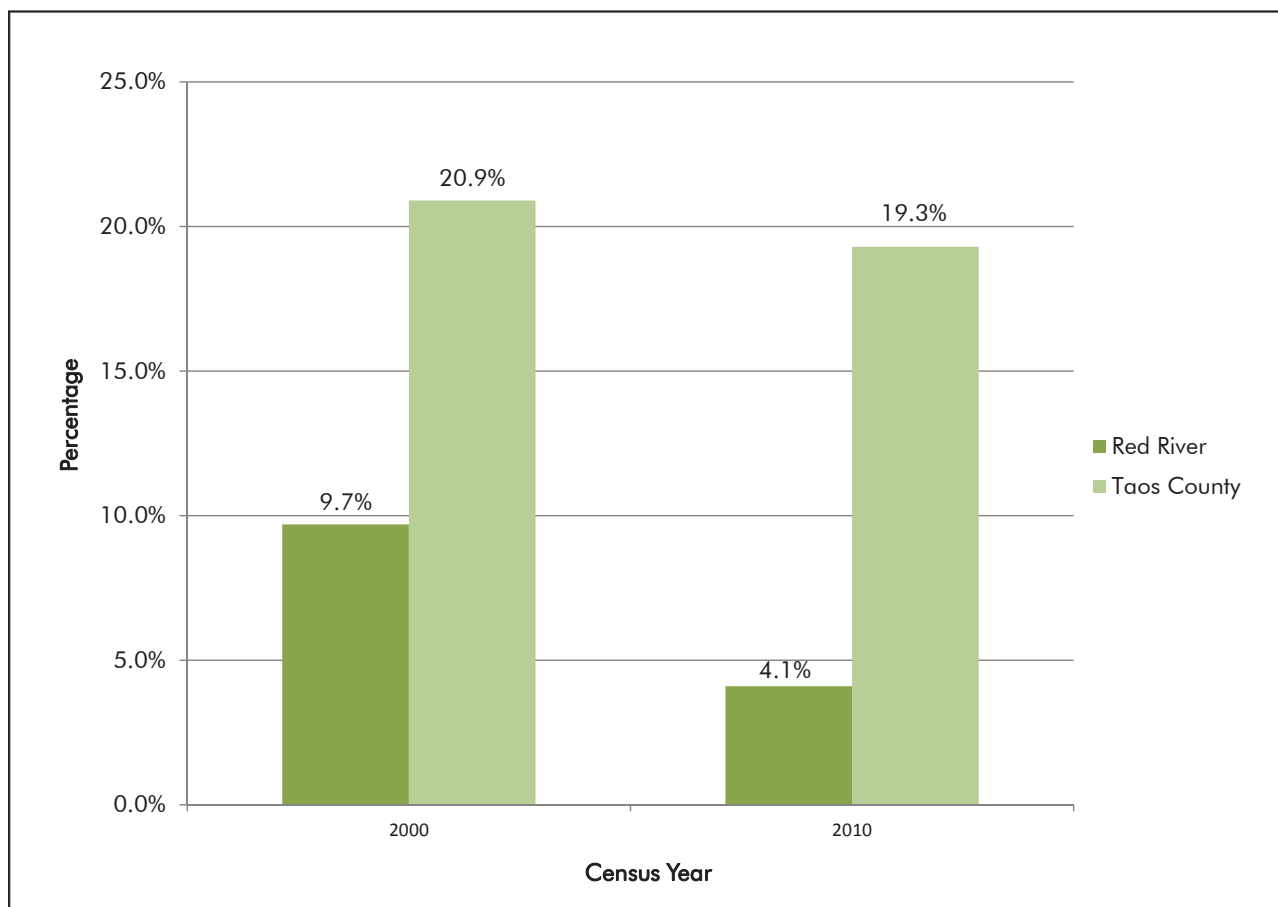


In 2012, the Taos County Chamber of Commerce issued a position paper indicating its intent to take a leadership role in addressing affordable housing. The Chamber commissioned the University of New Mexico Bureau of Business and Economic Research (BBER) to prepare a report that would include an analysis of affordable housing. This report identified issues for Taos County that are similar to those that Red River is facing regarding the provision of affordable housing. Some of the primary issues identified in the report included a workforce that is unable to afford market priced housing due to inflated property and land values caused by the demand for housing by seasonal residents (often an older, wealthier demographic) and the supply of land is limited by state regulations, geographical features, and limited development of infrastructure.

## 5. POVERTY STATUS

The percentage of persons in Red River below the poverty level has remained significantly lower than Taos County as a whole in both 2000 and 2010 (see *Figure D.2*). Between 2000 and 2010, Red River experienced a reduction in the number of persons below the poverty line, from 9.7% in 2000 to 4.1% in 2010. In Taos County, the number of persons below the poverty line in 2000 was 20.9% and by 2010, that number was slightly reduced to 19.3%.

**Housing Figure D.2: Red River and Taos County Persons Below the Poverty Level**



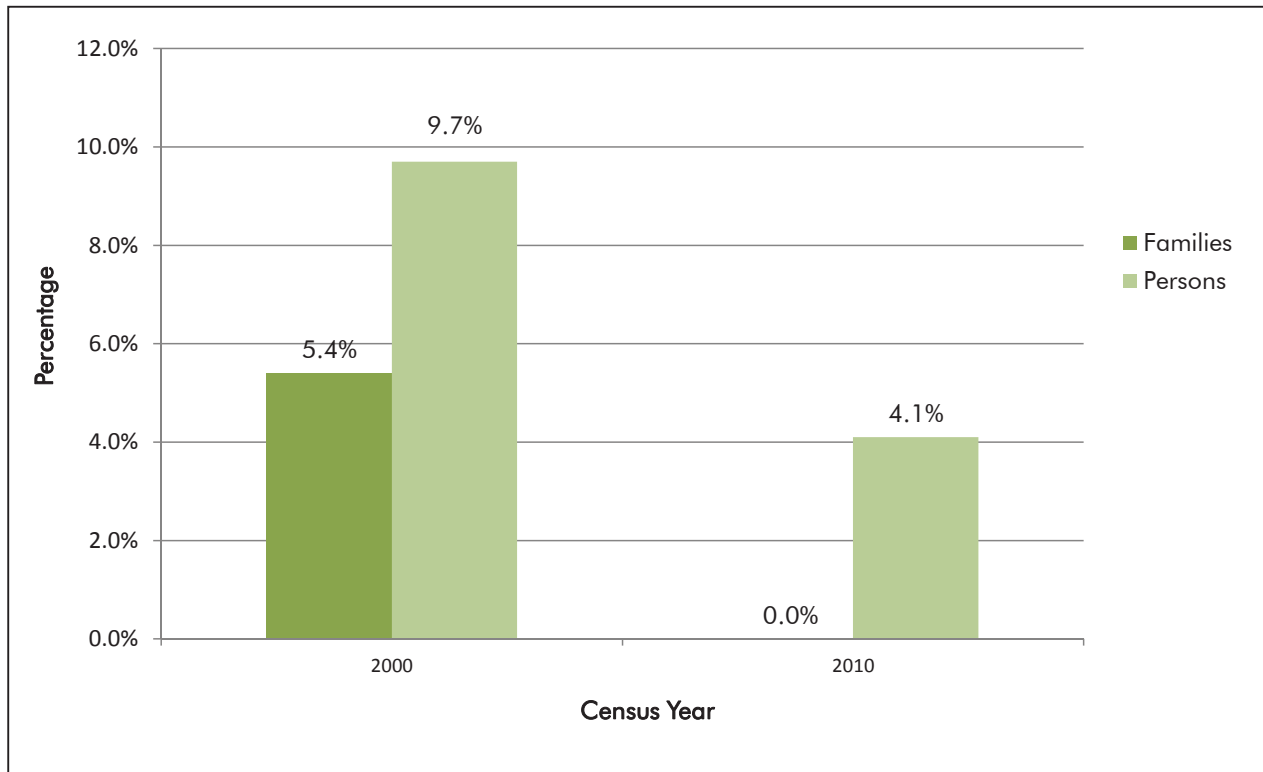
Source: US Census Bureau



## HOUSING

The same trend can be seen for families as with persons in Red River between 2000 and 2010. In 2000, the number of families that fell below the poverty level was 5.4%, and by 2010, that number had fallen to 0% (see *Figure D.3*). This reinforces the trend that lower income persons and families simply cannot afford to live in Red River, and that the community has become more unaffordable to live over time.

**Housing Figure D.3: Families and Persons Below the Poverty Level in Red River**



Source: US Census Bureau



## 6. HOUSING GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Housing Goal 1: Provide for a diversity of housing in a variety of price ranges in order to accommodate all income levels and lifestyles.

*Objective 1.A: To ensure workers and residents can afford to live in Red River.*

*Objective 1.B: To achieve a balance between permanent residents, seasonal employees, and owners of vacation homes.*

Housing Strategy 1.1: Work with the New Mexico Mortgage Finance Authority, private developers, and the Santa Fe Area Home Builders Association on the development of workforce housing in Red River.

Housing Strategy 1.2: Provide incentives for development of workforce housing, including but not limited to, allowing increased density through revisions to the Zoning Code, fee reductions for utility hook-ups, development of standards for converting old lodges to housing, and potential contribution of land owned by the Town of Red River.

Housing Strategy 1.3: Work with the New Mexico Mortgage Finance Authority and local organizations such as the Rocky Mountain Youth Corps of Rancho de Taos on the weatherization of existing seasonal dwelling units to promote higher levels of year round residency.

Housing Strategy 1.4: Work with the New Mexico Mortgage Finance Authority and local organizations such as Habitat for Humanity of Taos on rehabilitation of existing dwelling units of qualified homeowners through the HOME program and House by House program.



## HOUSING

*This page intentionally left blank.*



## I. INTRODUCTION

The Economic Development section addresses a wide range of Red River's economy, including economic indicators (income and wages, gross receipts, occupations and industry types, etc.), available resources and initiatives, and changes that have occurred over time. For its size, Red River does a remarkable job of maintaining a strong and healthy economy, and generating revenue that supports the provision of basic services for the community. This section seeks to build upon Red River's existing resources and rich history as a New Mexico mining town and its main attraction as a family-oriented resort town.

## 2. INCOME

The average weekly wage in Taos County in the second quarter of 2011 was \$577, which is roughly comparable to the surrounding counties, but falls below the state-wide average (see *Table E.1*). In terms of average weekly wages, for the 2nd quarter of 2011, Taos County ranked in the bottom 1.1%, in the State of New Mexico.

ECONOMIC DEVELOPMENT TABLE E.1: AVERAGE WEEKLY WAGES, 2ND QUARTER, 2010 AND 2011		
County	2010	2011
TAOS COUNTY	\$571	\$577
Colfax County	\$562	\$572
Mora County	\$585	\$564
Rio Arriba County	\$597	\$626
State of New Mexico	\$742	\$763

Source: US Department of Labor, Bureau of Labor Statistics

The annual median household income in Taos County generally runs below that of Colfax and Rio Arriba counties, and significantly below the annual median household income for the state as a whole (see *Table E.2*). In Red River; however, the annual median household income in 2010 was \$57,969, significantly higher than those of Taos County at \$32,940 and the state at \$42,186.

ECONOMIC DEVELOPMENT TABLE E.2: ANNUAL MEDIAN HOUSEHOLD INCOME, 2006-2010						
Place	2006	2007	2008	2009	2010	% Change
TAOS COUNTY	\$32,263	\$33,409	\$36,414	\$31,660	\$32,940	2.1%
Colfax County	\$34,432	\$35,852	\$36,755	\$38,856	\$36,468	5.9%
Mora County	\$26,441	\$28,271	\$28,962	\$32,837	\$29,321	10.8%
Rio Arriba County	\$36,887	\$37,260	\$38,578	\$39,723	\$36,570	-0.8%
New Mexico	\$40,028	\$44,356	\$42,102	\$42,830	\$42,186	5.3%

Source: New Mexico Labor Analysis Statistics and Economic Research

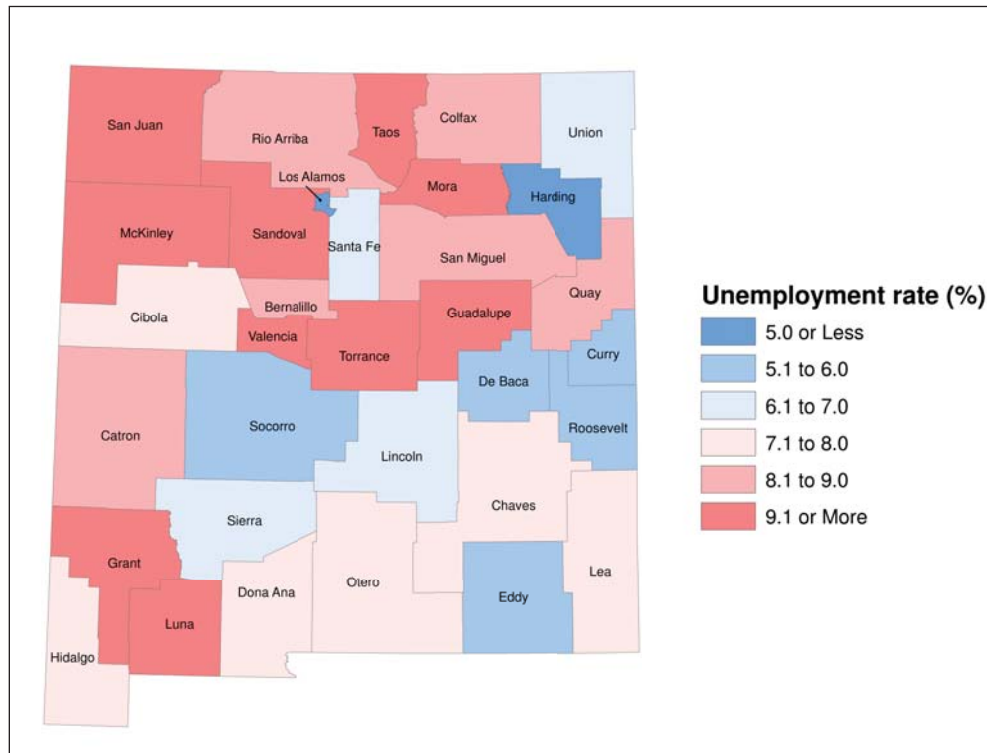


## ECONOMIC DEVELOPMENT

### 3. EMPLOYMENT

In 2011, Taos County fell within the group of New Mexico counties with the highest percentage of unemployment at 9.1% or more (see *Figure E.1*). However, the unemployment rate in Red River was significantly lower than Taos County and the state as a whole (see *Table E.3*).

**Economic Development Figure E.1: Unemployment Rates in New Mexico, 2011**



Source: Bureau of Business & Economic Research, University of New Mexico

**ECONOMIC DEVELOPMENT TABLE E.3: UNEMPLOYMENT RATES**

Place	2000	2010	% Change
RED RIVER	2.8%	2.0%	-28.6%
Taos County	5.7%	8.5%	25.0%
Colfax County	3.7%	4.5%	25.0%
Mora County	6.5%	1.5%	-71.4%
Rio Arriba County	4.8%	8.4%	60.0%
New Mexico	4.4%	5.7%	14.3%

Source: US Census, 2000 and 2010



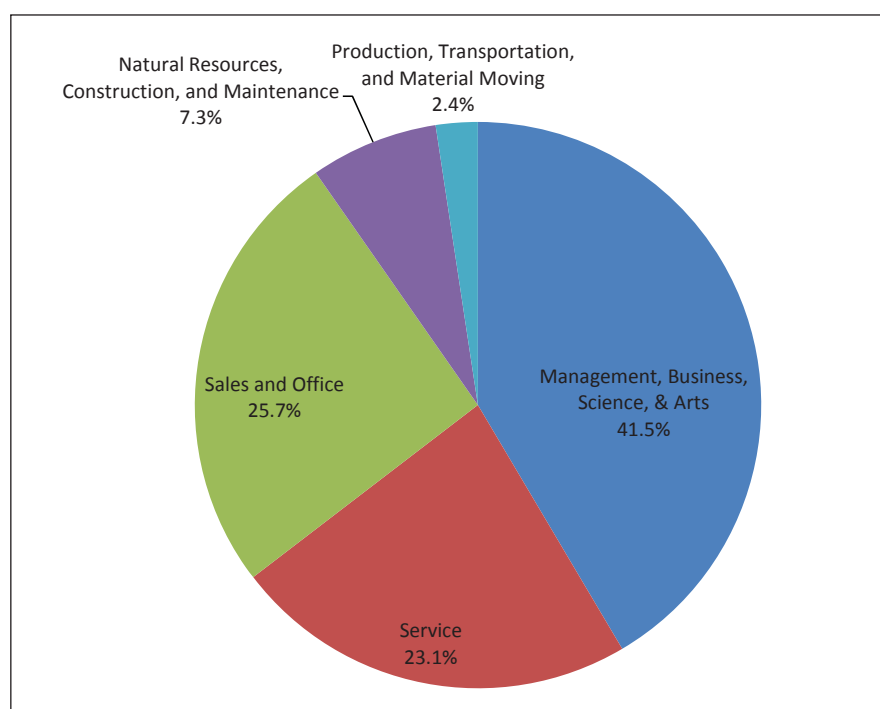
## 4. OCCUPATION and INDUSTRY TYPE

The US Census Bureau collects information on the employment occupations of the civilian workforce 16 years old and over. Occupation is divided into five major categories, including Management, Business, Science, and Arts; Service; Sales and Office; Natural Resources, Construction, and Maintenance occupations; and Production, Transportation, and Material Moving. As illustrated in Table E.4, the Management, Business, Science and Arts category represents the highest portion of the civilian workforce in Red River at 41.5%. This was an increase from 33.2% in 2000. There was also a significant proportion of the workforce in the Service (23.1%) and Sales and Office (25.7%) occupations. Between 2000 and 2010, there was a relatively steep decrease experienced in the Natural resources, construction, and maintenance industry, likely attributed to the downturn in mining during that period.

ECONOMIC DEVELOPMENT TABLE E.4: RED RIVER OCCUPATION, 2000 & 2010		
Occupation	2000	2010
Management, Business, Science, and Arts	33.2%	41.5%
Service	21.8%	23.1%
Sales and Office	27.9%	25.7%
Natural Resources, Construction, and Maintenance	12.5%	7.3%
Production, Transportation, and Material Moving	4.6%	2.4%

Source: US Census Bureau, American Community Survey 5-Year Estimates

**Economic Development Figure E.2: Occupation in Red River, 2010**



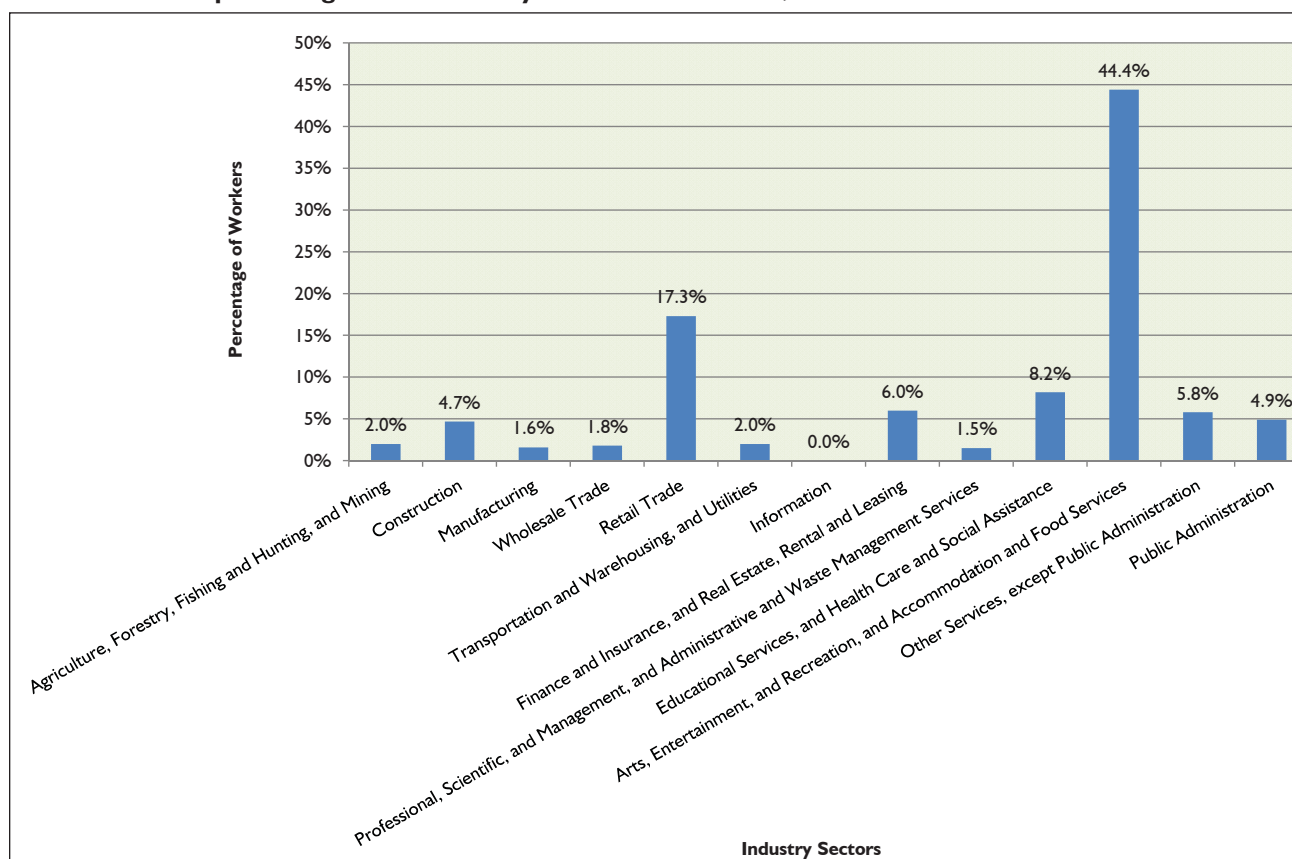
Source: US Census 2010



## ECONOMIC DEVELOPMENT

Industry type is divided into 13 separate sectors. Figure E.3 shows how these industry sectors are distributed in Red River. The Arts, Entertainment, Recreation, Accommodation and Food Services represents by far the industry type that employs the bulk of the residents at 44.4%. This reflects the number of hospitality related businesses in Red River. Retail Trade is a distant second at 17.3%; all other industries represent 8.0% or less of the jobs in Red River.

**Economic Development Figure E.3: Industry Sectors in Red River, 2010**



Source: US Census Bureau

## 5. TAX REVENUES

Tax revenues are another good indicator of how well the community is doing, particularly a community like Red River which is tied so closely to the tourism industry. Red River has done remarkably well compared not only to its adjacent communities and Taos County, but also to the state as a whole. At a per capita rate, Red River generated \$22,620 in third quarter 2010.

ECONOMIC DEVELOPMENT TABLE E.5: TAXABLE GROSS RECEIPTS TAX					
Place	2009 3Q	2010 3Q	% Change	2010 Population	2010 Per Capita
RED RIVER	\$12,937,049	\$10,789,924	-16.6%	477	\$22,620
Eagle Nest	\$2,033,793	\$3,059,244	50.4%	290	\$10,549
Angel Fire	\$15,312,059	\$22,315,196	45.7%	1,216	\$18,351
Taos County	\$148,913,433	\$161,002,854	7.5%	32,937	\$4,888
New Mexico	\$11,359,026,132	\$11,954,413,027	5.0%	2,059,179	\$5,805



### 6. ECONOMIC DEVELOPMENT INITIATIVES

#### Taos County Community Health Profile

The 2009 Taos County Community Health Profile identified some industries that have growth potential and promising industry multipliers. Some of these industries could be specifically appropriate to target for potential development in Red River including:

- Information, finance and educational services
- Motion picture and video
- Museums and performing arts

The Profile also determined that economic “leakages”, which is defined as the purchase of items elsewhere that could have been made locally, is an area that Taos County as a whole could focus its efforts towards improving. The Town of Red River faces the same issue with economic leakage at a local level. Although many residents try to make as many of their retail purchases locally, they also travel to Questa, Taos, Espanola, or Santa Fe to purchase items that are either not available locally or not in large, bulk quantity such as what is available at the Walmart in Taos. Working towards a greater capture of these retail purchases locally would increase gross receipts for Red River, as well as reduce the community’s carbon footprint.

#### Early Childhood Development Center

Recognizing that one constraint to attracting and keeping young families in Red River is the lack of early childhood facilities, the Economic Development Department is currently working on establishing a new early childhood development center. The center is currently planned to be located on property owned by the Town and next to the Red River Public Library on E. Main Street; however, the location has not been finalized. Current programming is for an approximate 1,000 square foot facility that would accommodate 20 children, ages six weeks to five years old, in two classrooms.

Red River currently has a \$50,000 capital outlay grant and is working on requesting funding from McCune Charitable Trust, in addition to identifying other funding sources for this project. A Request for Proposal is in process and a search for a center director will begin sometime in early 2013. The Town plans to lease the facility to the chosen director, who in turn will run the child development center as their own business. This project is anticipated to create three or four new jobs, and if the search for additional funding is successful, the child development center should be completed by the end of 2013.

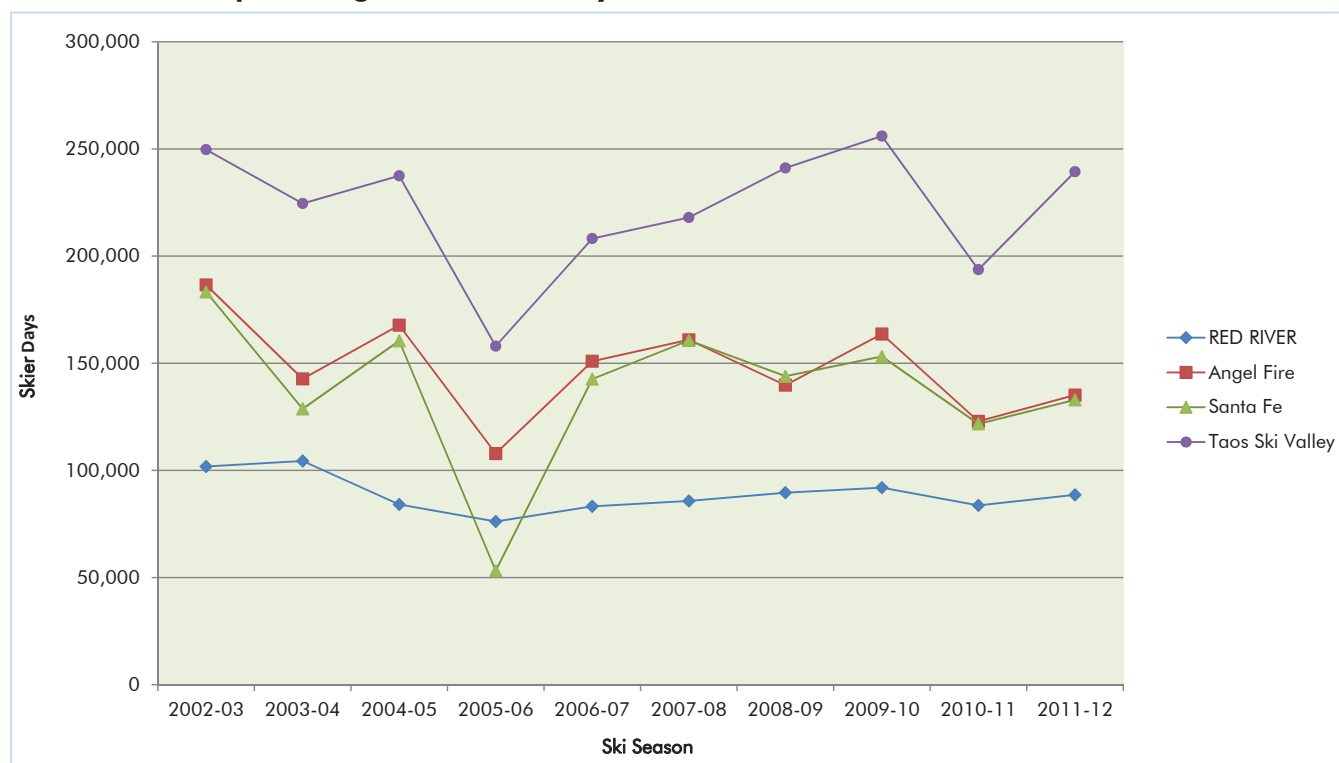


## ECONOMIC DEVELOPMENT

### 7. TOURISM

Tourism is the main driver of the economy in Red River, with approximately 300,000 visitors a year. Skiing is the primary attraction to Red River. The average snowfall each year in Red River is 214 inches. As such, the number of skier days is a good indicator of how well Red River and other ski towns are faring economically. Figure E.4 shows the trend in skier days over a 10-year period from 2002-03 to 2011-12 ski seasons. While Red River consistently does not generate the number of skier days that other northern New Mexico ski towns do, it also has not experienced the same degree of fluctuation. During this 10-year time period, Red River averaged 88,938 skier days; Angel Fire averaged 147,818; Santa Fe averaged 138,061; and Taos Ski Valley averaged 222,615.

**Economic Development Figure E.4: Skier Days 2002-2012**



Source: Ski New Mexico

Another economic indicator for Red River is the amount of lodgers' tax collected. Table E.6 compares Red River lodgers tax for 2009, 2010, and 2011 to other New Mexico tourist towns. Over this time period, the amount of lodgers taxes collected by Red River increased by 5.7%. Red River generated considerably more in lodgers taxes than Angel Fire, which is a direct result of the Town's larger number of hotels, motels, and cabins available for tourists.

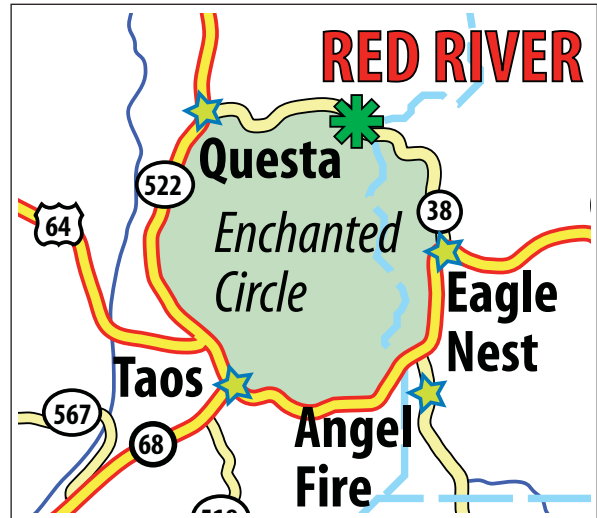
ECONOMIC DEVELOPMENT TABLE E.6: LODGERS TAX				
	2009	2010	2011	% Change
RED RIVER	\$498,332	\$496,064	\$526,876	5.7%
Angel Fire	\$185,916	\$239,100	\$340,042	82.9%
Ruidoso	\$1,195,447	\$1,181,250	\$1,212,085	1.3%

Source: University of New Mexico Bureau of Business and Economic Research.



## Enchanted Circle Scenic Byway

The Enchanted Circle Scenic Byway is part of the National Scenic Byways Program, which is administered through the US Department of Transportation, Federal Highway Administration. The Enchanted Circle Scenic Byway is an 83-mile loop through the Carson National Forest, connecting Red River to the communities of Questa, Taos, Taos Ski Valley, Angel Fire, and Eagle Nest. At its center is Wheeler Peak, the highest point in the State of New Mexico at 13,161 feet. Visitors are attracted to the Enchanted Circle's wide array of year round recreational opportunities, breathtaking scenic vistas, alpine valleys, lakes, southwestern culture, and mining history.



Enchanted Circle

The marketing arm of the Enchanted Circle Scenic Byway is the Enchanted Circle Marketing Co-op whose mission is to:

- Promote each community within the Enchanted Circle;
- Promote the Enchanted Circle Region as a whole; and
- Promote the Enchanted Circle Scenic Byway as an extended stay opportunity to visitors in the area.

The Town of Red River is an active participant in the Enchanted Circle Marketing Co-op, and its economic development director is currently chairing the committee. The organization recently launched the 2012-2013 "Enchanted Circle Challenge", a photo contest that encourages people to submit photos of themselves participating in activities or events along the Enchanted Circle Scenic Byway. The Co-op put together a list of 45 activities that it hopes will encourage fall and winter tourism. The prize is a seven night stay in Taos. The ad campaign was funded in part by the New Mexico Tourism Department's Co-op Advertising Program. The promotion was awarded \$10,000 in matching funds that will go towards a radio campaign in Albuquerque, Amarillo, and Colorado Springs.

## Cultural Heritage Tourism

The National Trust for Historic Preservation defines cultural heritage tourism as "traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources." The National Trust cites the following benefits of cultural heritage tourism:

- Creates jobs and businesses
- Increases tax revenues
- Diversifies local economy
- Creates opportunities for partnerships
- Attracts visitors with interest in history and preservation
- Increases historic attraction revenues
- Preserves local traditions and culture
- Generates local investment in historic resources
- Builds community pride
- Increases awareness and perception/image of the site or area's significance



## ECONOMIC DEVELOPMENT

In addition to the vast array of recreational opportunities and amenities available to visitors of Red River, there is another aspect of the community that has the potential to attract more tourists. Red River's colorful mining history and the people who settled in this area sets the Town apart from other New Mexico communities, and would attract a different kind of tourist than the typical skiing tourist.

Commonly referred to as "cultural heritage tourists", they have a tendency to stay longer, spend more, and return to the community (Cultural Heritage Tourism Practical Applications, Museum Association of Arizona and the Arizona Humanities Council, 2000). These tourists are typically older than the average traveler, not traveling with children, and are looking for more authentic experiences. They tend to plan their vacations on the internet, another reason for Red River to enhance its social media presence. Cultural heritage tourism advocates the concept of "sustainable tourism" where the goal is not to just attract more tourists, but rather, to attract "high value" tourists that will help the community maintain a high quality of life for the residents. The National Trust for Historic Preservation found that, nationally, cultural heritage tourists stay on average a half day longer and spend \$62 a day more than typical tourists.

The goal is to keep the tourist an extra day or two, make sure they eat a few meals at the local eating establishments, and really take in the unique culture and history Red River offers. Developing an educational program that recounts the history and heritage of Red River and its people through exhibits, tours of historic structures and mining trails and camps, etc., would be an excellent step in broadening the tourism appeal to the community. The Red River Historical Society would be a good potential partner in nurturing and developing this program.

### Community Events

While skiing is consistently the main attraction for visitors to Red River, the Town does an excellent job of hosting community events during other times of the year. These events have brought a different demographic than skiers to Red River, which has helped the community diversify its tourism draw. A sample of these community events include:

Red River Motorcycle Rally - The Red River Motorcycle Rally is the Town's largest community event. This year was Red River Motorcycle Rally's 30th annual event. It is a very popular, long-time event held on Memorial Day and brings in as many as 30,000 visitors to the community. Bike games, hundreds of vendors, live bands, and daily raffles are just some of the activities that make up the event schedule. Many of the participants ride along the 83-mile Enchanted Circle loop.

Enchanted Circle Century Tour - The Enchanted Circle Century Bike Tour held its 35th annual event in 2012. Known as one of the most scenic annual bicycle tours in the Southwest, the tour begins in Red River with about 600 cyclists participating in the event each year.



*Red River Motorcycle Rally*



The event is typically held at 8:00 a.m. on a Sunday morning in September. Cyclists can choose from 25 and 50 mile out and back tours, or a 100 mile tour, each providing scenic rides through the Sangre de Cristo Mountains, Carson National Forest, and Taos. Trails continue alongside two state parks, including the Vietnam Memorial and Eagle Nest Lake, and go through Palo Flechado Pass and Bobcat Pass.



*Enchanted Circle Century Tour on Main Street*

Routes begin in Red River and move along through Questa, Taos, Angel Fire, and Black Lake before they wind back through Angel Fire, Eagle Nest, and conclude in Red River. The safety and wellbeing of the cyclists is ensured by providing handful of rest stops along the route and EMS that continually drive the Enchanted Circle during the event. Sag wagons are also provided throughout the tour containing repair tools, first aid supplies, and water. Elevation levels range from 9,820 feet along Bobcat Pass to 7,000 feet within Taos.

Hot Chili Days, Cool Mountain Nights Music Festival - This is Red River's second largest event, second only to the Red River Motorcycle Rally. Hot Chili Days, Cool Mountain Nights, featuring Larry Joe Taylor and friends, held its 16th annual event in 2012. It includes three days of live music at venues all over the mountain, combined with the New Mexico State Green Chile Championship, CASI "Red River Red" cookoff, and a Lonestar BBQ Society Cookoff at Brandenburg Park. This event draws thousands of people to Red River for concerts with some of their favorite singer-songwriters and over 100 cookoff teams from all over the southwest.



Oktoberfest - Oktoberfest will hold its eighth annual event in 2012 at Brandenburg Park. It is a three day event featuring microbreweries from around the region. Traditional German music, food, micro beer, a Ms. Oktoberfest contest, stein holding and brat eating contests, a "Keg Krawl", and art and crafts vendors are typical events. Every year the festival draws huge crowds from all over the Southwest.

Red Fest Music Festival - Red Fest Music Festival celebrated its third annual event in 2012. It is an all ages, annual outdoor event. Some of the well-known artists that have performed at past festivals include the Wailers, Hieroglyphics, and Nosotros, among others. Since its inception, Red Fest has expanded from local and regional acts to a more diverse, international spectrum of performers. Red Fest attracts over 600 participants each year.



## ECONOMIC DEVELOPMENT

### 8. NEW MEXICO MAINSTREET PROGRAM

New Mexico MainStreet Program is a grassroots economic development program that assists communities in revitalizing their commercial business districts while preserving cultural and historic resources. It falls under the State of New Mexico Economic Development Department, and provides assistance to 23 Main Street communities and six Arts and Cultural Districts. New Mexico MainStreet uses the National Trust for Historic Preservation's Four-Point Approach of Organization, Design, Promotion, and Economic Positioning. The Program "fosters community pride and encourages the growth of small businesses, consequently enhancing local employment and income opportunities, tax revenues, property values and general quality of life".

The New Mexico MainStreet Program Mission Statement and 4-Point Approach are as follows:

*"The New Mexico MainStreet Program fosters economic development in the state by supporting local MainStreet revitalization organizations and their work in downtowns and the adjacent neighborhoods. The Program provides resources, education, training and services that preserve and enhance the built environment, local historic culture and heritage and stimulate the economic vitality of each participating community" (adopted March 10, 2006).*



Attractive light fixture next to a discontinuous sidewalk on Main Street

**Organization** - involves getting everyone working toward the same goal and assembling the appropriate human and financial resources to implement a MainStreet revitalization program.

**Promotion** - sells a positive image of the commercial district and encourages consumers and investors to live, work, shop, play, and invest in the MainStreet District.

**Design** - is about getting Red River's Main Street into top physical shape. An inviting atmosphere created through attractive window displays, convenient parking areas, building improvements, street furniture, signs, sidewalks, street lights, and landscaping will convey a positive visual message about Red River's Downtown and what it has to offer. Design activities also include instilling good maintenance practices in the commercial district, enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging appropriate new construction, developing sensitive design management systems, and long-term planning.



Economic Restructuring - strengthens Red River's existing economic assets, while expanding and diversifying its economic base. The MainStreet program would assist with sharpening the competitiveness of existing business owners, and recruiting compatible new businesses and new economic uses to build a commercial district that responds to the community's needs.

Red River would be an excellent candidate for becoming a MainStreet community. It has many of the necessary components that would be needed; compact and walkable downtown, historic structures, and a healthy business climate to name just a few.



*Commercial businesses at the corner of Main Street and Jacks and Sixes*

### 9. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Economic Development Goal 1: Support a strong and sustainable 4-season economy through the development of partnerships that include local businesses, hospitality industry, and public entities.

*Objective 1.A: To promote and expand tourism by capitalizing on the unique attractions and assets of Red River and other communities in the Enchanted Circle.*

*Objective 1.B: To attract more visitors during the off-season.*

Economic Development Strategy 1.1: Participate in and represent the interests of Red River in all regional economic development initiatives for the state, Taos County, and the Enchanted Circle.

Economic Development Strategy 1.2: Actively participate with other communities in the Enchanted Circle on joint marketing and advertisements, maps, and brochures that highlight the unique assets of each community, special events, and activities. Continue participation in the Enchanted Circle Marketing Co-op.



## ECONOMIC DEVELOPMENT

Economic Development Strategy 1.3: Increase the Town's budget for advertising through allocation of a greater share of the lodgers' tax.

Economic Development Strategy 1.4: Continue to work with Angel Fire and Taos on a joint ski package that would include day and weekend passes to all three ski areas.

Economic Development Strategy 1.5: Develop a brand and promote Red River to communities throughout New Mexico (including the Albuquerque metropolitan area), and to other neighboring states, through social media, print media, television, and radio.

Economic Development Strategy 1.6: Develop a marketing package that highlights the unique aspects of Red River, including its wide range of recreational assets and activities, its mining history, and its compact, walkable community spaces.

Economic Development Strategy 1.7: Promote Red River to potential developers to bring new hotel and motel projects to Red River.

Economic Development Goal 2: Develop and diversify the local economy through business retention and recruitment.

*Objective 2.A: To ensure a workforce with a wide range of skill sets.*

*Objective 2.B: To ensure employment opportunities for local residents, including youth.*

*Objective 2.C: To encourage redevelopment and reuse of existing vacant commercial buildings.*

*Objective 2.D: To provide customer service and business training for existing businesses.*

Economic Development Strategy 2.1: Disseminate information on and promote the hospitality, tourism, and restaurant management certificate program at Northern New Mexico College and the culinary arts program at the University of New Mexico - Taos Branch.

Economic Development Strategy 2.2: Continue to provide improvements to basic infrastructure systems, including wet and dry utilities, in order to support economic development.

Economic Development Strategy 2.3: Encourage new sit down restaurants, coffee shops, and retail businesses to locate in existing vacant commercial buildings.

Economic Development Strategy 2.4: Continue to upgrade phone services, broadband, and access to emerging technologies.

Economic Development Strategy 2.5: Work with the Chamber of Commerce and the Economic Development Corporation on the development of a Buy Local campaign and a "Business of the Month" award program.



Economic Development Goal 3: Become a designated MainStreet Community.

*Objective 3.A: To access funding resources and receive technical assistance from New Mexico MainStreet to improve the business district.*

*Objective 3.B: To encourage the preservation of historic structures along Main Street and other downtown streets.*

*Objective 3.C: To provide an organizational framework to promote the businesses and activities in the community.*

Economic Development Strategy 3.1: Create a organization comprised of business owners, local bankers, Chamber of Commerce, and other community stakeholders interested in becoming a MainStreet community.

Economic Development Strategy 3.2: Complete an application to become an “Emerging MainStreet Community” through the New Mexico MainStreet Program.

Economic Development Strategy 3.3: Work with local contractors, business owners, and banking institutions to develop a facade improvement program that includes in-kind contributions to fund minor improvements such as new paint, glazing, tuckpointing, etc. on commercial storefronts.

Economic Development Strategy 3.4: Disseminate information on existing loan programs, tax incentives, and funding resources for rehabilitation of historic structures and commercial storefronts.

Economic Development Strategy 3.5: Create an inventory of available commercial and mixed use properties along Main Street and make this available on-line and in social media.



## ECONOMIC DEVELOPMENT

*This page intentionally left blank.*



### I. INTRODUCTION

The Community Services section covers a wide range of facility types and services. These are services that are critical to ensuring the public health, safety, and welfare, such as police, fire, and emergency services. Other community services cover the basic ingredients for ensuring the community's quality of life, such as the Red River Public Library and Brandenburg Park. In general, the Town of Red River does a impressive job of providing community services, not only to the residents, but also to the seasonal visitors that come to Red River year after year.

### 2. COMMUNITY FACILITIES

Red River Public Library - The Red River Public Library is located at 702 E. Main Street. It has nine public access computers and two additional computers for children. Five of the public access computers have internet access. The library also has an on-line database for subscriptions, which can be accessed by the on-line catalog, the library machines, or by residents anywhere in New Mexico. It also offers high speed wireless, which is



*Red River Public Library*

available during regular hours and 24 hours a day on the outdoor patio. The Red River Public Library is open on Monday, Tuesday, and Friday from 10:00 a.m. to 12:30 p.m. and 1:30 p.m. to 4:30 p.m.; on Thursday evenings from 6:00 p.m. to 9:00 p.m.; and on Saturdays from 10:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. The facility is currently in need of interior renovation and a storage building for old files, furniture, etc.

Red River Conference Center - The Red River Conference Center is located at 101 W. River Street. It was built in 2002 and contains a 10,000 square foot exhibit hall, three break-out rooms, and a commercial kitchen for catering purposes. It is located across from Brandenburg Park and holds a strong physical presence within the commercial district. The desire to see this facility more fully used by the community, and in particular for indoor recreation, was expressed during the planning process for the Comprehensive Plan.

Red River Town Hall - Town Hall is located at 100 E. Main Street. The building was constructed in the 1970s and appears to have lived out its useful life. The building needs either major renovation or needs to be replaced in order to meet building codes. The Comprehensive Three-Year Work Plan 2012-2014 listed an engineering assessment to be completed on the building as a priority project, and calls for remodel or replacement as a follow-up action.

Red River Community House - The Red River Community House is located at 116 E. Main Street (see *Historic Structures* section for more information on the history of this building). It was founded in 1940 by 'summer families' looking for a place to worship together and completed in 1942. The Community House is a non-profit entity, which is managed by a volunteer board of directors. During the year, over 450 activities and events are offered, primarily during the summer. Summer hours are 9:00 a.m. to 9:00 p.m.



## COMMUNITY SERVICES

daily. Activities include worship services, hikes, square dancing, exercise classes, craft classes, teen nights, games, movies, musical concerts, special events, and much more. During the fall, winter, and spring, the Community House is only open for scheduled activities. Plans are underway to expand programming during these non-peak times. The facility is available for rentals during certain months of the year.

### 3. RECREATION and TRAILS

Red River is abundant with recreational activities, including skiing, snowmobiling, hiking, and fishing. Recreation plays a critical role in the health and well being of the community, and is the basis of the local community. Recreational activities is what attracts people to Red River.

#### Parks

Brandenburg Park - Located in the center of Downtown along Main Street, Brandenburg Park is a beautiful, well-maintained park. It is the site of many of Red River's special events and concerts. It includes a pavilion and playground equipment.



Brandenburg Park

Mallette Park - Mallette Park, named after one of Red River's first pioneering families, is located at the mouth of Mallette Canyon, close to Main Street. Amenities include picnic tables, playground equipment, a tennis court, skateboard park, volleyball court, basketball court, and a challenging 9-hole disc golf course.

Toni Woerndle Park - Toni Woerndle Park, named after one of Red River's skiing families, is located by the Red River, next to the Conference Center.

In addition to the three parks, there is also a softball field on the west end of Red River. Tournaments, T-ball, and Little League games are held at this facility.



Mallette Park



### Trails

Red River is surrounded by 138 miles of marked hiking trails, ranging from relatively short and easy to longer and more challenging trails. Carson National Forest has trail maps and more detailed information regarding all of the trails in this area. A sample of these trails are as follows:

Red River Nature Trail - This is a two mile trail that is easy to navigate. The trail runs along the base of the mountain and follows the Red River. There are three access points to this trail, including at Brandenburg Park, at the Covered Bridges, and at the base of the Red Chair Lift.

Middle Fork Lake Trail - This is a moderate two mile trail located east of Red River, off NM 578. It starts at an elevation of 9,600 feet and climbs to 10,845 feet at Middlefork Lake, which is located at the base of Fraser Peak. The lake is fed by snowmelt and springs, and is the origin of the Red River. The trail is accessible by hiking or by horseback. The primary use of this trail is in the winter months for cross-country skiing and snowshoeing. In the summer months, it is used for hiking, horseback riding, and mountain biking. Elevation goes from 9,650 to 10,840 feet.

Pioneer Creek Trail - Pioneer Creek Trail starts at the end of Pioneer Road and follows a road built by miners at the end of the 19th century. It is a three mile trail that features mines, tunnels, and historic buildings. The trail is used for hiking, mountain biking, and horseback riding in the summer months. In the winter, it is used for cross country skiing, snowshoeing, and snowmobiling.

Goose Creek Trail - This is a challenging six mile trail that starts a couple miles east of Red River in the Upper Valley along NM 578. The trail starts on the west side of the road and leads to Goose Lake. In the summer months, this trail is used for hiking and horseback riding, and in the winter, it is suitable for experienced cross country skiers and snowshoeing, but not snowmobiles. Elevation goes from 8,800 to 11,800 feet.

Lost Lake Trail - This trail is also off NM 578 in the Upper Valley. It is a relatively difficult four mile trail which leads to Lost Lake within the Wheeler Peak Wilderness. Elevation goes from 9,650 feet to 11,495 at Lost Lake.

### 4. PUBLIC SAFETY

The community has a very positive impression of the services provided by both the Marshal's Office and the Fire Department. Below is a brief description of their services and departmental needs.

#### Red River Marshal's Office

Red River currently has four commissioned officers in its Marshal's Office, which allows for approximately 17 hours of police presence per day. During the early morning hours, there is no police officer on duty; however, there is always one officer on-call. The Marshal's Office feels there is a certain degree of vulnerability in Red River during these hours, and has identified the need for a night watchman to patrol the streets from 1:00 a.m. to 6:00 a.m. The goal for this position is to allow the watchman to report on any situation needing immediate attention (e.g., fire, broken water line, rock slides, weather related issues), but not to intervene on any criminal activity.



## COMMUNITY SERVICES

The Communication Center is a division within the Marshal's Office. It operates with state-of-the-art communication equipment, an enhanced 911 system, and a communication specialist that operates 24 hours a day, 365 days a year.

In addition to the watchman, priority items identified in the Comprehensive Three Year Work Plan include the acquisition of a storage shed, camera / surveillance system for Town Hall complex, animal control pens, and a security door and security upgrade at dispatch.

### Red River Fire Department

Red River Fire Department, located on High Street, has a combination of paid and volunteer personnel. There are 20 firefighters and 16 EMS personnel including emergency vehicle operators (drivers) and paramedics. The department also has paid administrative staff. Much of the staff does not live in Red River due to the high housing costs. Daytime EMS response is provided by paid staff and additional EMS and fire response is by volunteers. Some of the challenges for the Fire Department include the need for all personnel to be competent and trained in all areas and the need to cover all areas of service delivery with a mix of paid and volunteer staff. For information on fire protection and hydrant spacing, see Section H: Infrastructure, page 75.



*Red River Fire Department on High Street*

According to the Comprehensive Three-Year Work Plan, the Fire Department has a variety of equipment, training and management needs. Major equipment needing to be replaced includes two ambulances, firefighter turn-out gear, re chassis Engine 3, crew carriers and Truck 11, two cardiac monitors, and Engine 1. The Department is working to reestablish public CPR training and the use of automated external defibrillators. Administrative goals include developing a comprehensive personnel management policy and program; rebuilding the fire prevention/planning program; completing the implementation of the safety committee; rewriting and updating EMS protocols; implementing dispatch/primary radio frequency migration; etc.

### Red River Heliport

A new public heliport was constructed in 2009. The project was completed on behalf of the NMDOT Aviation Division. It is located off W. Main Street, on the south side of the river adjacent next to the ballfield. The heliport is owned and managed by the Town of Red River.



## 5. HEALTH and MEDICAL SERVICES

Health and medical services in Red River is provided during the ski season starting on December 15th by **ultiMED**, which is located at 200 A Pioneer Road. **ultiMED** provides family practice and urgent care by appointment and on-call service, and primarily caters to tourists.

In order to address the gap in services for year round residents, medical services have recently expanded through the opening of the Main Street Medical Center on November 21, 2012. The Main Street Medical Center is located at 421 E. Main Street, and is staffed by a nurse practitioner. It will also include a medical dispensary for prescriptions, which will allow residents local access and avoid the need to drive to Taos to a pharmacy. Vaccinations will also be available. The opening of the Main Street Medical Center is a very positive step forward for Red River, and getting the word out that these services are available is important.

## 6. SCHOOLS

### Primary and Secondary Education

Red River is within the Questa Independent School District. However, the Red River Valley Charter School is the only school facility located within Town limits and it is a state charter school. Many school age children go outside the community to Questa or Eagle Nest for their education.

The Red River Valley Charter School is located at 500 E. High Street. The curriculum includes kindergarten through eighth grade, and it currently has five teachers. The Charter School also offers a part-time, pre-kindergarten program. However, this program is dependent on whether the Charter School's funding remains in place.

### Questa Independent School District

The Questa Independent School District contains a charter school and traditional elementary, middle, and high schools. The following information was primarily taken from the Questa Independent Schools Comprehensive Five-Year Facility Master Plan, 2011-2015.

- *Roots & Wings Community Charter School* - Roots and Wings Community Charter School is located in Lama. The school offers an innovative, experiential education design model in a rural wilderness setting for 48 students in grades 5-8.
- *Alta Vista Elementary and Intermediate School* - Alta Vista Elementary and Intermediate School is located at Highway 522, #4 Wildcat Road in Questa. The school includes grades pre-kindergarten through sixth grade. Enrollment averages approximately 200 students per school year.
- *Rio Costilla Elementary* - Also in the Questa Independent School District, Rio Costilla Elementary is located 20 miles north of Questa in the community of Costilla at the New Mexico/Colorado border, and as such, is unlikely to have students from Red River in attendance.
- *Questa Junior/Senior High School* - Questa Junior/Senior High School is located at 57 Sagebrush Road in Questa.



## COMMUNITY SERVICES

### Cimarron Municipal School District

The Cimarron Municipal School District contains one charter high school, and five traditional elementary, middle, and high schools. The facilities are located in Cimarron, Eagle Nest, and Angel Fire. Students from Red River attend Cimarron schools as out of district students.

- *Eagle Nest Elementary and Middle School* - Eagle Nest Elementary / Middle School is a K-8 school. It is located at 225 Lake Street in Eagle Nest. Enrollment for the current school year is 88 elementary school students and 64 middle school students.
- *Cimarron Elementary and Middle School* - Cimarron Elementary / Middle School is also a K-8 school. It is located at 132 N. Collison Avenue in Cimarron. Enrollment for the current school year is 66 elementary school students and 53 middle school students.
- *Cimarron High School* - Cimarron High School is located in Cimarron at 165 North Collison Avenue. Enrollment for the current school year is 61 students.
- *Moreno Valley High School* - Moreno Valley High School is a charter school located in Angel Fire. The school is on private property deeded to the Moreno Valley Educational Foundation from the Angel Fire Resort. Students come from all of the communities in the Enchanted Circle, including Angel Fire, Eagle Nest, Taos, Red River, etc. Enrollment for the current school year is 92 students.

### **Higher Education**

#### University of New Mexico - Taos Branch

Serving Taos County and Northern New Mexico, UNM-Taos is one of the newest and smallest of all the University of New Mexico branches, and was ranked as one of the top 25 community colleges in the nation for growth. Associate degrees, certificate programs, and bachelor and master degree programs are offered through the Extended University program. The School of Nursing offers bachelor, master, and PhD programs on-line. Academic areas of instruction are divided into four categories including:

- Core Transfer Area
  - Writing and Speaking
  - Science and Mathematics
  - Social and Behavioral Sciences Humanities
  - Foreign Languages
  - Fine Arts Education
  - Early Childhood and Multicultural Education
- Health Science Area
  - Integrative Health
  - Emergency Medical Services
  - RN Nursing
  - Nurse Assistant
  - Dental Assistant Health Extension & Education
  - Physical Conditioning



- Business and Professional Skills
  - Business Management
  - Small Business Development Center
  - Arts and Crafts Computer Technology
  - Culinary Arts Construction Technology
  - Fine Woodworking
- Academic Success Area
  - Library Services
  - Adult Learning Center ABE GED ESLCASA Tutoring Student Success
  - Kid's Campus
  - Title V Early Childhood Resource Center
  - Student HELP

### 7. YOUTH ADVISORY COUNCIL

In 2011, the Mayor's Youth Advisory Council was initiated. The intent of the Youth Advisory Council is to engage Red River youth in the community and civic process, and provide them with positive leadership experiences. Interested youth in grades 7th through 12th were invited to apply and include a letter of recommendation from their school principal and two letters of recommendation from community members. The objectives of the Youth Advisory Council are as follows:

- Learn firsthand about how government works;
- Gain leadership experience and new skills, such as public speaking and working in teams;
- Develop a sense of responsibility, belonging, confidence, and empowerment; and
- Realize that their voices matter and that they can improve their communities through ideas and service.

### 8. COMMUNITY SERVICES GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Community Services Goal 1: Maintain and improve recreational opportunities for a diversity of activities throughout the year.

*Objective 1.A: To enhance the image of Red River as an active, fun place to live and visit.*

*Objective 1.B: To promote enriching indoor and outdoor activities for residents and visitors alike.*

*Objective 1.C: To coordinate with local youth organizations on recreational programming.*

Community Services Strategy 1.1: Consider converting all or a portion of the Red River Conference Center into a community recreation facility that includes a range of indoor recreation uses for youth, adults, and seniors.

Community Services Strategy 1.2: Support the use of available surface water for snowmaking purposes.



## COMMUNITY SERVICES

Community Services Strategy 1.3: Identify and develop a location for a small, neighborhood-scale park that includes play equipment and other amenities for youth activities. Continue to make improvements to Brandenburg and Mallette Parks.

Community Services Goal 2: Create a network of trails to provide access within Red River, to the river, and to other open space and backcountry areas.

*Objective 2.A: To support year-round outdoor recreation activities.*

*Objective 2.B: To promote and maintain healthy lifestyles.*

*Objective 2.C: To enhance the use of the river corridor for hiking and fishing.*

Community Services Strategy 2.1: Develop a comprehensive trails system plan that provides trail corridors and connections throughout Red River and to the adjacent wilderness areas within the Carson National Forest.

Community Services Strategy 2.2: Develop a system of connected trailheads along the river and provide adequate space for parking, fishing, hiking, and camping amenities. Provide interpretative signage at each trailhead.

Community Services Goal 3: Maintain and enhance public safety for residents and tourists to Red River.

*Objective 3.A: To maintain the sense of security in Red River.*

*Objective 3.B: To ensure the Red River Marshal's Office, Fire Department, and EMS receive on-going training and are adequately equipped.*

*Objective 3.C: To ensure on-going coordination with regional fire and public safety agencies.*

*Objective 3.D: To save more lives of out of hospital cardiac arrests by training CPR and the use of automated external defibrillators to the community.*

Community Services Strategy 3.1: Support on-going training and certification for the Red River Marshal's Office, Fire Department, and EMS.

Community Services Strategy 3.2: Develop a comprehensive needs assessment for public safety that identifies priorities and pursue funding to purchase new equipment (e.g., storage shed, camera surveillance system for Town Hall complex, animal control pens, and security door and security upgrade at dispatch).

Community Services Strategy 3.3: Provide adequate funding to hire a night watchman for Red River during early morning hours.



Community Services Strategy 3.4: Refine the existing public safety procedures that specifically addresses large scale community events and festivals.

Community Services Strategy 3.5: Offer large scale community training sessions in CPR and the use of automated external defibrillators.

Community Services Goal 4: Enhance and provide for a variety of community facilities and activities.

*Objective 4.A: To offer activities and educational opportunities geared towards children, teens, and adults.*

Community Services Strategy 4.1: Pursue funding to expand the existing book collection, expand internet access, and provide programming specifically for children and youth at the Red River Library.

Community Services Strategy 4.2: Coordinate with local and regional youth groups and Questa Independent Schools on providing recreational activities and programs in Red River.

Community Services Strategy 4.3: Pursue additional funding for the development of an early childhood development center.

Community Services Strategy 4.4: Continue to seek advice from and engage youth in community service and leadership activities through the Mayor's Youth Advisory Council.



## COMMUNITY SERVICES

*This page intentionally left blank.*



## I. INTRODUCTION

The Transportation section describes existing conditions and identifies issues regarding multi-modal transportation, including vehicular, transit, air, pedestrian, and bicycle. Although the primary element of the transportation system is the highway and local street network, the Comprehensive Plan seeks to strengthen all transportation modes and build upon Red River's image as a compact, walkable community that is not entirely auto-dependent.

## 2. EXISTING ROADWAY SYSTEM

The Town of Red River is part of the Enchanted Circle on NM 38. The highway runs right through the center of Red River, and provides an important east-west artery that is essential to year round tourist traffic. NM 38 is designated as Main Street starting at Caribel Trail on the west end of town and then as East Main Street starting near S. Jacks & Sixes Trail on NM 578 on the east end of town. According to the 2011 Annual Average Daily Traffic (AADT) counts from NMDOT's Traffic Engineer, there were an average of 1,668 daily trips entering and exiting Red River from eastbound NM 38 and 664 daily trips entering and exiting Red River from southbound NM 38.



*East Main Street (NM 38)*

The transportation network in Red River consists of 6.5 miles of paved roads, in addition to approximately 2.4 miles of NM 38 and approximately 1.3 miles of NM 578. There are an additional 9 miles of unpaved local streets.

### Road Classifications

Roads are functionally classified according to their use. There are three types of roadway classifications, including arterials, collectors, and local streets. NM 38 is classified as an arterial and is 2.7 miles in length within Red River town limits, NM 578 is classified as a collector and is 1.3 miles, and the remaining roads are classified as local streets and are approximately 15.5 miles.

### Road Conditions

The information contained in this section is primarily based on interviews with Red River's Public Works Director and field observation.

Due to extreme freeze thaw cycles, the Town's elevation being at 8,750 feet, and an average snowfall of 214 inches, Red River's roadways are in continuous need of repair. The New Mexico Department of Transportation (NMDOT) maintains both NM 38 and NM 578. Red River assists NMDOT with snow removal operations on approximately one mile of NM 38 (Main Street), in addition to snow removal on the local streets. The Town's snow removal equipment is heavily used and the Public Work's Department has identified the replacement of this equipment as a critical need.



## TRANSPORTATION

The Town's 6.5 miles of paved streets are maintained by the Public Works Department. The Town utilizes paving subcontractors who make repairs by means of crack sealing and patching with asphaltic material. Red River also maintains approximately nine miles of unpaved roads that require blading, as well as watering for dust control. Proper drainage of the dirt roads is also difficult. The Town's efforts to keep the overall road network operational is challenging with the continued surface wear from snow removal operations combined with limited funding for maintenance.

### 3. TRANSPORTATION IMPROVEMENTS and RED RIVER'S ICIP 2013-2017

As listed in Red River's Comprehensive Three Year Work Plan 2012-2014, the priorities for the Public Works Department are as follows:

#### Primary Items

1. Claim Jumper Street (complete roadway, paving overlay, and sidewalks)
2. Update all streetlights
3. Road maintenance and snow removal equipment
4. High Street power lines on east and west side of Town (to be relocated underground)

#### Secondary Items

1. Pave downtown streets
2. Pave residential streets
3. Replace deteriorated signs
4. Add road base material on all dirt streets
5. Sidewalks and Main Street improvements

Red River's Infrastructure Capital Improvement Plan 2013-2017 is generally consistent with the Work Plan, with the exception of updating streetlights. The following street improvements are listed in the ICIP:

Claim Jumper Street - Red River is seeking additional funding for the completion of the project as initiated. The project would include 1,400 feet of roadway, paving overlay, and sidewalk improvements. The utility lines were completed in 2009 with a \$300,000 Rural Infrastructure Program Loan and \$220,000 of NM GRIP2 funds for the road section.

Main Street Sidewalk Improvements - This project is for the installation of bicycle and pedestrian sidewalk improvements to extend to the east and west end of town on NM 38. Proposed improvements include concrete curb and gutter, concrete sidewalks, adjacent drainage improvements, hand rails, and ADA compliant ramps.



## Paving Improvements

Red River is seeking funding for both the repaving of downtown streets and paving of unpaved residential streets. Downtown paving improvements include concrete curb and gutter, concrete sidewalks, and infrastructure improvements to accommodate additional transportation modes including ADA compatibility, bicycle, and public transportation. The proposed improvements are for the commercial area and include the following streets:

- Mallette Road
- N. Copper King Trail
- Bitter Creek Road
- Pioneer Road
- N. Independence Trail
- N. Jayhawk Trail
- South Caribel Trail
- Claim Jumper Trail
- High Street east and west

Currently, there are approximately nine miles of dirt surfaced residential local streets in Red River. Dust control and grading and drainage issues are continuous challenges. This project addresses the issue through paving improvements, roadway grading for drainage control, and the installation of a double penetration chip seal application. The proposed residential improvements are for the following unpaved streets:

- High Cost Trail
- Tenderfoot Court
- North Silver Bell Trail
- Center Street
- North Black Copper Trail
- North Prospector Trail
- Young's Ranch Road
- BJ Lane
- Spruce Trail
- Viva Dell Trail
- Oro Fino Trail
- Inferno Trail
- Heartbreak Trail
- Stagecoach Bend
- Wild Oaks Subdivision
- N. Jack Straw Trail
- Last Chance Trail
- Jess Avenue
- Sara Court
- Memphis Trail
- La Belle Trail
- Timber Crest Trail
- Tenderfoot Trail
- West River Street
- Center Court
- Jayhawk Trail
- South Prospector Trail
- Ragged Pants Trail
- Doris Gene Avenue
- Hey-Ady Road
- Willow Placer Trail
- Powder Puff Trail
- Keystone Trail

**TRANSPORTATION TABLE G.1: TOTAL TRANSPORTATION IMPROVEMENTS\***

	2013	2014	2015	2016	2017	Total
Planning/Design	\$50,000	\$35,000	\$150,000	-	-	\$235,000
Engineering	-	\$100,000	\$505,000	\$130,000	-	\$735,000
Construction	-	-	\$1,875,000	\$2,845,000	\$180,000	\$4,900,000
Other	-	-	-	\$100,000		\$100,000
<b>TOTAL</b>	<b>\$50,000</b>	<b>\$135,000</b>	<b>\$2,530,000</b>	<b>\$3,075,000</b>	<b>\$180,000</b>	<b>\$5,970,000</b>

\*Does not include snow removal equipment purchase.

**Snow Removal Equipment Purchase** - As previously mentioned, Red River's Public Works Department is responsible for the removal of snow on approximately one mile stretch of NM 38 and approximately 15 miles of local streets and municipal facility locations. Red River is seeking funding for the purchase of a road grader and dump truck. The estimated cost for this equipment is \$480,000 in 2013.



## TRANSPORTATION

### 4. TRANSIT

The Town of Red River operates Miner's Transit, a free year round demand response transit system that is open to any individual requiring transportation within the Town. The system is funded through a combination of local funds and federal transportation grants, and logs 21,500 annual system miles, with an annual ridership of 28,000. The fiscal year 2011 operating budget was \$95,379. Miners Transit has five fleet vehicles, including a lift-equipped bus for mobility challenged passengers. During peak seasons, Miners Transit offers extended hours and targets restaurant and entertainment destinations within the Town.



*Miner's Transit bus*

### 5. AIR TRAVEL

Convenient air travel service is of high importance to any tourist based economy, and Red River is no exception. However, Red River does not have the benefit of having a municipal or private airport. This puts the Town at a disadvantage as compared to some of the other tourist towns in New Mexico and elsewhere. The closest airports to Red River are the Colfax County Airport in Angel Fire, approximately 29 miles away, and the Taos Regional Airport, approximately 37 miles away. Albuquerque International Sunport is the closest major commercial airport. As previously noted, Red River constructed a new public heliport in 2009 on behalf of the NMDOT Aviation Division.

Providing support for the expansion of Colfax County Airport and/or Taos Regional Airport for domestic use and commercial air service would support long term prospects for economic development and increased tourism for all of the communities within the Enchanted Circle.

#### **Colfax County Airport**

Colfax County Airport is owned by Colfax County and managed by Ross Aviation. The airport sits at 8,380 feet in elevation, the highest within the State, and the fifth highest in the nation. The airport has one runway, 8,900 feet in length by 100 feet in width, which is one of the longest runways in the country. Aircraft can be refueled on site and may be protected and stored in the large hanger.

#### **Taos Regional Airport**

Taos Regional Airport is owned and managed by the Town of Taos. The airport is located just a few miles north of the Town of Taos on Highway 64 towards the Rio Grande Gorge Bridge. The airport has two runways, 5803 feet in length by 75 feet in width. There is also reserved parking for a medical transport helicopter. Overflight of Taos Pueblo, a World Heritage Site, is not allowed by either of these two regional airports.



## 6. TRANSPORTATION GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Transportation Goal 1: Improve the surface condition of streets within Red River.

*Objective 1.A: To make safety, paving, dust control, and on-going maintenance high priorities for capital improvements.*

*Objective 1.B: To provide a more pleasant and safe driving experience.*

Transportation Strategy 1.1: Develop a comprehensive street maintenance plan that establishes a schedule for inspections and maintenance of all of the Town's paved and unpaved roadways, which will help to increase the lifespan of the asphalt and concrete curbs, gutters, and sidewalks. Maintenance activities should include condition assessment, street cleaning, crack sealing, asphalt overlay, seal coating, asphalt patching, concrete replacement, and patching. The plan should also include a schedule for blading and dust control of the Town's unpaved collector streets. Condition assessments and repairs should be documented as part of the maintenance plan.

Transportation Strategy 1.2: Increase funding and personnel for regular street maintenance.

Transportation Strategy 1.3: Pursue acquisition of a water truck for compaction of bladed road surfaces and dust control; etc.

Transportation Strategy 1.4: Coordinate and maintain a strong relationship with NMDOT on joint snow removal operations and the agency's commitment to maintain and repair those roadways. Ensure adequate storage areas for snow removal purposes.

Transportation Strategy 1.5: Pursue funding for replacement of snow removal equipment.

Transportation Goal 2: Increase pedestrian connectivity and safety through sidewalk and street improvements.

*Objective 2.A: To provide a more walkable streetscape.*

*Objective 2.B: To provide signage/wayfinding for businesses and community services both on and off of Main Street.*

Transportation Strategy 2.1: Develop a "proximity analysis" that includes an inventory of the existing sidewalks and the proximity of facilities most likely to generate pedestrian activity, including schools, transit (winter bus routes to the Ski Area), parks, libraries, community centers, shops, restaurants, etc. This will help to determine the most travelled pedestrian routes and corridors where the majority of streetscape improvements should occur.

Transportation Strategy 2.2: Require sidewalk construction and ADA curb ramps with any new development or renovation, and retrofit streets without sidewalks as funding is available.



## TRANSPORTATION

Transportation Strategy 2.3: Improve pedestrian safety by adding street furnishings to enhance the walking environment, including raised intersection crosswalks, potential location of traffic circles, wayfinding, lighting, landscaped planters, kiosks, etc.

Transportation Strategy 2.4: Adopt transportation development standards that address restrictions on street clutter and line of sight issues.

Transportation Strategy 2.5: Create a comprehensive signage/wayfinding program that addresses the following:

- Create a “branding” logo that reflects Red River’s history and unique character to be incorporated into all wayfinding systems.
- Improvements to existing and/or creation of new gateway entry signs at each end of Town on NM 38 (Main Street).
- Improvements to existing vehicular and pedestrian directional and informational sign types to be similar in size, height, color, font, and appearance.

Transportation Strategy 2.6: Consider the development of traffic calming measures such as roundabouts at key intersections, median islands, raised intersections/cross walks, curb extension, slower posted speed limit signs, etc. Coordinate with NMDOT on all proposed improvements on Main Street (NM 38) and/or NM 578.

Transportation Strategy 2.7: Consider slower posted speed limit signs and radar speed devices showing actual versus posted speed on Main Street (NM 38) or NM 578.

Transportation Strategy 2.8: Complete 1,400 linear feet of roadway, paving overlay, and sidewalk improvements on Claim Jumper Street.

Transportation Goal 3: Increase transportation and access to other communities within the Enchanted Circle.

*Objective 3.A: To provide better transportation options to Red River’s workforce that may not live in Town.*

*Objective 3B: To allow for tourist day trips between the surrounding communities.*

Transportation Strategy 3.1: Continue to support access to transit service for the workforce in Red River, and to tourists visiting the communities in the Enchanted Circle.



## I. INTRODUCTION

One of the most important responsibilities of any municipality is to provide, maintain, expand, and improve its community's infrastructure. Sustainable water distribution, sanitary sewer collection and treatment, storm drain management, and dry utilities are key components of the basic services that local government need to provide in order to take care of its residences and businesses and to stimulate future growth necessary to achieve a thriving community. The Infrastructure Element addresses issues related to water, wastewater, gas, electric, and solid waste.

## 2. WATER

According to the Forty-Year Water Plan for the Town of Red River (prepared by Coppler & Mannick, P.C.), Red River's municipal system draws all of its well water from alluvium adjacent to the Red River or Pioneer Creek. Currently, the Town of Red River's water system serves about 477 customers per day and as many as 5,000 to 10,000 visitors per day during the busy winter and summer seasons.

### Existing Wells

Red River currently has five groundwater supply wells. Wells 1 through 4 are located adjacent to Pioneer Creek near the base of the ski area and about one mile southwest of its confluence with the Red River. Well 5 is located up stream and on the eastern portion of Town on South Prospector Trail. There is one additional well that is used solely to supplement the surface water diversion from Pioneer Creek for snowmaking.

According to the monthly usage reports prepared by the Town of Red River as submitted to the Office of the State Engineer (OSE), the pump from Well #1 was removed on 10/31/2005 and the remaining wells (2-5) pumped a total of 142,278,400 gallons in 2011. In addition, the snowmaking well pumped a total of 55,229,300 gallons for the same period. The following table lists these totals, as well as the total flows of the total surface water for Pioneer Stream, which is also monitored and submitted to the OSE.

INFRASTRUCTURE TABLE H.1: 2011 ANNUAL USAGE REPORT TOTALS TO OFFICE OF THE STATE ENGINEER					
Total Well Production (Gal)	Total Well Production (AC-FT)	Snowmaking Total (Gal)	Snowmaking Total (AC-FT)	Surface Water Measured in Pioneer Stream (Gal)	Surface Water Measured in Pioneer Stream (AC-FT)
142,278,400	436.64	54,736,000	167.98	257,018,100	788.76

### Existing Water Storage Facilities

Wells 2 through 5 pump water to a single 40 foot tall 1.25M gallon storage tank (elevation 8,845 feet) located in Pioneer Canyon adjacent to Wells 2 through 4. The wells also feed a 20,000 gallon water tank (elevation 8,800 feet) with the help of a booster station located on the north slope of Red River Valley above NM 38 to supply water to the valley floor which cannot be served from gravity flow from the Pioneer Canyon tank. Another well (RG-20184-S6) located near Rainbow Lakes is dedicated for snowmaking for the Red River Ski Area.



## INFRASTRUCTURE

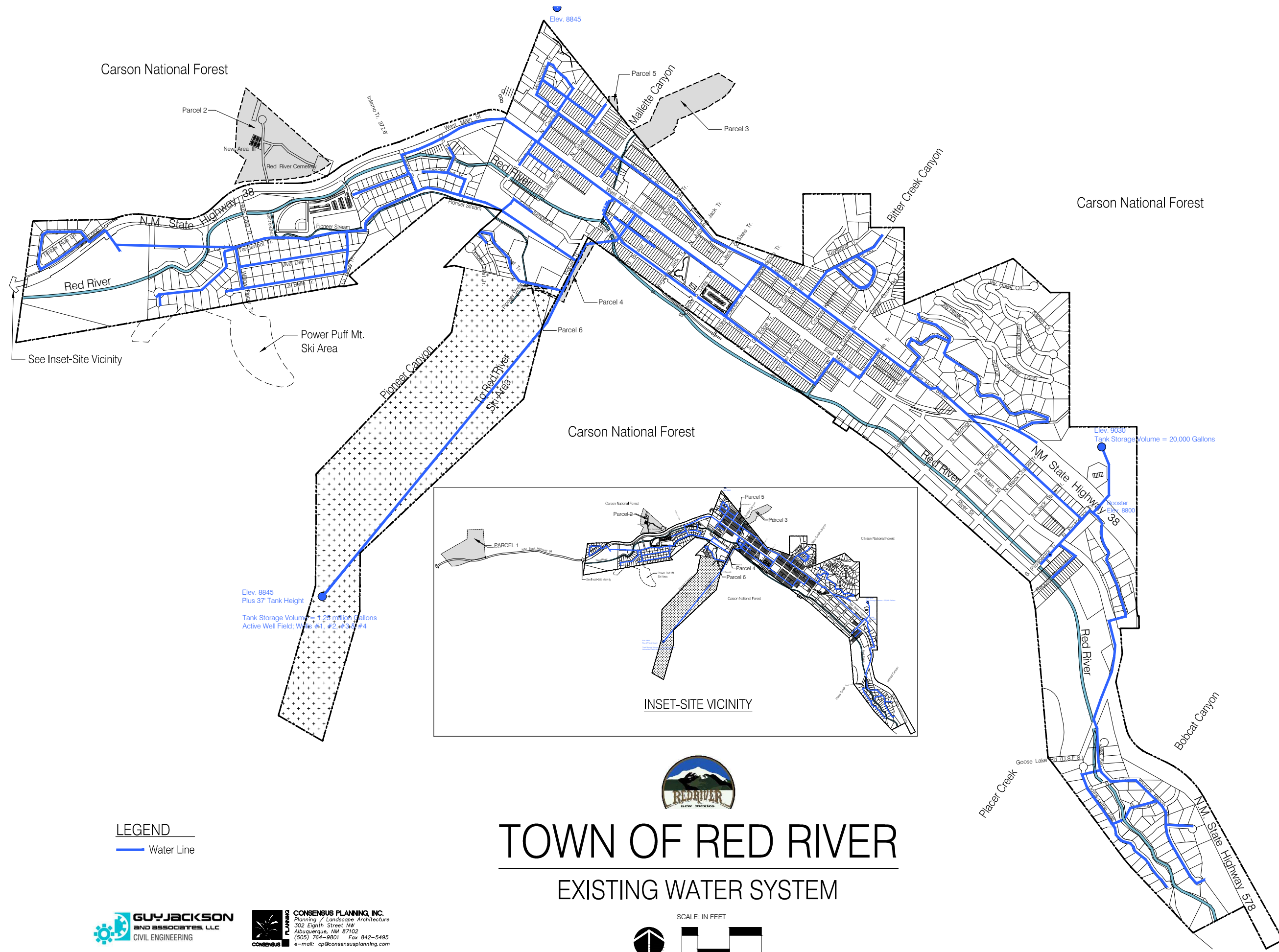
On August 8, 2012, an Underwater Inspection Report was prepared by LiquiVision Technology Diving Services for the 1.25M gallon storage tank. The recommendations were as follows:

1. Remove the existing interior coating and apply a new NSF approved epoxy type coating.
2. Perform a regular cleaning, inspection and repair cycle every 2 to 3 years in order to ensure superior water quality and proper maintenance of coating condition and appurtenances is performed.

### Existing Water Distribution System

Red River's existing water supply system consists of approximately seven miles of water transmission and distribution pipe mains ranging in size from 2 to 8 inches in diameter. Based on discussions with Red River's Public Works Director, there are a number of items regarding the water distribution system that need attention, including:

1. Poor condition of some of the existing water mains - Although most of the old 4-inch diameter waterline and 2-inch diameter galvanized waterline mains have been replaced with new 2-inch copper pipe or 6 to 8-inch C-900 PVC, there are still many of these older waterlines that are leaking, in poor condition, and in constant need of repair. Two-inch mains are not capable of providing proper fire protection, and typically are not installed in water distribution systems. The State of New Mexico requires a minimum diameter of 4-inches in a water system where fire protection is not provided (Section 8.2.5, New Mexico Environment Department, Recommended Standards for Water Facilities, 2006 Edition).
2. Insufficient isolation valves on water mains - Isolation valves are critical at tee intersections to provide minimal interruption of fire protection during a water break repair.
3. Lack of current waterline mapping - Years of construction drawings for various new or re-constructed waterlines are not provided on an updated database. Identifying the continuous waterline repairs (length and type of removal and replacement) are handwritten on various previous construction plans or outdated distribution plans.
4. Lack of monitoring equipment - The above ground water tanks have "targets" for the visual indication of water storage levels. Pressures or flow rates in any sections of the distribution systems at any given time are not monitored, unless a pressure and flow test is performed at selected fire hydrants. Without an electronic monitoring device system such as a SCADA system, monitoring pressure drops and suspected water breaks are not achievable. Although the Public Works Department does not currently own and operate a electronic water systems monitoring system, the Town does has a leak detection program that is constantly searching for leaks by isolating reaches of suspected failed mains. The Town is currently expanding its program with the training of personal on the use of leak detection equipment.



LEGEND  
— Water Line

**GUY JACKSON**  
AND ASSOCIATES, LLC  
CIVIL ENGINEERING

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

  
**TOWN OF RED RIVER**  
EXISTING WATER SYSTEM

SCALE: IN FEET  
NORTH 150 0 300 600



### **Fire Protection and Hydrant Spacing**

According to the mapping provided by Red River, there are 71 fire hydrants in the Town's water supply system. The existing hydrants are located near many intersections and are spaced approximately 300 to 600 feet apart with some prominent gaps in some areas. Fire hydrants are located on 6, 8, and 14-inch mains in the system.

A Public Protection Summary Report was prepared for the Town of Red River by Insurance Services Office, Inc (ISO), dated March 25, 2009. The ISO is a private fire insurance company that collects and evaluates information from towns across the United States regarding a community's structure fire suppression capabilities. The ISO established an industry standard for analyzing data using the Fire Suppression Rating Schedule (FSRS) in effort to assign a classification system called the Public Protection Classification (PPC). The PPC program evaluates communities according to a uniform set of criteria that incorporates a nationally recognized standard developed by the NFPA and AWWA regarding fire alarm and communication systems; the fire department; and the water supply system. The PPC rating is from I to 10, with Class I generally representing superior property fire protection and Class 10 representing that the community's fire-suppression program does not meet ISO's minimum criteria.

The water supply system is evaluated on the condition and maintenance program of hydrants, water supply operations, and water supply availability for optimum fire protection demand. On June 13, 2008, the ISO concluded that the PPC for the Town of Red River is Class 5 for the water supply, as well as for the overall classification for fire protection. Per the definition provided by ISO for the PPC classification rating of Class 5, the rating represents a fire suppression system that includes a FSRS credible dispatch center and water supply.

### **Water Quality**

According to the 2010 CCR Report for Red River, the Water Quality Data Table that listed contaminants in the water supply (disinfectants, inorganic, and radioactive) were all under the maximum contaminant level (MCL), treatment technique (TT), or maximum residual disinfectant level (MRDL) as prescribed by the EPA. All water supplied to the municipal system is treated with sodium hypochlorite via two chlorination stations. In an effort to manage and monitor the wells, the Town also implemented a Wellhead Protection Plan in 2002.

In a Sanitary Survey Report dated September 5, 2012 to the Town of Red River from the New Mexico Environment Department – Field Operations and Infrastructure Division – Drinking Water Bureau, a previous inspection/survey was performed on July 9, 2012 for all of the wells, tanks, and chlorination facilities. The only deficiencies that were unaddressed at the time of the report were the openings at the top of the chlorine barrels need to be sealed, and due to the proximity of Pioneer Creek to Wells 2-4, a ground water under the influence of surface water determination test needs to be performed. The Department will make a final determination on these wells and inform the water system operator.

### **Water Rights**

The Forty-Year Water Plan for the Town of Red River (prepared by Coppler & Mannick, P.C) described the Town's plans for the development and use of water resources for a period from 2000 to 2040. As referenced from the report, the Town has water rights from both surface and ground water sources. Use of the water is for permanent residential and commercial uses, and for seasonal visitors. In addition, the



## INFRASTRUCTURE

Town supplies water to the Red River Ski Area for snowmaking. In 1973, the Town acquired water rights to meet anticipated demand through 2013.

According to the Water Report, the OSE's File No. RG-20184 shows the Town's rights to withdraw up to 933.6 AC-FT/yr of ground water. The Order of December 15, 1999 recognized that the Town had a vested use of 597.95 AC-FT/yr with the remaining inchoate 335.65 AC-FT/yr still being subject to timely proof of "beneficial use". Red River has until May 2013 to show beneficial use, which is 40 years after the date of purchase that the Town acquired the wells and water rights.

According to the Town Administrator, Coppler & Merrick PC will file for an extension of the remaining inchoate 335.65 AC-FT/yr. The extension request is partially due to complexity of the OSE's ruling that the Red Rivers Ski Area's recent purchase of water rights from the Young Family must first use the these senior water rights (47.22 AC-FT(surface) plus 16.60 AC-FT (subsurface) plus 47.22 AC-FT(subsurface) = 111.04 AC-FT ) before the Ski Area can use the previously contracted 200 AC-FT (surface) plus 200 AC-FT(Subsurface) = 400 AC-FT/yr total from the Town for snowmaking.

### **Water System Improvements and Red River's ICIP 2013-2017**

As listed in Red River's Comprehensive Three Year Work Plan 2012-2014, the priorities for the water system are as follows:

#### Primary Items

1. Complete well house at new well location in Young's Ranch and connect to water system
2. Drill new well at Pioneer well field to replace Well #4
3. Acquire land for additional water storage tank
4. Water control system for remote reading and control of wells and remote read well meters
5. Waterline replacements
6. Public works facility

#### Secondary Items

1. Install isolation valves throughout water system
2. Viva Dell lower waterline
3. Complete waterline to the Advanced Wastewater Treatment Plant facility area and training grounds
4. Loop dead end waterlines

Red River's Capital Improvement Plan 2013-17 is generally consistent with the Three Year Work Plan. The following street improvements are listed in the ICIP along with their estimated costs (see *Table 14: Total Water System Improvements*).

New Water Well Replacement - Red River contracted with Hydro Geological Services (HGS) in 2011 to drill and develop a test well near the north end of Young's Ranch. The Town is seeking funding to equip the well with a pump and construct a well/pump house at Young's Ranch for connection to the existing distribution system.



**New Water Tank** - The water system is in need of additional water storage for both domestic and fire protection. Funding is needed for an additional 1.25M gallon tank to be constructed near Bitter Creek Road, approximately 0.5 miles north of Red River and at the end of the service area. As suggested in the Water Report, the proposed water tank should be built near the same ground elevation as the existing 1.25M gallon tank in Pioneer Canyon. This new tank will be connected to the existing distribution system and be filled from the four existing wells and the new well at Young's Ranch.

**Waterline Replacement** - There is an estimated 700 feet of leaking 4-inch diameter transmission line located in the Tenderfoot Subdivision area that is in need of removal and replacement. In addition, there are other 1972 era or earlier water transmission/distribution lines throughout the Town that also need replacing.

**Waterline Extension and Improvements** - Funding is needed for waterline extensions to underserved areas of Town and to the Red River Utility Complex area, which includes the Town's public works storage, wastewater treatment, and solid waste collection facilities. Extensions and improvements are also needed to serve two mobile home homes for New Mexico State Police occupancy and to the training grounds for the Enchanted Circle Fire Association. Additional locations, such as the Gold Nugget Condominiums, are also in need of fire protection improvements.

INFRASTRUCTURE TABLE H.2: TOTAL WATER SYSTEM IMPROVEMENTS						
	2013	2014	2015	2016	2017	Total
Land Acquisition	\$250,000	-	-	\$75,000	-	\$325,000
Planning/Design	\$125,000	-	\$70,000	-	-	\$195,000
Engineering	-	\$150,000	\$150,000	\$30,000	-	\$330,000
Construction	-	-	\$1,750,000	\$450,000	-	\$2,200,000
Other	-	-	\$540,000	\$10,000	-	\$550,000
TOTAL	\$375,000	\$150,000	\$2,510,000	\$565,000	-	\$3,600,000

## 3. WASTEWATER

### Existing Conditions

The Town of Red River's existing wastewater collection system consists of approximately 10 miles of a gravity sewer system that collects and drains the Town's wastewater to an advanced wastewater treatment (AWWT) plant approximately two miles downstream and west of Town. Currently, the Town of Red River's water system serves about 600 customers per day and as many as 8,000 visitors per day during the busy winter and summer seasons (see *Existing Sanitary Sewer System map on page 79*).

The AWWT plant has been in operation since 1983. It is monitored by New Mexico Environmental Department and the EPA for compliance to state and federal regulations. According to the monthly flow reports for 2011, the AWWT plant received 166,162,900 gallons of wastewater from the collection system. This averages approximately 0.455 mgd (annual daily average). The peak month was May 2011 with a daily average of 0.592 mgd. According to the Town Administrator, the AWWT plant has a peak treatment capacity of 0.9 mgd with a hydraulic capacity of 2.5 mgd. The treated effluent from the Red River's waste water treatment plant is discharged into the Red River.



## INFRASTRUCTURE

Comparing the 2011 annual water usage produced from the four wells (140,485,700 gallons) with the total wastewater received at the AWWT (166,162,900 gallons), there appears to be an additional 25,677,200 gallons of unmonitored flow per year that may be infiltrating into the sanitary sewer system. This equates to approximately 70,348 gal/day of additional water that the AWWT processes.

### **Wastewater System Improvements and Red River's ICIP 2013-2017**

As listed in Red River's Comprehensive Three Year Work Plan 2012-2014, the priorities for the wastewater system and the advanced wastewater treatment plant are as follows:



*Red River's advanced wastewater treatment facility*

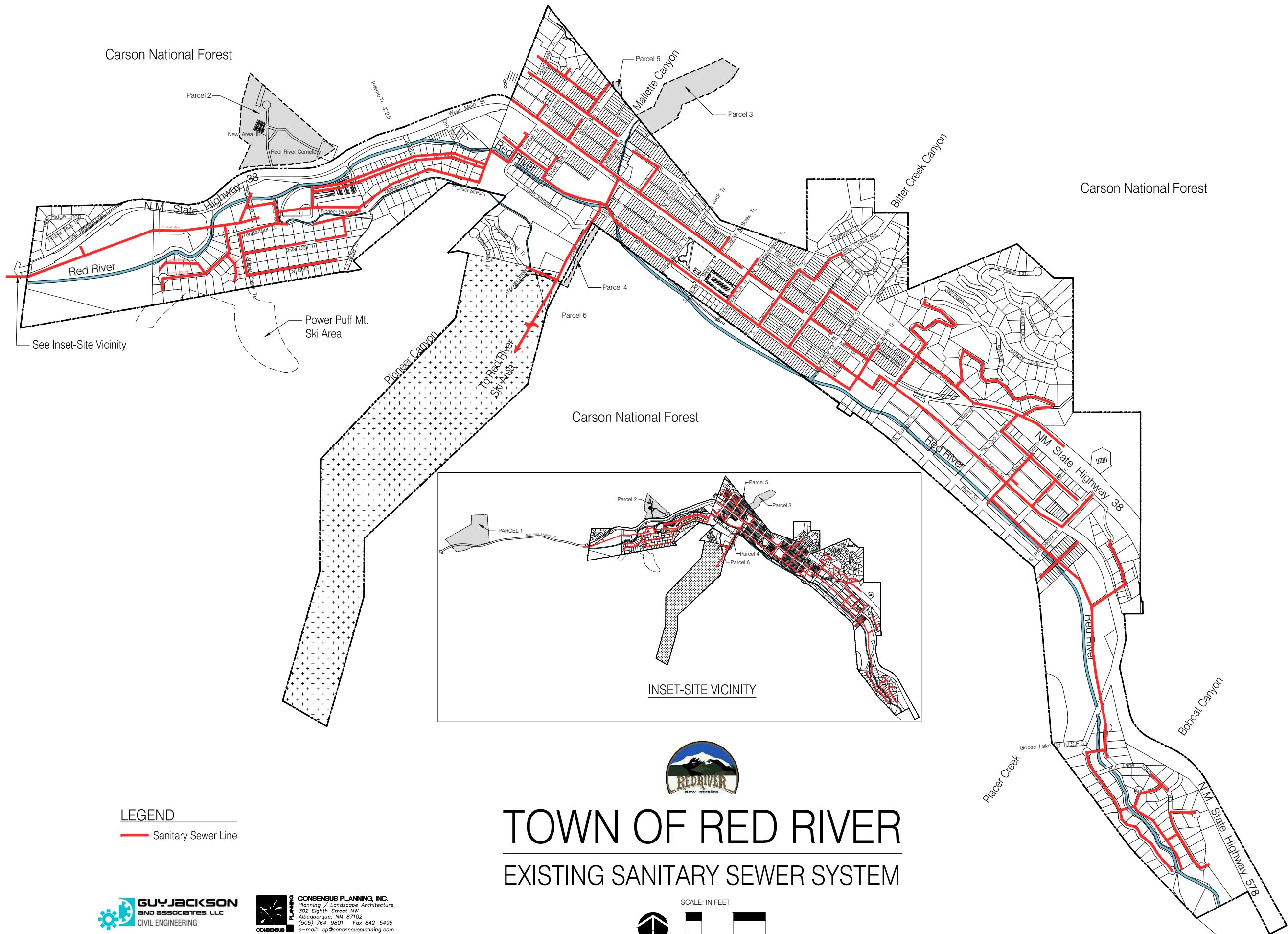
#### Primary Items

1. Preliminary Engineering Study
2. Add additional employees
3. Non-potable water system upgrade
4. Upgrade electrical in control room
5. Plant structure repairs including roof
6. Resurface drive and parking with asphalt
7. Acquire property

#### Secondary Items

1. Sludge handling and disposal – new system
2. Replace RBC gear cases
3. Septic receiving station
4. Pretreatment upgrades
5. Replace RBC media
6. Replace RBC six inch bearings
7. Replace drive motors and sprockets in clarifiers

Sludge System, Pretreatment Upgrades - Upgrades are needed to the existing advanced wastewater treatment facility. The plant facility is 29 years old (it was put into service in 1983) and has surpassed its expected life for major equipment and systems regarding increased requirements and new regulation improvements by the NMED and EPA. The Town also needs to upgrade/resize the sludge handling and to update other pretreatment equipment. The newly issued Treatment Facility Groundwater Protection Plan permit issued by NMED requires a backup for sludge disposal that was included in the 2010 funds request for funds. The Town had appropriated funds to provide a study for anticipated costs and application of several types of sludge dewatering and handling systems. All renovation projects listed would fit into one project due to location proximity to each other. These projects are critical and need to be completed





by regulatory deadlines as the Town of Red River is under notice by the EPA that failure to initiate these projects may result in fines to the community.

**Sewage Collection System Improvements** – This project is for the replacement of many of the existing collection and transmission lines due to infiltration and other age-related damage. Existing sanitary sewer line sizes are becoming inadequate to transmit peak flow periods to the treatment facility in areas that line sizes have not already been increased. The Pine Ridge Subdivision needs approximately 1,000 feet of new sanitary sewer line to connect to the existing system. Other proposed improvements include a new 6-inch sanitary sewer line installation on High Street between Jayhawk Trail and Center Court Trail, and replacement of a 4-inch sewer line with a 6-inch sewer line in the alley between Silver Bell Trail and Caribel Trail. There are also repair and replacement needs throughout Town.

**INFRASTRUCTURE TABLE H.3: TOTAL SANITARY SEWER IMPROVEMENTS**

	2013	2014	2015	2016	2017	Total
Planning/Design	\$80,000	\$65,000	\$10,000	-	-	\$155,000
Engineering	\$85,000	\$135,000	\$35,000	-	-	\$255,000
Construction	\$1,000,000	\$950,000	\$520,000	\$150,000	\$150,000	\$2,770,000
Other	\$15,000	-	\$25,000	-	-	\$40,000
TOTAL	\$1,180,000	\$1,150,000	\$590,000	\$225,000	\$150,000	\$3,220,000

## 4. STORM DRAINAGE

### Existing Conditions

According to the Flood Insurance Rate Maps (FIRM) maps, much of Red River sits in a flood hazard zone along the Red River Basin. Flood Hazard Zones A, AE, AH, AO and X are all identified on the FIRM Maps.

The Red River flows from east to west and collects developed and undeveloped flows along the north and east basins perpendicular to the River's drainage course. The northern reaches of Mallette Creek, located north of the Red River near Mallette Road, are also in a flood hazard zone and carries flows to the Red River from Mallette Canyon above Red River. Similarly, Bitter Creek, located west of and parallel to Center Street, is also in a flood hazard zone and carries flows to the Red River from Bitter Creek Canyon north and above Town. Pioneer Creek, also within a flood hazard zone, is located south of the Red River and adjacent to the ski area and carries flows from Pioneer Creek Canyon. The Red River's annual flow from 1966 to 2011 range from 11.8cfs to 87.6cfs with peak flows reaching 710cfs in 1979, 510cfs in 1991 and 470cfs in 2005.

Red River's existing storm drain system consists of surface flows and a network of underground storm drain system with small (24") to large (42") pipes that drain into the Red River at South Caribel Trail, West River Street, South Jumping Jack Trail, South Jack & Sixes Street, S. Gill Edge Trail, S. Copper King Trail, and at S. Jay Hawk Trail. There are approximately 44 inlets located throughout the Town that connect to the underground system. Similar to the creeks described above, the streets and underground storm drain collect runoff and discharge flows into the Red River. The underground storm drain system was installed with the reconstruction of Main Street in the late 1990's.



## INFRASTRUCTURE

According to Red River Public Works, the storm drain system appears to be adequate and is maintained with oil/water separator systems near the storm drain discharge points for discharge into the Red River. However, the storm drain in Caribel Street is in need of immediate improvement. In addition, Jayhawk Trail, Heartbreak Trail, and Wild Oak Street (located in the Wild Oaks Subdivision) are in need of storm drain improvements due to isolated street washout during heavy summer rain events.

As future infill development occurs, runoff will increase and the underground storm drain system will need to be analyzed and monitored for modifications and mitigation to the system for anticipated increases of peak flows and added volume of runoff.

### **Storm Drain System Improvements and Red River's ICIP 2013 - 2017**

Storm drain improvements in the ICIP include the reconstruction of the Caribel Street storm drain discharge point. The southern portion of the Caribel Street storm drain has failed and is causing severe damage to the street pavement and is endangering vehicle and pedestrian traffic. Other improvements include the addition of storm drains in Jayhawk Trail, Heartbreak Trail, and Wild Oak Street, which are all located north of Main Street. The estimated construction for the planning, engineering, and construction of the storm drain improvements to be constructed between 2014 and 2017 is \$500,000.

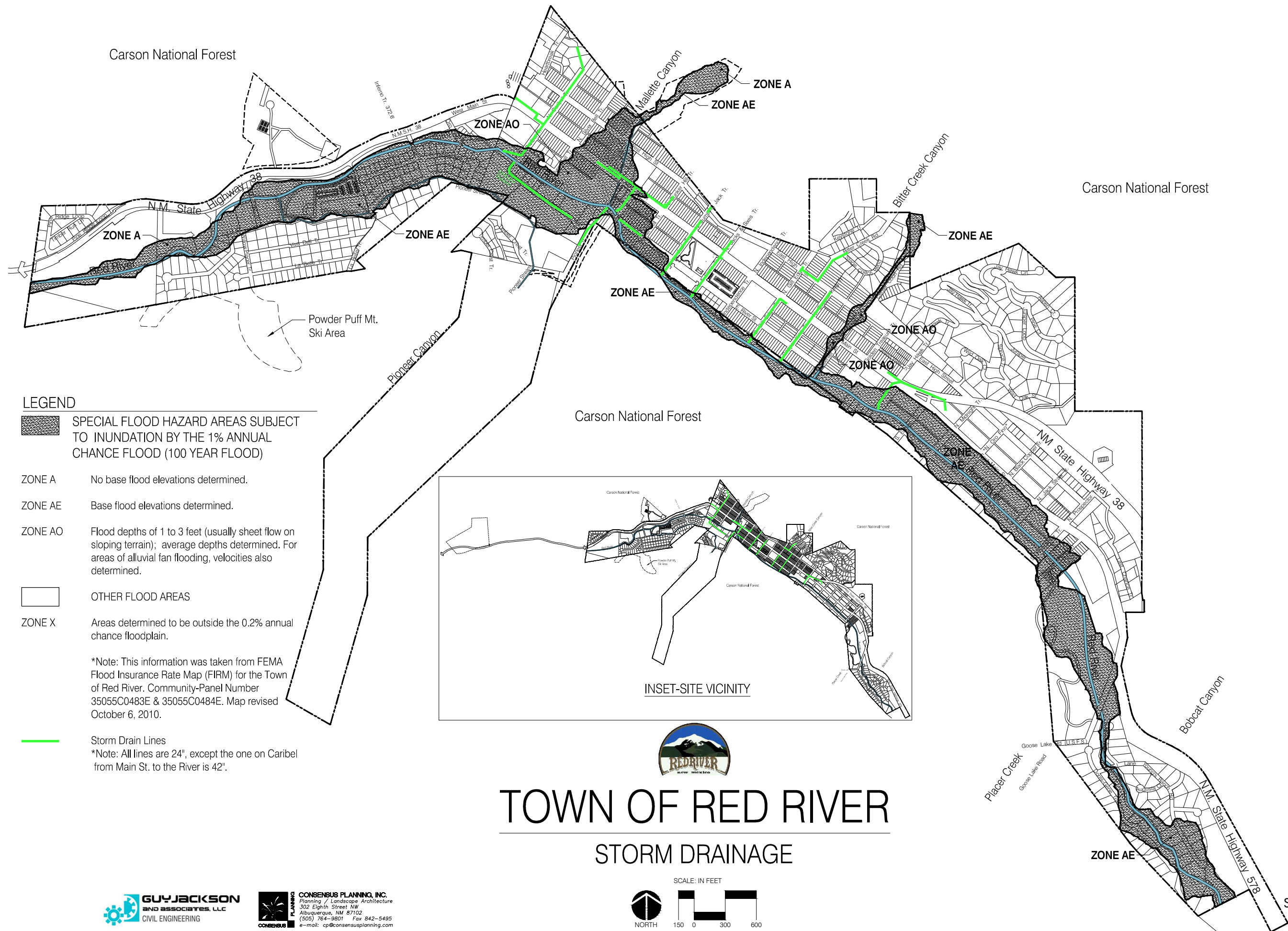
## **5. ASSET MANAGEMENT**

Asset management is an important tool to ensure the public utility systems are provided in an efficient, sustainable, and cost effective manner. Communities that prepare for and engage in asset management planning often are in a better position to receive grant funding for improvements.


There are five core components of asset management:

1. **Asset inventory** - this involves creating an inventory of the physical assets owned by the municipality. It includes the asset name, identification number, location, condition, useful life, and an estimate of the replacement value.
2. **Level of service** - this is a description of what the municipality and the customers desire for the utility to provide. It includes a description of measurable items that will indicate the performance of the utility.
3. **Critical asset assessment** - this addresses which of the assets are critical to sustained operation of the facilities. It considers the likelihood of an asset failing and the consequence if the asset does fail.
4. **Life cycle costing** - this looks at expenditures on operations, maintenance, repairs, renewals, and all other costs associated with the assets to determine the date for the optimal replacement of the asset. It also includes a capital improvements plan and an operation and maintenance plan.
5. **Long-term funding strategy** - this includes a description of the funding sources that will be used to pay for the capital and operational needs of the utility of the long term.

As a follow-up action to the Comprehensive Plan, the Town of Red River should prepare an asset management plan. In addition to utilities, this should include all physical assets owned by the Town.



LEGEND

 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD)

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

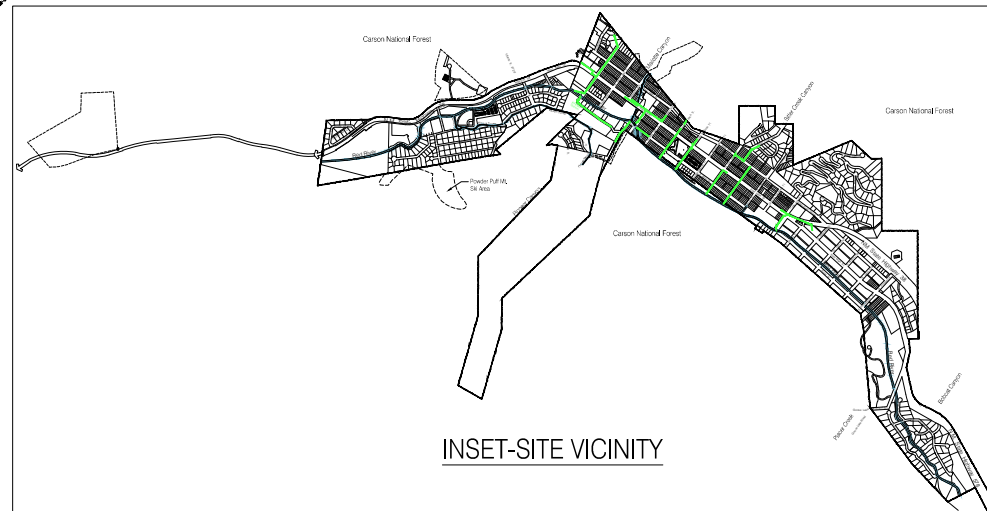
 OTHER FLOOD AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

\*Note: This information was taken from FEMA Flood Insurance Rate Map (FIRM) for the Town of Red River. Community-Panel Number 35055C0483E & 35055C0484E. Map revised October 6, 2010.

 Storm Drain Lines

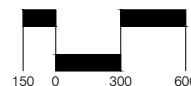
\*Note: All lines are 24", except the one on Caribel from Main St. to the River is 42".



# TOWN OF RED RIVER

## STORM DRAINAGE

SCALE: IN FEET





## 6. UPPER VALLEY ANNEXATION

Annexation of the Upper Valley, located approximately two miles east of Red River, is one of the implementation strategies included in the Land Use section as a way to increase the area available for residential development (see *Potential Annexation Area map*, page 27). As part of the cost-benefit analysis that should be done to evaluate this proposal, Red River should conduct a study to determine the feasibility and cost of extending municipal services to the Upper Valley.

Utility expansion to the Upper Valley would face many challenges. In addition to the linear distance, there is a significant change in elevation (approximately 280 vertical feet) from the east edge of the current municipal boundary to the west edge of the Upper Valley. The topography continues to rise from west to east within the Upper Valley.

Extension of water from the Town's existing municipal water system would require booster stations and additional storage tanks. Capacity demand would could become an issue with population growth in the Upper Valley area. A separate dedicated water distribution system containing additional wells and strategically located water storage tanks may be more feasible and cost effective.

Sanitary sewer extension from the Town's existing municipal system would also be challenging since there is not a large diameter sewer interceptor line that extends to the upper reaches of the east end of the Town's existing sanitary sewer system. The Town's existing AWWT plant would most likely not have the added capacity for the demand loading of the proposed development of the annexation area. A separate sewage treatment plant may also be necessary.

A detailed engineering feasibility study would be required to determine both the anticipated water distribution system and the sanitary sewer system for the annexation area.

## 7. DRY UTILITIES

### Gas Service

New Mexico Gas Company is the operator of the natural gas distribution system that serves Red River. There is one 4" main high pressure gas line (375psi) that serves the Town from Questa to the west. New Mexico Gas Company has a pressure reducing facility called the Red River Border Station, located near the cemetery at the west side of Town. This is where the pressure steps down to an operating pressure of 55psi though the 2" diameter multiple looped and laterals of the distribution lines through the Town. The gas supply main line ends at the end of NM 578 at Young's Ranch.

In the fall of 2012, New Mexico Gas Company performed a leak survey through out the Town's distribution system which resulted in an upgrade of service by increasing the gas pressure from 35 to 55psi. Capacity is very good and should serve the Town's projected growth over the next 10 years. No foreseeable additional upgrades are scheduled other than routine maintenance and cathodic protection.

### Electrical Service

Kit Carson Electric Coop is the electric utility that services Red River. There are three dedicated circuits of 2.47KV 3-Phase power that is delivered from the substation located west of Town to each circuit leg. The areas that the three circuits serve include the Town, towards the Upper Valley (Young's Ranch and a portion east of Young's Ranch), and the Red River Ski Area. There are no current plans to extend services



## INFRASTRUCTURE

to the Upper Valley. The current capacity is very good and is expected to handle the Town's projected growth in the next 10 years.

Kit Carson was awarded \$64M in funding from the American Recovery & Reinvestment Act (ARRA) to design and install fiber optic broadband to the communities within the Enchanted Circle. The Enchanted Circle highway will be the main feed from Taos and looped for redundancy so that the system can be serviced from both directions along the Enchanted Circle. The project is currently under way with construction in the Rio Hondo area. It is anticipated that there are approximately 29,000 existing electrical service meters in the Town of Red River that will receive the fiber optic feed. The fiber will be installed in existing overhead power lines, as well as existing and proposed underground direct bury alignments in existing rights-of-way and/or easements. Construction is anticipated to start in the summer of 2013 and take approximately two years to complete.

Kit Carson is currently working on a joint agreement with Red River to complete the relocation of approximately 1,000 linear feet of overhead electrical to underground utilities in Caribel Street. This project is anticipated to be completed in the summer of 2013. The proposed work will also include residential and commercial underground service connections. The total estimated cost for the relocation of the power lines is \$500,000.

### 8. SOLID WASTE and RECYCLABLES

The Town of Red River provides solid waste pick-up services. The frequency of pick-up is dependent on the season and the number of tourists in Town. The trash is hauled to the Taos Landfill, for which Red River pays a fee.

The community identified recycling as an important activity to pursue during the planning process for the Comprehensive Plan. Currently, there are no recycling collection areas in Red River. For those residents and visitors who want to recycle materials, they would have to go outside Red River to do so. The Town should pursue a recycling program and provide a transfer station where recyclables can be dropped off and then hauled to the Taos Recycling Center, with concurrence from the Town of Taos.

### 9. INFRASTRUCTURE GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Infrastructure Goal 1: Promote the efficient management of water resources through conservation.

*Objective 1.A: To ensure the water supply is adequate during drought conditions.*

*Objective 1.B: To balance water conservation with community needs.*

Infrastructure Strategy 1.1: Identify potential areas for the development of runoff ponds to supplement surface water diversion for snowmaking in order to offset groundwater snow-making volume that could instead be used for water supply.

Infrastructure Strategy 1.2: Develop educational materials to educate the community on water conservation and reuse techniques through brochures that can be inserted in utility bills, the annual water quality report, and community events such as festivals or workshops.



Infrastructure Strategy 1.3: Institute rebate incentives for water conservation measures (e.g., low flow fixtures, front loading washing machines, xeriscape conversions., etc.).

Infrastructure Strategy 1.4: Institute a graduated rate structure for high water users and fines for water waste.

Infrastructure Strategy 1.5: Develop a drought management plan that includes water waste policies, conservation measures, and voluntary water conservation programs related to landscape design, water features, the timing of irrigation application, carwashing restrictions, etc.

Infrastructure Goal 2: Maintain and improve the water distribution and wastewater collection systems.

*Objective 2.A: To ensure adequate capacity for existing and future development.*

*Objective 2.B: To protect the groundwater supply.*

*Objective 2.C: To ensure adequate water supply and pressure for fire protection.*

*Objective 2.D: To ensure economy and efficiency in operations and capital improvement projects.*

Infrastructure Strategy 2.1: Implement equipping the test well and the construction of a well/pump house at Young's Ranch.

Infrastructure Strategy 2.2: Proceed with the replacement of the 1966 Well #4 in Pioneer Canyon with anticipated production increase as the primary well to relieve Wells #2 and #3.

Infrastructure Strategy 2.3: Rehabilitate remaining existing Wells #2 and #3 (and/or well pumps).

Infrastructure Strategy 2.4: Implement the recommendations set forth in the Forty Year Water Plan for the Town of Red River regarding the vesting of the remaining inchoate 335.65 AC-FT/yr of surface and groundwater by filing an extension to "prove beneficial use" at a deferred date to be negotiated with the Office of the State Engineer. Once the remaining inchoate is determined to be vested, and a "fixed" Town total of surface and ground water rights are finalized, return-flow credits should be obtained for snowmaking and from the Sewage Treatment Plant.

Infrastructure Strategy 2.5: Continue to monitor wells for water quality with required quarterly samples to the New Mexico Environment Department.

Infrastructure Strategy 2.6: Monitor any surrounding construction activities within the aquifer basin limits to ensure that the EPA's required NPDES permitting and monitoring processes are followed.



## INFRASTRUCTURE

Infrastructure Strategy 2.7: Continue to implement the 2000 Wellhead Protection Plan with modifications as needed.

Infrastructure Strategy 2.8: Construct the proposed 1.25M gallon storage tank to be supplied from the town wells (to be set at the same topographic elevation as the present 1.25M gallon reservoir in Pioneer Canyon.

Infrastructure Strategy 2.9: Establish a leak detection program to measure water losses within the water distribution system for comparison to acceptable unaccounted water losses for public works standards of approximately 10-15%. Locate and repair leaks with the use of Town's leak detection device.

Infrastructure Strategy 2.10: Obtain a comprehensive survey of as-built mapping of all existing water distribution lines, water supplies, and services throughout Red River's service area.

Infrastructure Strategy 2.11: Create a water network model to analyze the entire distribution system.

Infrastructure Strategy 2.12: Obtain and operate a water distribution monitoring equipment and software (SCADA type system) for real time monitoring of water use, working pressures, flow rates, and water break detection.

Infrastructure Strategy 2.13: Pursue funding for the replacement and/or extension of water services including:

- Waterline extensions to underserved areas of Town and to the Red River Utility Complex area; and
- 700 feet of leaking 6-inch diameter transmission line within the Tenderfoot Subdivision area.

### **Wastewater**

Infrastructure Strategy 2.14: Develop a Wastewater Treatment Plant Preliminary Engineering Report to assess the existing wastewater treatment plant's condition, current operations and maintenance program, and status of regulatory compliance and safety issues. The report should also include a capacity analysis of the wastewater treatment plant to serve the Town's current and future wastewater treatment needs.

Infrastructure Strategy 2.15: Work with property owners to remove the remaining few septic systems and supply public sanitary sewer service to these properties. Prohibit new septic tanks within the Town of Red River and surrounding properties within the watershed, where possible.

Infrastructure Strategy 2.16: Install flow monitoring equipment in the sanitary sewer system in order to quantify the exfiltration/infiltration of the collection system and avoid near-surface leakage of untreated wastewater and the contamination of soil and possible related health hazards.



Infrastructure Strategy 2.17: Once flow monitoring systems are in place, identify, repair and/or replace damaged sections of the sanitary sewer system.

Infrastructure Strategy 2.18: Pursue funding for upgrades to the existing advanced wastewater treatment facility.

Infrastructure Strategy 2.19: Pursue the funding for sewage collection system improvements to include the replacement of many of the existing collection and transmission lines due to infiltration and other age-related damage.

Infrastructure Strategy 2.20: Prepare an asset management plan that includes all infrastructure systems and other assets owned by the Town.

Infrastructure Goal 3: Allow for future growth of Red River by annexing the Upper Valley.

*Objective 3.A: To increase the land area available for residential development.*

Infrastructure Strategy 3.1: As part of the cost-benefit analysis identified in the Land Use section under annexation, complete a feasibility study for extending water and wastewater services to the Upper Valley.

Infrastructure Goal 4: Maintain and expand the storm drainage system.

*Objective 4.A: To protect the community from flooding during major storm events.*

Infrastructure Strategy 4.1: Pursue funding for storm drain improvements to include the reconstruction of the Caribel Street storm drain discharge point, Jayhawk Trail, Heartbreak Trail, and Wild Oak Street.

Infrastructure Goal 5: Promote the practice of reuse and recycling in Red River.

*Objective 5.A: To make Red River a more sustainable, environmentally conscious community.*

Infrastructure Strategy 5.1: Develop and promote a recycling program and provide two convenient transfer stations in key locations.



## INFRASTRUCTURE

*This page intentionally left blank.*



## I. INTRODUCTION

The intent of the Hazard Mitigation section is to identify the potential natural, human-caused, and technological hazards in the Town of Red River that could result in the loss of life, property, economic hardship, or threats to public health and safety and to identify strategies to eliminate and/or reduce potential hazards. In general, the hazard with the highest potential of impacting Red River is wildfires due to the Town's natural setting in a narrow, steep, and heavily wooded canyon and surrounded by Carson National Forest.

The escalating cost of emergency relief aid has prompted the Federal Emergency Management Agency (FEMA) to focus on mitigation. In order to receive relief aid, state governments are required to have a plan. Local city, county, and tribal governments must have a hazard mitigation plan in order to receive FEMA money for mitigation efforts, and local relief monies are channeled through the state government. Although it is strongly recommended and incentivized by FEMA, Taos County has not completed a hazard mitigation plan. Taos County would be eligible to apply to FEMA for a grant to create the plan, and subsequently, be eligible for FEMA and other federal grants for hazard mitigation.

Typically, a small municipality such as Red River would participate in a county-level All Hazard Mitigation Plan, and not develop a plan on its own. Recommendations are provided in this section regarding Red River's involvement in a future Taos County All Hazard Mitigation Plan.

## 2. INTEGRATION OF HAZARD MITIGATION PRINCIPLES WITH PLANNING TOOLS

This section lists some key underlying principles for hazard mitigation. It is followed by a list of planning tools available to Red River that can be used in the creation of comprehensive hazard mitigation strategies.

- Act before a disaster and utilize the planning process as an integral part of your hazard mitigation strategy.
- Hazard mitigation requires patience, monitoring, and ongoing evaluation.
- Be both strategic and opportunistic. Look for opportunities for change.
- Champions are vital to ensuring that hazard mitigation is important to the community and implementation depends on political will.
- Emphasize multiple objective planning, and seize opportunities for collaborative projects that include open space, trails, or recreational facilities with fire control objectives.
- Communicate and educate the public as to the risks from hazards.
- Mitigation has long term economic benefits to the community.

The Town of Red River has existing planning tools that can be used to assist in the community's hazard mitigation efforts. These tools can help keep future development out of known hazard areas, keep hazards from existing developed areas, and strengthen the Town's ability to prepare for, minimize, and potentially avoid hazardous incidents.

Zoning Code - The Zoning Code could be amended to require limitations on density in sensitive areas. It could also require the creation of defensible space through setback and landscape requirements, as well as address non-flammable roofing materials. Typically, there should be a 30 foot vegetative buffer surrounding structures.



## HAZARD MITIGATION

Subdivision Ordinance - The Subdivision Ordinance could be modified to include hazard mitigation through the regulation of subdivision design elements such as ingress and egress, surface paving materials, street connectivity and access, and open space requirements.

Infrastructure Capital Improvements Plan (ICIP) - The ICIP can be used as a tool to ensure that the strategies to mitigate potential hazards, outlined in this Plan and in the future All Hazard Mitigation Plan, are funded. Specific expenditures that impact hazard mitigation could include open space acquisition, public safety equipment, energy back-up systems, communication system upgrades, water system improvements, etc.

Building Code - Current building codes have been updated to help prevent fire hazards. Codes prescribe roof materials, siding, ventilation, fire wall, and fire suppression requirements. Non-flammable metal roofs are a critical component in preventing the loss of property during a fire emergency.

Comprehensive Plan - This Plan is an important hazard mitigation tool. As previously mentioned, the coordination of land use and zoning decisions with hazard sensitive locations is a vital hazard mitigation strategy. In addition to this, the Comprehensive Plan outlines objectives for transportation and infrastructure that play important roles in how the Red River community will be able to respond to potential emergency situations.

### 3. COMMUNITY WILDFIRE PROTECTION PLANS

The entire Town of Red River is identified as an urban-wildfire interface area. The potential for wildfire is the most significant hazard facing the Town of Red River. Urban-wildfire interface areas deal with locations adjacent to heavily forested and/or open grassland areas that may be impacted by wildfires. Due to it being surrounded by the Carson National Forest, high recreational use of the forest, and the large number of absentee homeowners, the entire Town of Red River is at extreme risk of being impacted by wildfire. As previously mentioned, Taos County has not yet created a Hazard Mitigation Plan; however, Red River has been proactive regarding wildfire mitigation, including:

#### Red River Urban Interface Group

The Red River Urban Interface Group was formed in 1996 in response to the evacuations required by the Hondo Fire. The group created a partnership between federal, state, and local fire agencies to address the risk of wildfire in Red River. The group's primary goal was to create a buffer around the community. The group developed a Strategic Plan which included goals in four areas:

1. Develop better wildfire suppression capabilities
2. Address the fuel hazards
3. Educate the public about the risk and how they can contribute in addressing the risk
4. Consider building code opportunities

The Red River Urban Interface Group helped to prioritize fire mitigation efforts by the US Forest Service. The first priority was Pioneer Canyon, which provides critical infrastructure to Red River including a water tank and water wells. It is also the located of the Red River Ski Area, the economic driver for the



Town. The second priority was the Red River Wastewater Treatment Plant and the third priority was the Upper Valley. One of the challenges to these thinning projects is the lack of available workforce to remove the debris. The Town has hired Fire Department employees/volunteers to fill in when there are no contractors to perform the work.

### Enchanted Circle Regional Fire Protection Association Annual Wildfire Operating Plan & Community Wildfire Protection Plan

The Town of Red River participated in the development of the 2006 Enchanted Circle Wildfire Operating Plan and Community Wildfire Protection Plan. This plan outlines specific projects that are being undertaken in order to reduce the available fire fuels in the area. The area of greatest concern identified by this plan is that the high recreational use of Pioneer Canyon could lead to an escaped campfire. There is concern that a fire in the canyon would rapidly spread to the ski area, which would result in significant damage to the watershed and loss of the winter economy. In analysis of Red River's fire suppression capabilities, the plan shows that Red River has the most highly trained personnel within Taos County.

### Taos County Community Wildfire Protection Plan

Although Red River was not a core participant in the 2009 Taos County Community Wildfire Protection Plan, the Town was included in the Plan. The Plan rated Red River at "medium" overall risk for wildfire. It also identified Red River as a "Zone of Ignition", which is defined as an area where there is a dense concentration of private property and structures surrounded by forest with dense growth. The Plan also notes that conditions in and around the community can be altered through fire prevention strategies.

## **4. NATIONAL FIRE PLAN COMMUNITY ASSISTANCE PROGRAMS**

In New Mexico, National Fire Plan Community Assistance Programs offer five grant programs for communities to address wildfire threats. Red River has been proactive and successful in the past in pursuing grants from the 20 Communities Cost-Share Program. In 2001, Red River received a \$246,400 grant to address the wildfire threat in five subdivisions located in the Upper Valley and in 2002, Red River received a grant of \$244,000 for Red River Pass, which sits on a ridge in the eastern section of the Upper Valley. In the past, the 30% cost sharing and slow reimbursement from the grant programs has been a drain on the Town's budget. The grant programs include:

- 20 Communities Cost-Share Program, which supports thinning on private land
- Economic Action Programs, which develops economic opportunities related to traditionally underutilized wood products
- Volunteer/Rural Fire Assistance, which improves firefighting capabilities of rural fire departments
- Four Corners Sustainable Forest Partnerships, which promotes community development through forest restoration
- Collaborative Forest Restoration Program, which supports projects to restore forests on public lands



## HAZARD MITIGATION

### 5. HAZARD MITIGATION GOALS, OBJECTIVES, and IMPLEMENTATION STRATEGIES

Hazard Mitigation Goal 1: Make Red River less vulnerable to hazards, and reduce the number of injuries and damages from hazards.

*Objective 1.A: To prevent and reduce the risk of wildland fires to the Town of Red River.*

*Objective 1.B: To provide residents adequate warning of hazards, including wildland fires, flooding, high winds, etc.*

Hazard Mitigation Strategy 1.1: Participate in the development of a Taos County All Hazard Mitigation Plan.

Hazard Mitigation Strategy 1.2: Maintain an evacuation plan and provide public transportation (e.g., Miner's Transit) for residents who are unable to independently evacuate. Interface with the Taos County Evacuation Plan.

Hazard Mitigation Strategy 1.3: Provide adequate food, water, shelter, healthcare, and clothing for residents in the event of an emergency evacuation. Accommodations should also be made for pets.

Hazard Mitigation Strategy 1.4: Work with property owners on reducing fire loads and wild-land fire hazards through the adoption of development regulations that require thinning, adequate vegetative buffers, and installation of non-flammable roof materials.

Hazard Mitigation Strategy 1.5: Require the thinning of all undeveloped lots and community owned properties (e.g., Pioneer Canyon, Upper Valley, wastewater treatment plant) in order to reduce fire load.

Hazard Mitigation Strategy 1.6: Participate in the National Firewise Communities program and seek National Fire Plan Community Assistance Program grants for thinning programs.



## I. PURPOSE

The intent of the implementation section is to provide the Town of Red River with a tool to measure its progress towards the achieving the community vision as expressed in the Comprehensive Plan. The implementation strategies were developed within the public input process, and are listed under each of the seven major planning elements of the Comprehensive Plan.

The Comprehensive Plan is meant to be a living document that gets used, revised, and refined over the years by all the people who call this special place home. Regular updates should be initiated by the Town every five years in order to ensure the Plan stays relevant and useful to the community, and to assist the Town in applying for capital improvement grants.

## 2. IMPLEMENTATION OBJECTIVES

Objectives for implementing the Town of Red River Comprehensive Plan include:

- Determining the short and long-term time frames for implementing the recommendations of the Plan.
- Delegating responsibility for implementing the Plan (most of the responsibility for plan implementation falls to the Town, but the Plan also recommends partnerships with other entities to complete the recommendations).
- Linking the Town's ICIP to implementation strategies contained in the Comprehensive Plan.
- Basing future grant applications on implementation strategies contained in the Comprehensive Plan.
- Appointing a subcommittee of the Town Council to oversee implementation of the Comprehensive Plan. Specific tasks in overseeing implementation include:
  - ◇ Development of criteria for determining whether implementation strategies have been or are being met;
  - ◇ Preparation of progress reports made to the Town Council on how implementation is going, including project milestones and needs for revisions;
  - ◇ Monitoring of changed conditions in the community, which could impact the Plan and/or require revisions to the text and/or maps;
  - ◇ Recommendations for revisions to the Plan as needed;
  - ◇ Keeping abreast of funding sources and programs that could be utilized for implementation of capital improvements;
  - ◇ Monitoring state legislation and plans in order to ensure consistency with state policy and programs; and
  - ◇ Participation and representation of the Town of Red River in regional planning efforts.



## IMPLEMENTATION

### 3. COMPREHENSIVE PLAN UPDATES

The Community Development Block Grant (CDBG) comprehensive planning process is administered by the State of New Mexico, Department of Finance and Administration, which requires communities to update their Comprehensive Plans every five years. The extent of the update will depend on the changes that have occurred over time in Red River. The Comprehensive Plan should not hold a community back, but rather, should provide a relevant framework for the future.

- Changes to Demographics/Existing Conditions - The Community Profile section is one of the areas where change always occurs. New data comes out every 10 years from the US Census Bureau and estimates are prepared by the American Community Survey regularly. Data that should be reviewed and revised includes, but is not limited to:
  - ◇ Population characteristics growth rates, age distribution, median age, etc.
  - ◇ Economic indicators such as employment and unemployment, income levels, poverty, etc.
  - ◇ Housing conditions, homeownership versus rentals, household size, etc.
- Review of Goals and Objectives - Since goals and objectives provide the overall framework in the Comprehensive Plan, it is important that any updates confirm whether or not they accurately reflect the community vision for the future.
- Review of Implementation Strategies - A record should be kept by the Town as implementation strategies are accomplished. This review should also include those implementation strategies that have not been implemented, especially those whose time frames are close to being due per the action agenda.
- Review of Land Use, Zoning, and Infrastructure Maps - The maps within the Comprehensive Plan should also be reviewed and revised if necessary.

### 4. IMPLEMENTATION TABLES

The implementation strategies are provided in the tables in this section and are supplemented by projected timeframes for completion. The time frames are defined as short-term (1-3 years), mid-term (4-5 years); long-term (5+ years); and ongoing. For more detail on each of the implementation strategies, refer back to the specific Plan element in the Comprehensive Plan. Ultimately, implementation of the strategies depends on available funding, staff time, and the ability of the Town to enter into and sustain partnerships. Potential funding sources are identified in Appendix A: Funding Resources. Certain implementation programs do not necessarily involve funding, but merely involve actions to be taken by the Town and/or the community. The implementation tables start on page 97.



## LAND USE IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Land Use Strategy 1.1:</u> Create an inventory of properties that would be appropriate for redevelopment to housing or mixed use. The inventory should include ownership status and condition of the property.	On-going
<u>Land Use Strategy 1.2:</u> Amend the Zoning Code to provide more differentiation between Main Street and the side streets in terms of the types of permissive uses, design, and intensity of development.	2016-2018
<u>Land Use Strategy 1.3:</u> Complete a cost-benefit analysis to determine the viability of annexing the Upper Valley in order to increase Red River's land base for new housing.	2019 and beyond
<u>Land Use Strategy 2.1:</u> Develop a comprehensive streetscape master plan for Main Street, including landscape and sidewalk improvements, entry signage, seating, pedestrian crossings, lighting, pavement enhancements, etc.	2013-2015
<u>Land Use Strategy 2.2:</u> Develop a nuisance ordinance as part of the existing Zoning Code to address neglected properties.	2013-2015
<u>Land Use Strategy 2.3:</u> Consider the establishment of "character zones", particularly for Main Street, that would enhance Red River's identity as a small, mountain town in New Mexico. Include design standards that address facades, doors and windows, roof treatments, awnings, stepbacks, etc.	2016-2018
<u>Land Use Strategy 3.1:</u> Provide adequate no-build buffers between new structures and the river to maintain wildlife corridors, and incorporate standards into Zoning Code.	2019 and beyond
<u>Land Use Strategy 3.2:</u> Identify permanent access points to the river and adjacent wilderness areas, including the Columbine Hondo Wilderness.	2016-2018
<u>Land Use Strategy 3.3:</u> Provide better stormwater management by incorporating on-site rainwater harvesting and retention requirements into the development and subdivision process.	2016-2018
<u>Land Use Strategy 3.4:</u> Upon completion of the Columbine-Hondo Wilderness by the US Congress, annex and establish appropriate zoning for the parcels excluded from the wilderness designation.	2013-2015
<u>Land Use Strategy 3.5:</u> Promote land stewardship practices (e.g., rainwater harvesting, native landscaping, green building) and consider the impact to existing wildlife habitat during the review of applications for new development.	2019 and beyond

\*For more detail on land use goals and objectives, see pages 30-31.



## IMPLEMENTATION

### HOUSING IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Housing Strategy 1.1</u> : Work with the New Mexico Mortgage Finance Authority, private developers, and the Santa Fe Area Home Builders Association on the development of workforce housing in Red River.	On-going
<u>Housing Strategy 1.2</u> : Provide incentives for development of workforce housing, including but not limited to, allowing increased density through revisions to the Zoning Code, fee reductions for utility hook-ups, development of standards for converting old lodges to housing, and potential contribution of land owned by the Town of Red River.	2019 and beyond
<u>Housing Strategy 1.3</u> : Work with the New Mexico Mortgage Finance Authority and local organizations such as the Rocky Mountain Youth Corps of Rancho de Taos on the weatherization of existing seasonal dwelling units to promote higher levels of year round residency.	2016-2018
<u>Housing Strategy 1.4</u> : Work with the New Mexico Mortgage Finance Authority and local organizations such as Habitat for Humanity of Taos on rehabilitation of existing dwelling units of qualified homeowners through the HOME program and House by House program.	2019 and beyond

\*For more detail on housing goals and objectives, see page 39.



## ECONOMIC DEVELOPMENT IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Economic Development Strategy 1.1</u> : Participate in and represent the interests of Red River in all regional economic development initiatives for the state, Taos County, and the Enchanted Circle.	On-going
<u>Economic Development Strategy 1.2</u> : Actively participate with other communities in the Enchanted Circle on joint marketing and advertisements, maps, and brochures that highlight the unique assets of each community, special events, and activities. Continue participation in the Enchanted Circle Marketing Co-op.	On-going
<u>Economic Development Strategy 1.3</u> : Increase the Town's budget for advertising through allocation of a greater share of the lodgers' tax.	On-going
<u>Economic Development Strategy 1.4</u> : Continue to work with Angel Fire and Taos on a joint ski package that would include day and weekend passes to all three ski areas.	2013-2015
<u>Economic Development Strategy 1.5</u> : Develop a brand and promote Red River to communities throughout New Mexico (including the Albuquerque metropolitan area), and to other neighboring states, through social media, print media, television, and radio.	On-going
<u>Economic Development Strategy 1.6</u> : Develop a marketing package that highlights the unique aspects of Red River, including its wide range of recreational assets and activities, its mining history, and its compact, walkable community spaces.	On-going
<u>Economic Development Strategy 1.7</u> : Promote Red River to potential developers to bring new hotel and motel projects to Red River.	2013-2015
<u>Economic Development Strategy 2.1</u> : Disseminate information on and promote the hospitality, tourism, and restaurant management certificate program at Northern New Mexico College and the culinary arts program at the University of New Mexico - Taos Branch.	2013-2015
<u>Economic Development Strategy 2.2</u> : Continue to provide improvements to basic infrastructure systems, including wet and dry utilities, in order to support economic development.	On-going
<u>Economic Development Strategy 2.3</u> : Encourage new sit down restaurants, coffee shops, and retail businesses to locate in existing vacant commercial buildings.	On-going
<u>Economic Development Strategy 2.4</u> : Continue to upgrade phone services, broadband, and access to emerging technologies.	2013-2015
<u>Economic Development Strategy 2.5</u> : Work with the Chamber of Commerce and the Economic Development Corporation on the development of a Buy Local campaign and a "Business of the Month" award program.	On-going
<u>Economic Development Strategy 3.1</u> : Create a organization comprised of business owners, local bankers, Chamber of Commerce, and other community stakeholders interested in becoming a Main-Street community.	2013-2015
<u>Economic Development Strategy 3.2</u> : Complete an application to become an "Emerging MainStreet Community" through the New Mexico MainStreet Program.	2013-2015
<u>Economic Development Strategy 3.3</u> : Work with local contractors, business owners, and banking institutions to develop a facade improvement program that includes in-kind contributions to fund minor improvements such as new paint, glazing, tuckpointing, etc. on commercial storefronts.	2013-2015
<u>Economic Development Strategy 3.4</u> : Disseminate information on existing loan programs, tax incentives, and funding resources for rehabilitation of historic structures and commercial storefronts.	2013-2015
<u>Economic Development Strategy 3.5</u> : Create an inventory of available commercial and mixed use properties along Main Street and make this available on-line and in social media.	On-going

\*For more detail on economic development goals and objectives, see pages 51-53.



## IMPLEMENTATION

### COMMUNITY SERVICES IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Community Services Strategy 1.1:</u> Consider converting all or a portion of the Red River Conference Center into a community recreation facility that includes a range of indoor recreation uses for youth, adults, and seniors.	2013-2015
<u>Community Services Strategy 1.2:</u> Support the use of available surface water for snowmaking purposes.	On-going
<u>Community Services Strategy 1.3:</u> Identify and develop a location for a small, neighborhood-scale park that includes play equipment and other amenities for youth activities. Continue to make improvements to Brandenburg and Mallette Parks.	2013-2015
<u>Community Services Strategy 2.1:</u> Develop a comprehensive trails system plan that provides trail corridors and connections throughout Red River and to the adjacent wilderness areas within the Carson National Forest.	2016-2018
<u>Community Services Strategy 2.2:</u> Develop a system of connected trailheads along the river and provide adequate space for parking, fishing, hiking, and camping amenities. Provide interpretative signage at each trailhead.	2019 and beyond
<u>Community Services Strategy 3.1:</u> Support on-going training and certification for the Red River Marshal's Office, Fire Department, and EMS.	On-going
<u>Community Services Strategy 3.2:</u> Develop a comprehensive needs assessment for public safety that identifies priorities and pursue funding to purchase new equipment (e.g., storage shed, camera surveillance system for Town Hall complex, animal control pens, and security door and security upgrade at dispatch).	2013-2015
<u>Community Services Strategy 3.3:</u> Provide adequate funding to hire a night watchman for Red River during early morning hours.	2013-2015
<u>Community Services Strategy 3.4:</u> Refine the existing public safety procedures that specifically addresses large scale community events and festivals.	On-going
<u>Community Services Strategy 3.5:</u> Offer large scale community training sessions in CPR and the use of automated external defibrillators.	On-going
<u>Community Services Strategy 4.1:</u> Pursue funding to expand the existing book collection, expand internet access, and provide programming specifically for children and youth at the Red River Library.	On-going
<u>Community Services Strategy 4.2:</u> Coordinate with local and regional youth groups and Questa Independent Schools on providing recreational activities and programs in Red River.	2013-2015
<u>Community Services Strategy 4.3:</u> Pursue additional funding for the development of an early childhood development center.	On-going
<u>Community Services Strategy 4.4:</u> Continue to seek advice from and engage youth in community service and leadership activities through the Mayor's Youth Advisory Council.	On-going

\*For more detail on community services goals and objectives, see pages 61-63.



## TRANSPORTATION IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Transportation Strategy 1.1:</u> Develop a comprehensive street maintenance plan that establishes a schedule for inspections and maintenance of all of the Town's paved and unpaved roadways, which will help to increase the lifespan of the asphalt and concrete curbs, gutters, and sidewalks. Maintenance activities should include condition assessment, street cleaning, crack sealing, asphalt overlay, seal coating, asphalt patching, concrete replacement, and patching. The plan should also include a schedule for blading and dust control of the Town's unpaved collector streets. Condition assessments and repairs should be documented as part of the maintenance plan.	2013-2015
<u>Transportation Strategy 1.2:</u> Increase funding and personnel for regular street maintenance.	2013-2015
<u>Transportation Strategy 1.3:</u> Pursue acquisition of a water truck for compaction of bladed road surfaces and dust control; etc.	2016-2018
<u>Transportation Strategy 1.4:</u> Coordinate and maintain a strong relationship with NMDOT on joint snow removal operations and the agency's commitment to maintain and repair those roadways. Ensure adequate storage areas for snow removal purposes.	On-going
<u>Transportation Strategy 1.5:</u> Pursue funding for replacement of snow removal equipment.	2013-2015
<u>Transportation Strategy 2.1:</u> Develop a "proximity analysis" that includes an inventory of the existing sidewalks and the proximity of facilities most likely to generate pedestrian activity, including schools, transit (winter bus routes to the Ski Area), parks, libraries, community centers, shops, restaurants, etc. This will help to determine the most travelled pedestrian routes and corridors where the majority of streetscape improvements should occur.	2013-2015
<u>Transportation Strategy 2.2:</u> Require sidewalk construction and ADA curb ramps with any new development or renovation, and retrofit streets without sidewalks as funding is available.	2013-2015
<u>Transportation Strategy 2.3:</u> Improve pedestrian safety by adding street furnishings to enhance the walking environment, including raised intersection crosswalks, potential location of traffic circles, wayfinding, lighting, landscaped planters, kiosks, etc.	2016-2018
<u>Transportation Strategy 2.4:</u> Adopt transportation development standards that address restrictions on street clutter and line of sight issues.	2013-2015
<u>Transportation Strategy 2.5:</u> Create a comprehensive signage/wayfinding program that addresses the following: create a "branding" logo that reflects Red River's history and unique character to be incorporated into all wayfinding systems; improvements to existing and/or creation of new gateway entry signs at each end of Town on NM 38 (Main Street); and improvements to existing vehicular and pedestrian directional and informational sign types to be similar in size, height, color, font, and appearance.	2016-2018
<u>Transportation Strategy 2.6:</u> Consider the development of traffic calming measures such as roundabouts at key intersections, median islands, raised intersections/cross walks, curb extension, slower posted speed limit signs, etc. Coordinate with NMDOT on all proposed improvements on Main Street (NM 38) and/or NM 578.	2019 and beyond
<u>Transportation Strategy 2.7:</u> Consider slower posted speed limit signs and radar speed devices showing actual versus posted speed on Main Street (NM 38) or NM 578.	2013-2015
<u>Transportation Strategy 2.8:</u> Complete 1,400 linear feet of roadway, paving overlay, and sidewalk improvements on Claim Jumper Street.	2016-2018
<u>Transportation Strategy 3.1:</u> Continue to support access to transit service for the workforce in Red River, and to tourists visiting the communities in the Enchanted Circle.	On-going

\*For more detail on transportation goals and objectives, see pages 69-70.



## IMPLEMENTATION

### INFRASTRUCTURE IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Infrastructure Strategy 1.1</u> : Identify potential areas for the development of runoff ponds to supplement surface water diversion for snowmaking in order to offset groundwater snowmaking volume that could instead be used for water supply.	2013-2015
<u>Infrastructure Strategy 1.2</u> : Develop educational materials to educate the community on water conservation and reuse techniques through brochures that can be inserted in utility bills, the annual water quality report, and community events such as festivals or workshops.	On-going
<u>Infrastructure Strategy 1.3</u> : Institute rebate incentives for water conservation measures (e.g., low flow fixtures, front loading washing machines, xeriscape conversions., etc.).	2013-2015
<u>Infrastructure Strategy 1.4</u> : Institute a graduated rate structure for high water users and fines for water waste.	2016-2018
<u>Infrastructure Strategy 1.5</u> : Develop a drought management plan that includes water waste policies, conservation measures, and voluntary water conservation programs related to landscape design, water features, the timing of irrigation application, carwashing restrictions, etc.	2013-2015
<u>Infrastructure Strategy 2.1</u> : Implement equipping the test well and the construction of a well/pump house at Young's Ranch.	2013-2015
<u>Infrastructure Strategy 2.2</u> : Proceed with the replacement of the 1966 Well #4 in Pioneer Canyon with anticipated production increase as the primary well to relieve Wells #2 and #3.	2013-2015
<u>Infrastructure Strategy 2.3</u> : Rehabilitate remaining existing Wells #2 and #3 (and/or well pumps).	2013-2015
<u>Infrastructure Strategy 2.4</u> : Implement the recommendations set forth in the Forty Year Water Plan for the Town of Red River regarding the vesting of the remaining inchoate 335.65 AC-FT/yr of surface and groundwater by filing an extension to "prove beneficial use" at a deferred date to be negotiated with the Office of the State Engineer. Once the remaining inchoate is determined to be vested, and a "fixed" Town total of surface and ground water rights are finalized, return-flow credits should be obtained for snowmaking and from the Sewage Treatment Plant.	2013-2015
<u>Infrastructure Strategy 2.5</u> : Continue to monitor wells for water quality with required quarterly samples to the New Mexico Environment Department.	On-going
<u>Infrastructure Strategy 2.6</u> : Monitor any surrounding construction activities within the aquifer basin limits to ensure that the EPA's required NPDES permitting and monitoring processes are followed.	On-going
<u>Infrastructure Strategy 2.7</u> : Continue to implement the 2000 Wellhead Protection Plan with modifications as needed.	2013-2015
<u>Infrastructure Strategy 2.8</u> : Construct the proposed 1.25M gallon storage tank to be supplied from the town wells (to be set at the same topographic elevation as the present 1.25M gallon reservoir in Pioneer Canyon.	2016-2018
<u>Infrastructure Strategy 2.9</u> : Establish a leak detection program to measure water losses within the water distribution system for comparison to acceptable unaccounted water losses for public works standards of approximately 10-15%. Locate and repair leaks with the use of Town's leak detection device.	2013-2015
<u>Infrastructure Strategy 2.10</u> : Obtain a comprehensive survey of as-built mapping of all existing water distribution lines, water supplies, and services throughout Red River's service area.	2013-2015
<u>Infrastructure Strategy 2.11</u> : Create a water network model to analyze the entire distribution system.	2013-2015

\*For more detail on infrastructure goals and objectives, see pages 86-89.



## INFRASTRUCTURE IMPLEMENTATION POLICIES (CONTINUED)\*

Implementation Policies	Time Frame
<u>Infrastructure Strategy 2.12</u> : Obtain and operate a water distribution monitoring equipment and software (SCADA type system) for real time monitoring of water use, working pressures, flow rates, and water break detection.	2016-2018
<u>Infrastructure Strategy 2.13</u> : Pursue funding for the replacement and/or extension of water services including: waterline extensions to underserved areas of Town and to the Red River Utility Complex area and 700 feet of leaking 6-inch diameter transmission line within the Tenderfoot Subdivision area.	2016-2018
<u>Infrastructure Strategy 2.14</u> : Develop a Wastewater Treatment Plant Preliminary Engineering Report to assess the existing wastewater treatment plant's condition, current operations and maintenance program, and status of regulatory compliance and safety issues. The report should also include a capacity analysis of the wastewater treatment plant to serve the Town's current and future wastewater treatment needs.	2013-2015
<u>Infrastructure Strategy 2.15</u> : Work with property owners to remove the remaining few septic systems and supply public sanitary sewer service to these properties. Prohibit new septic tanks within the Town of Red River and surrounding properties within the watershed, where possible.	2013-2015
<u>Infrastructure Strategy 2.16</u> : Install flow monitoring equipment in the sanitary sewer system in order to quantify the exfiltration/infiltration of the collection system and avoid near-surface leakage of untreated wastewater and the contamination of soil and possible related health hazards.	2013-2015
<u>Infrastructure Strategy 2.17</u> : Once flow monitoring systems are in place, identify, repair and/or replace damaged sections of the sanitary sewer system.	2016-2018
<u>Infrastructure Strategy 2.18</u> : Pursue funding for upgrades to the existing advanced wastewater treatment facility.	2013-2015
<u>Infrastructure Strategy 2.19</u> : Pursue the funding for sewage collection system improvements to include the replacement of many of the existing collection and transmission lines due to infiltration and other age-related damage.	2013-2015
<u>Infrastructure Strategy 2.20</u> : Prepare an asset management plan that includes all infrastructure systems and other assets owned by the Town.	2016-2018
<u>Infrastructure Strategy 3.1</u> : As part of the cost-benefit analysis identified in the Land Use section under annexation, complete a feasibility study for extending water and wastewater services to the Upper Valley.	2019 and beyond
<u>Infrastructure Strategy 4.1</u> : Pursue funding for storm drain improvements to include the reconstruction of the Caribel Street storm drain discharge point and the addition of storm drains north of Main Street.	2013-2015
<u>Infrastructure Strategy 5.1</u> : Develop and promote a recycling program and provide two convenient transfer stations in key locations.	2013-2015

\*For more detail on infrastructure goals and objectives, see pages 86-89.



## IMPLEMENTATION

### HAZARD MITIGATION IMPLEMENTATION POLICIES\*

Implementation Policies	Time Frame
<u>Hazard Mitigation Strategy 1.1</u> : Participate in the development of a Taos County All Hazard Mitigation Plan.	2013-2015
<u>Hazard Mitigation Strategy 1.2</u> : Maintain an evacuation plan and provide public transportation (e.g., Miner's Transit) for residents who are unable to independently evacuate. Interface with the Taos County Evacuation Plan.	On-going
<u>Hazard Mitigation Strategy 1.3</u> : Provide adequate food, water, shelter, healthcare, and clothing for residents in the event of an emergency evacuation. Accommodations should also be made for pets.	On-going
<u>Hazard Mitigation Strategy 1.4</u> : Work with property owners on reducing fire loads and wildland fire hazards through the adoption of development regulations that require thinning, adequate vegetative buffers, and installation of non-flammable roof materials.	2013-2015
<u>Hazard Mitigation Strategy 1.5</u> : Require the thinning of all undeveloped lots and community owned properties (e.g., Pioneer Canyon, Upper Valley, wastewater treatment plant) in order to reduce fire load.	2013-2015
<u>Hazard Mitigation Strategy 1.6</u> : Participate in the National Firewise Communities program and seek National Fire Plan Community Assistance Program grants for thinning programs.	On-going

\*For more detail on hazard mitigation goals and objectives, see pages 94.



### APPENDIX A: FUNDING RESOURCES

This section includes a comprehensive list of federal and state economic, infrastructure development, housing, and rural health resources available to both local governments and people interested in starting a new business, in need of a small business loan, or engaging in historic preservation. Each of these programs require applicants to meet certain qualifications in order to be eligible for funding. Contact information is provided for each program.

#### GENERAL COMMUNITY DEVELOPMENT

##### Catalog of Federal Domestic Assistance

This is a resource which includes extensive listings of federal assistance programs for municipalities, contacts, and grant application procedures. The catalog is available on-line at the following web address: [www.cfda.gov](http://www.cfda.gov).

Programs are grouped into the following basic categories:

- Agriculture
- Business and Commerce
- Community Development
- Consumer Protection
- Cultural Affairs
- Disaster Prevention and Relief
- Education
- Employment, Labor, and Training
- Energy
- Environmental Quality
- Food and Nutrition
- Health
- Housing
- Income Security and Social Services
- Information and Statistics
- Law, Justice, and Legal Services
- Natural Resources
- Regional Development
- Science and Technology
- Transportation

##### Community Development Revolving Loan Fund

The purpose of this loan program is to assist local governments in attracting industry and economic development through acquisition of real property, construction, and improvement of necessary infrastructure, and other real property investments. The funds are intended to create jobs, stimulate private investment, and promote community revitalization. All incorporated municipalities and counties are eligible. Loans are limited to \$250,000 per project and repayment is not to exceed 10 years. The political subdivision must pledge gross receipts tax to repay the loan. Local governments can obtain a request forms and technical assistance from the New Mexico Economic Development Department.

Contact: New Mexico Economic Development Department  
Joseph M. Montoya Building  
1100 St. Francis Drive  
Santa Fe, NM 87505  
Phone: (505) 827-0382  
Website: [www.gonm.biz/businessassistance/Financial\\_Assistance.aspx](http://www.gonm.biz/businessassistance/Financial_Assistance.aspx)



## APPENDICES

### **Cooperative Agreements Program (COOP) Local Government Road Fund**

The program assists local governments and other public entities to improve, construct, maintain, repair, and pave highways and streets and public parking lots. Funds must be used for the construction, maintenance, repair, and the improvements of public highways, streets, and parking lots. The local match is 40% and awards range from \$9,000 to \$192,000. Funds are made available at the beginning of the fiscal year and must be encumbered and spent no later than the end of the fiscal year.

Contact: NMDOT, Maintenance Section  
1120 Cerrillos Road  
P.O. Box 1149  
Santa Fe, NM 87504-1149  
Phone: (505) 827-5498  
Website: [www.nmshtd.state.nm.us/](http://www.nmshtd.state.nm.us/)

### **Local Government Planning Fund**

Created in 2002, the fund provides up-front capital necessary to allow for proper planning of vital water and wastewater projects. The 2005 Legislature (HB 304, Sandoval) broadened project eligibility to include master plans, conservation plans and economic development plans and to allow NMFA to “forgive” the loan if the entity finances the project through NMFA. To date, NMFA has made 34 grants totaling \$737,900 and has approved an additional 14 projects totaling \$304,700.

Contact: New Mexico Finance Authority  
Phone: (505) 992-9635  
Toll Free: (877) ASK-NMFA  
Email: [frontdesk@nmfa.net](mailto:frontdesk@nmfa.net)

### **Municipal Arterial Program (MAP) Local Government Road Fund**

This program assists municipalities construct and reconstruct streets which are principal extensions of the rural highway system and other streets which qualify under New Mexico Department of Transportation (NMDOT) criteria. Municipalities are required to contribute 25% to the cost of the project. There is no set limit to the amount of awards but the State share typically ranges from \$50,000 to \$1.1 million per project. Complete applications must be received by March 15th for funding to be considered by the fiscal year beginning July 1. Municipalities must submit applications provided by the NMDOT Transportation Planning Division.

Contact: Engineer Maintenance Section  
New Mexico Department of Transportation  
1120 Cerrillos Road  
PO Box 1149  
Santa Fe, NM 87504-1149  
Phone: (505) 827-5498  
Website: [www.nmshtd.state.nm.us](http://www.nmshtd.state.nm.us)



### **Public Project Revolving Fund (PPRF)**

The Public Project Revolving Fund (PPRF) offers many examples of NMFA's investment of time, expertise, and capital. The PPRF has provided the means for unusual projects to receive financing. The PPRF is being looked at to provide an increasing array of public projects. Many of these projects have less proven revenue streams but do not have other viable sources of financing. Created in 1994, the PPRF program assists a wide range of public credits in accessing the capital markets with advantage of offering to all borrowers (regardless of their credit worthiness) fixed 'AAA' - insured interest rates. As of June 30, 2005, the NMFA had made 451 loans totaling \$628 million.

Contact: New Mexico Finance Authority  
 Phone: (505) 992-9635  
 Toll Free: (877) ASK-NMFA  
 Email: [frontdesk@nmfa.net](mailto:frontdesk@nmfa.net)

### **Small Cities Community Development Block Grant Program (CDBG)**

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

- community infrastructure
- public facility capital outlay
- emergency
- planning
- housing
- economic development
- colonias

Contact: State of New Mexico  
 Local Government Division  
 131 S. Capitol  
 Bataan Memorial Bldg., Suite 201  
 Santa Fe, NM 87503  
 Phone: (505) 827-8053  
 Website: [http://nmdfa.state.nm.us/CDBG\\_Information\\_1.aspx](http://nmdfa.state.nm.us/CDBG_Information_1.aspx)



## APPENDICES

### USDA Rural Development Programs

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

Rural Business and Cooperative Services provides the following assistance programs:

- Business and Industry Direct Loans (B&I Direct)
- Business and Industry Guaranteed Loans (B&I Guar)
- Intermediary Relending Program (IRP)
- Rural Business Enterprise Grants (RBEG)
- Rural Business Opportunity Grants (RBOG)
- Rural Economic Development Loans (REDL)
- Rural Economic Development Grants (REDG)

The Rural Housing Service/Community Services provides the following assistance programs:

- Guaranteed Home Ownership Loan
- Home Improvement Loans and Grants
- Self-Help Housing
- Rural Rental Housing Loans (RRH)
- Guaranteed Rural Rental Housing Program (538 GRRHP)
- Farm Labor Housing
- Housing Preservation Grant (HPG)
- Community Facility Loans and Grants
- Fire and Rescue Loans

The Rural Utilities Service provides the following assistance programs:

- Community Facility Program
- Telecommunications Loan Program
- Distance Learning and Telemedicine Loan and Grant Program
- Electric Loan Program
- Solid Waste Management Grants
- Technical Assistance and Training Grants

Information on these assistance programs is available through the State USDA Rural Development office:

Contact:        USDA Rural Development New Mexico Office  
                     6200 Jefferson NE  
                     Albuquerque, NM 87109  
                     Phone: (505) 761-4950  
                     TTY: (505) 761-4938  
                     Website: <http://www.rurdev.usda.gov/nm/>



### Rural Housing Services

Phone: (505) 761-4944

### Rural Business Services

Phone: (505) 761-4953

### Rural Utility Services

Phone: (505) 761-4955

### Office of Community Development

Phone: (505) 761-4951

## **U.S. Environmental Protection Agency (EPA) Brownfields Program**

The EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields activities. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters. There are some new grant programs available in 2012.

Contact: US EPA Office of Brownfields and Land Revitalization  
Mail Code 5105 T  
1200 Pennsylvania Ave. NW  
Washington, DC 20460  
Phone: (202) 566-2777  
Website: [www.epa.gov/brownfields/index.htm](http://www.epa.gov/brownfields/index.htm)

## **U.S. Department of Transportation (DOT)**

The DOT provides funding for restoration projects through Transportation Enhancement funds, which are administered through NMDOT through the Surface Transportation Program (STP). The STP program funds construction, improvement, and other transportation-related projects on roads functionally classified Interstate, Principal Arterial, Minor Arterial, or Major Collector. STP funds are allocated for Transportation Management Areas (metropolitan areas over 200,000), Transportation Enhancement projects, and the Safety Program.

Contact: NMDOT General Office  
1120 Cerrillos Road  
Santa Fe, NM, 87504-1149  
Phone: (505) 827-5100  
Website: [www.nmshtd.state.nm.us](http://www.nmshtd.state.nm.us)



## APPENDICES

### HEALTH CARE

#### Office of Rural Health Policy Grants

The Office of Rural Health Policy Grants falls under the Department of Health and Human Services (HHS). There are 14 grant programs, whose availability is contingent upon federal funding each fiscal year. For more than 20 years, HHS has had an Office of Rural Health Policy in the Health Resources and Services Administration (HRSA) to focus on key rural health policy issues and administer targeted rural grant programs. In FY 2010, HRSA invested \$185 million to improve health care in rural America, where access to medical services is often limited. HRSA's rural health grant programs help fund rural hospitals, health centers and local clinics.

Contacts: Office of Rural Health Policy, Health Resources and Services Administration  
5600 Fishers Lane, 5A-05  
Rockville, MD 20857  
Phone: (301) 443-0835  
orhpwebsite@hrsa.gov

Division of Border Health  
1301 Young Street, Suite 1014  
Dallas, TX 75202  
Phone: (214) 767-3171

### BUSINESS DEVELOPMENT RESOURCES

#### Job Training Incentive Program (JTIP)

The Job Training Incentive Program is one of the most valuable incentives offered to new employers in New Mexico, and can be used effectively in recruitment packages. This program reimburses 50 to 70% of employee wages and required travel expenses during an extended training period for new hires for new and expanding companies in New Mexico. The JTIP must be applied for and approved prior to reimbursable wages being paid.

Contact: New Mexico Economic Development Department  
Santa Fe, NM  
Phone: (505) 827-0323  
Website: [http://nmed.sks.com/businessassistance/Job\\_Training\\_Incentive\\_Program.aspx](http://nmed.sks.com/businessassistance/Job_Training_Incentive_Program.aspx)

#### SMART Money Loan Participation Program

The SMART Money Loan Participation Program is a program administered by the New Mexico Finance Authority intended to leverage funds provided by local New Mexico banks for businesses that create quality jobs. The program provides bank participation loans, direct loans, and loan and bond guarantees on behalf of private for-profit and non-profit entities. The program is designed to create greater access to capital for businesses throughout New Mexico, lower the cost for the borrower, and share the risk with the bank creating a benefit to both the bank and borrower. Business loans must result in job creation and economic benefit and carry a minimum of risk.



Contact: New Mexico Finance Authority  
207 Shelby Street  
Santa Fe, NM 87501  
(505) 992-9638  
Website: [www.nmfa.net/NMFAInternet/NMFA\\_Web.aspx?ContentID=12](http://www.nmfa.net/NMFAInternet/NMFA_Web.aspx?ContentID=12)

### **SBA 504 Loan Program**

SBA 504 Loan Program is a cooperative loan program between the SBA, a bank, and a certified development corporation. An SBA 504 loan is a participation loan in which the SBA loans money directly to a business in participation with a bank. This loan can only be used for fixed asset financing. The primary benefit to borrowers is that it allows for minimal equity (10%) and it can also serve to extend the term.

Contact: Enchantment Land Certified Development Company  
625 Silver Avenue SW, Suite 195  
Albuquerque, NM 87102  
Phone: (505) 843-9232  
Website: [www.elcdc.com](http://www.elcdc.com)

### **SBA 7A Loan Program**

SBA 7A Loan Program is the standard SBA loan guarantee program. Up to 80% of a bank loan to a private business can be guaranteed. Banks still accomplish normal due diligence, but may be willing to accept slightly more risk. This program increases the aggregate amount of funds available to small business in the banking system. It can also serve to extend term. Some banks make SBA loans and some choose not to.

Contacts: U.S. Small Business Administration  
New Mexico District Office  
625 Silver Avenue SW, Suite 320  
Albuquerque, NM 87102  
Phone: (505) 248-8225  
Website: [www.sba.gov/nm](http://www.sba.gov/nm)

### **The Loan Fund**

The Loan Fund provides loans, training, and business consulting to small businesses that do not qualify for a bank loan, but still have a viable need for a loan and the ability to pay it back. This program started out as a micro-lending organization, but can now make loans up to \$200,000 in exceptional circumstances. Loans carry a higher than market rate to compensate for risk.

Contact: The Loan Fund  
423 Iron Avenue SW  
Albuquerque, NM 87102-3821  
(505) 243-3196  
Website: [www.loanfund.org](http://www.loanfund.org)



## APPENDICES

### **ACCION New Mexico**

ACCION New Mexico makes loans to small businesses that may not qualify for bank loans, and also provides business support services.

Contact: ACCION New Mexico  
20 First Plaza NW, Suite 417  
Albuquerque, NM 87102  
Phone: (505) 243-8844  
Website: [www.accionnm.org](http://www.accionnm.org)

### **New Mexico Manufacturing Extension Partnership**

The New Mexico Manufacturing Extension Partnership provides efficiency training, training in lean manufacturing, and ISO 9000 certification (now temporarily suspended) to the state's small and medium sized businesses.

Contact: New Mexico Manufacturing Extension Partnership  
4501 Indian School Road NE, Suite 202  
Albuquerque, NM 87110  
Phone: (505) 262-0921  
Website: [www.newmexicomep.org](http://www.newmexicomep.org)

### **New Mexico Partnership**

The New Mexico Partnership is a private, non-profit organization that offers assistance to businesses looking to expand or relocate to New Mexico. It can assist businesses on a variety of business initiatives, including:

- Initiate real estate searches;
- Coordinate site-selection trips;
- Personalize briefings and orientations;
- Assist in evaluating and applying for incentives;
- Facilitate the permitting process;
- Organize strategic meetings with key government and community officials;
- Collaborate on media and public relations; and
- Provide data on key business factors.

Contact: New Mexico Partnership  
110 Second Street SW, Suite 602  
Albuquerque, NM 87102  
Phone: (505) 247-8500  
Website: [web.nmsu.edu/~camp/http://nmpartnership.com/NMP\\_Services.aspx](http://web.nmsu.edu/~camp/http://nmpartnership.com/NMP_Services.aspx)



### HOUSING ASSISTANCE

#### **New Mexico Mortgage Finance Authority (MFA)**

The MFA is a quasi-public entity that provides financing for housing and other related services to low- to moderate-income New Mexicans. There are 37 state and federal programs administered by the MFA that provide financing for housing including low interest mortgage loans and down payment assistance, weatherization, green building and rehabilitation, and tax credit programs. The MFA partners with lenders, realtors, non-profit, local governments, and developers. All state and federal housing programs are administered by the MFA, including Section 8 housing funds and other HUD projects.

HOME Investment Partnership Program Funds - The homeowner rehabilitation program administered by the MFA provides assistance to low-income homeowners who lack the resources to make necessary repairs to their homes. Assistance can be used for reimbursement of costs for rehabilitation, which includes the following: applicable codes, standards or ordinances, rehabilitation standards, essential improvements, energy-related improvements, lead-based paint hazard reduction, accessibility for disabled persons, repair or replacement of major housing systems, incipient repairs and general property improvements of a non-luxury nature, site improvements and utility connections.

MFA relies on non-profits, housing authorities, and local governments to administer the homeowner rehabilitation program. Funds are awarded through an RFP/Application process and proposals are reviewed and evaluated by several committees, and approved by the MFA Board. MFA has also reserved funds for the Reservation Rehabilitation program to provide loans to homeowners on a house-by-house, first-come, first-served basis.

Contact: New Mexico Mortgage Finance Authority  
344 Fourth St. SW  
Albuquerque, NM 87102  
Phone: (505) 843-6880  
Website: [www.nmmfa.org/](http://www.nmmfa.org/)

#### **New Mexico LIHEAP**

The New Mexico Department of Human Services Low Income Home Energy Assistance Program (LIHEAP) provides assistance to low income homeowners. Through individual grant funds, LIHEAP helps homeowners with the cost of heating and cooling, and with home repairs designed to improve home energy efficiency. Improvements include the replacement of old, drafty doors and windows with new, more energy efficient models. To receive grant funding for home repairs, applicants must be residents of New Mexico and the home must be their primary residence. Applicants must also meet income guidelines and apply directly through their local LIHEAP office.

Contact: New Mexico Department of Health and Human Services  
4330 Cutler NE  
Albuquerque, NM 87110  
Phone: (505) 222-9600  
Website: [hsd.state.nm.us](http://hsd.state.nm.us)



## APPENDICES

### **HISTORIC PRESERVATION and MAINSTREET PROGRAMS**

#### **National Trust for Historic Preservation**

The National Trust for Historic Preservation is a nonprofit organization that provides leadership, education, advocacy, and resources to save America's diverse historic places and revitalize our communities. The National Trust Preservation Fund offers several types of financial assistance to nonprofit organizations, public agencies, for-profit companies, and individuals involved in preservation-related projects. In 2005, the National Trust Preservation Fund provided almost \$17 million in financial assistance and direct investment in cities, towns, and rural areas all over the United States.

Contact: National Trust for Historic Preservation  
1785 Massachusetts Ave. NW  
Washington, DC 20036-2117  
Phone: (202) 588-6000 or (800) 944-6847  
Email: [info@nthp.org](mailto:info@nthp.org)  
Website: [www.preservationnation.org/](http://www.preservationnation.org/)

#### **Federal Historic Preservation Tax Incentives Program**

This tax incentive program is administered by the National Park Service (NPS), in partnership with the IRS and State Historic Preservation Offices. The NPS must certify all rehabilitation projects of certified historic structures seeking the 20% tax credit. In order for a rehabilitation project to become certified, the NPS must find that the rehabilitation is consistent with the historic character of the property, and where applicable, with the district in which it is located. Abandoned or under-used schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices in many cities have been restored to life in a manner that retains their historic character. The program has also helped to create moderate and low-income housing in historic buildings.

Contact: National Park Service, Technical Preservation Services  
1201 "Eye" Street NW, 6th Floor  
Washington, DC 20005  
Phone: (202) 513-7270  
Email: [NPS\\_TPS@nps.gov](mailto:NPS_TPS@nps.gov)  
Website: [www.nps.gov/hps/tps/tax/incentives/](http://www.nps.gov/hps/tps/tax/incentives/)

#### **State Tax Credit for Registered Cultural Properties**

This program is available to owners of historic structures who accomplish qualified, rehabilitation on a structure or stabilization or protection of an archaeological site. The property must be individually listed in, or contributing to a historic district listed in the State Register of Cultural Properties. The credit is applied against New Mexico income taxes owed in the year the project is completed and the balance may be carried forward for up to four additional years. Maximum in eligible expenses is \$50,000 for a tax credit of \$25,000, unless the project is within a state-approved and certified Arts and Cultural District, in which case the maximum is \$50,000. There is no minimum project expense. This program has provide accessible and useful for small projects that can include facade improvements.

Contact: Department of Cultural Affairs, New Mexico Historic Preservation Division  
Bataan Memorial Building



407 Galisteo Street, Suite 236  
Santa Fe, NM 87501  
Phone: (505) 827-6320  
E-mail: [nm.shpo@state.nm.us](mailto:nm.shpo@state.nm.us)  
Website: [www.nmhistoricpreservation.org/](http://www.nmhistoricpreservation.org/)

### **NM Historic Preservation Loan Fund**

Below market rate loans are made by New Mexico Historic Preservation Division, in cooperation with commercial banks and preservation organizations, for restoration and rehabilitation of properties listed in the State Register of Cultural Properties and/or the National Register of Historic Places. Low-interest loans can be made for a maximum of \$200,000 for a term of five years or less. Borrowers must agree to: repay the loan and maintain the property as restored, rehabilitated, or repaired for at least seven years; maintain complete and proper financial records regarding the property and make them available to the Division on request; complete the project within two years from the date of the closing of the loan; and provide to the State sufficient collateral security interest in the property.

Contact: New Mexico Historic Preservation Division  
Department of Cultural Affairs  
Bataan Memorial Building  
407 Galisteo Street, Suite 236  
Santa Fe, NM 87501  
Phone: (505) 827-6320  
E-mail: [hpdplanning.program@state.nm.us](mailto:hpdplanning.program@state.nm.us)  
Website: [www.nmhistoricpreservation.org/index.php](http://www.nmhistoricpreservation.org/index.php)

### **MainStreet Revolving Loan Fund**

This fund is administered on behalf of New Mexico MainStreet by the Historic Preservation Division of the Department of Cultural Affairs. A low cost, revolving loan fund available to property owners within a MainStreet District that meet certain income eligibility criteria and that were previously denied a loan in the same amount and for the same purpose by two financial lenders. Financial assistance is available for the restoration, rehabilitation, and repair of properties, and can be tapped to upgrade buildings to meet contemporary building and fire codes. The work must be completed within one year from the date of project loan and the loan be repaid within five years. Property owners must maintain the property as restored, rehabilitated, or repaired in no case less five years.

Contact: New Mexico MainStreet Program  
Joseph M. Montoya Building  
1100 St. Francis Drive  
Santa Fe, NM 87505  
Phone: (505) 827-0168  
Website: <http://nmmainstreet.org/>



## APPENDICES

### **U.S. Environmental Protection Agency (EPA) Brownfields Program**

The EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields activities. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters. There are some new grant programs available in 2012.

Contact: US EPA Office of Brownfields and Land Revitalization  
Mail Code 5105 T  
1200 Pennsylvania Avenue NW  
Washington, DC 20460  
Phone: (202) 566-2777  
Website: [www.epa.gov/brownfields/index.htm](http://www.epa.gov/brownfields/index.htm)

### **U.S. Department of Transportation (DOT)**

The DOT provides funding for restoration projects through Transportation Enhancement funds, which are administered through NMDOT through the Surface Transportation Program (STP). The STP program funds construction, improvement, and other transportation-related projects on roads functionally classified Interstate, Principal Arterial, Minor Arterial, or Major Collector. STP funds are allocated for Transportation Management Areas (metropolitan areas over 200,000), Transportation Enhancement projects, and the Safety Program.

Contact: NMDOT General Office  
1120 Cerrillos Road  
Santa Fe, NM, 87504-1149  
Phone: (505) 827-5100  
Website: [www.nmshtd.state.nm.us](http://www.nmshtd.state.nm.us)