

City of Raton Comprehensive Plan



CONSENSUS PLANNING, INC.



MOLZEN-CORBIN & ASSOCIATES
June, 2003

CITY OF RATON, NEW MEXICO

RESOLUTION NO. 2003-16

A RESOLUTION ADOPTING THE CITY OF RATON COMPREHENSIVE PLAN

WHEREAS, the City of Raton Comprehensive Plan has been developed with the general purpose of guiding and accomplishing coordinated, adjusted and harmonious development of the municipality which will, in anticipation of existing and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare in the process of community development; and

WHEREAS, the implementation of the Raton Comprehensive Plan is dependent on available funding and resources as well as the authority of elected and appointed officials of the City of Raton; and

WHEREAS, due to the long-range nature of comprehensive plans, the Planning and Zoning Commission and/or City Commission may amend, extend or add to the Raton Comprehensive Plan or carry any part of its subject matter into greater detail; and

WHEREAS, City of Raton staff along with Consensus Planning has based the Comprehensive Plan on careful and comprehensive studies of existing conditions, probable future growth of the City of Raton and extensive and diverse citizen input from area residents; and

WHEREAS, the City of Raton believes that the Raton Comprehensive Plan is a direct reflection of existing conditions and culminates the accurate consensus of the Raton community about wills and wishes for the city's future; and

WHEREAS, City of Raton staff, the Raton Planning and Zoning Commission and Raton Comprehensive Plan Advisory Commission has recommend to the City of Raton City Commission that the Comprehensive Plan be adopted to include all sections of said plan, together with accompanying maps, charts, descriptive and explanatory matter, and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Raton:

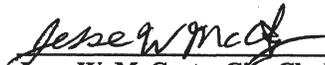
1. The City of Raton Comprehensive Plan recommended for approval by City of Raton staff, Raton Planning and Zoning Commission and the Raton Comprehensive Plan Advisory Commission is hereby approved and adopted by the Raton City Commission.
2. A copy of the Raton Comprehensive Plan shall be available for inspection at Raton City Hall during normal and regular business hours at 224 Savage Avenue, Raton, NM 87740.

PASSED, ADOPTED, SIGNED AND APPROVED THIS 10TH DAY OF JUNE, 2003.

CITY OF RATON

By: 
Bob Caldarelli, Mayor

SEAL


Jesse W. McCarty, City Clerk/Treasurer

City of Raton Comprehensive Plan

ACKNOWLEDGEMENTS

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City of Raton Comprehensive Plan

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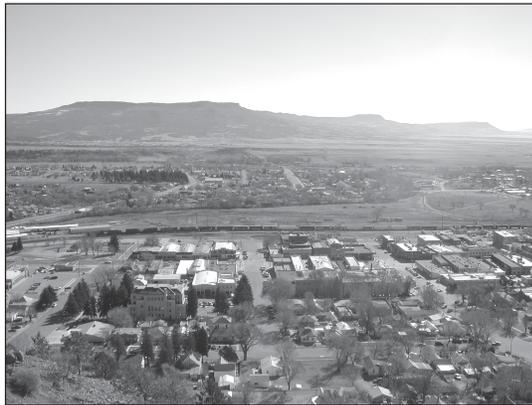
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A. INTRODUCTION

The purpose of this Comprehensive Plan is to consider all of the elements that comprise the City of Raton and devise a multi-fold set of strategies that will help ensure that the future of the community is strong and prosperous, and continues to be a vibrant, wonderful place to live for its residents. The Plan is intended to be a flexible, living document that should be revisited on a regular basis to ensure that goals, objectives, and policies reflect the desires of the community as time passes, and that implementation tasks are met according to priorities set by the City and its residents. The Comprehensive Plan assumes a planning horizon of 20 years.



Aerial View of the City

The City of Raton is at a critical juncture requiring important decisions to be made regarding the health of the community and prospects for the future. The population of Raton has stayed relatively stagnant for many years, gross receipts taxes have been falling, and major employers have been laying off workers with the unintended consequence being a decrease in community services. The citizens, community leaders, and elected officials have acknowledged this trend, and have wisely decided to meet this challenge head-on with the Comprehensive Plan being the first step.

The citizens of Raton are active, interested, and involved in many issues facing the community, as evidenced by the number of special interest committees and groups. However, a great deal of the goals and information generated by these various groups are unknown to the larger community. This Comprehensive Plan is an attempt to bring all of these issues together in one cohesive document that is mindful of how one issue impacts another.

B. PLANNING PROCESS

The planning process for the Comprehensive Plan began with data gathering of existing conditions in September, 2002, followed by a series of public and special interest group meetings and interviews ending in February, 2003. The formation of this document was based on the input received at these meeting and interviews, input received from the Advisory Committee, a citizen survey conducted by the City in February, 2002, and the professional judgements of the consultants assigned to the Comprehensive Plan.

Other projects and studies were being done by the City at the same time as the Comprehensive Plan, including a landfill study, airport project, and sanitary sewer study. A contract for an utilities mapping project was awarded

during this project as well. The Comprehensive Plan integrates these projects, where possible, within the specific section addressing the issue.

The public involvement strategy involved a many faceted approach designed to be as inclusive as possible of the various stakeholders in the community. This was accomplished through a series of public meetings and open houses; regular updates and communication with the community via Internet and mailings; and telephone and radio interviews. These elements are briefly described below (*refer to Appendix C for more detail on the meetings*):

- Three public meetings held at the Raton Convention Center, including: 1) meeting designed to learn what the community likes, dislikes, and wants to see in the future; 2) meeting/open house to get input on the draft goals and objectives derived from the first public meeting; and 3) meeting/open house to present alternative land use scenarios and allow participants to redraw maps and provide input on land use and development issues.
- Three youth meetings with sixth, seventh, and eighth grade students at Raton Middle School designed to get input from the participants on what they like to do, what they wish they could do, but cannot now, and an introduction to mapping and land use planning through a series of interactive exercises;
- Meetings and interviews with the City Manager, City Engineer, Public Works, Planning and Zoning, Parks, and Library staff;
- Meetings and discussions with other stakeholders including representatives from the Raton Chamber of Commerce, Visitors Center, Raton Museum, arts community, and a senior activist group; and
- City web site postings of meeting dates and draft documents, mailing list, newsletters summarizing upcoming meetings and results from previous meetings, newspaper articles, and a radio interview on the local station.



Youth Meeting at Raton Middle School

C. PLAN ORGANIZATION

1. Comprehensive Plan Purpose

The City of Raton Comprehensive Plan is a long-range planning document, designed to guide growth and development within the City over the next 20

years. It is intended to be a flexible “living” document that should be revisited every five years and may change as the community’s needs change.

The Comprehensive Plan is a guiding document, not regulatory under New Mexico State Law, but intended to be adopted by the City Commission by Resolution (*Section 3-19-5 NMSA 1978 establishes the authority to prepare a comprehensive plan*). The Plan is a narrative and graphic document that addresses the essential ingredients that will carry the community into the future with clear direction and priorities identified.

2. Plan Sections

The Comprehensive Plan is divided into nine sections, each addressing a major planning element. The sections following this Executive Summary (Section 1) are as follows:

2. Community Profile - primarily addresses demographics, historic context, and physical conditions
3. Economic Development - addresses Raton’s economic strengths and challenges, tourism, workforce training, education, etc.
4. Land Use - addresses land use patterns, zoning, land use conflicts, annexation, Extraterritorial Zone, nuisance properties, etc. Includes Alternative and Preferred Land Use Scenarios.
5. Housing - addresses existing housing inventory, housing organizations, housing needs, senior issues, etc.
6. Parks, Recreation, and Community Facilities - addresses existing local and regional facilities, and community facilities such as the library, community center, etc.
7. Community Character - addresses historic preservation, arts community, streetscape, gateways, etc.
8. Transportation - addresses existing and planned transportation facilities, regional cooperation, capital improvement projects, etc.
9. Infrastructure - addresses water and sewer issues, capital improvement projects, extension policies, etc.
10. Implementation - includes policies and implementation actions addressing each major planning element contained in the Comprehensive Plan

3. Plan Framework

Each section contains existing conditions and other background information, goals, objectives, policies, and implementation actions. Goals and objectives were initially developed from comments received at the first public meeting, youth meetings at Raton Middle School, meetings with City staff, Advi-

sory Committee meetings, and professional judgements of the consultant team, and then further refined through the planning process. The policies in each section were developed based on the goals and objectives, and implementation steps were designed to carry out these actions. There is a timeframe provided for each implementation action, with the acknowledgement that flexibility may be needed in order to respond to budgetary constraints and other unforeseen circumstances that may arise in the future. Goals, objectives, and policies are defined as follows:

- A **goal** is a concise statement describing a condition to be achieved. It does not suggest specific actions, but rather identifies a desired outcome.
- An **objective** is an achievable step toward the goal. Progress towards an objective can be measured and is generally time dependent.
- A **policy** is a specific statement, derived from goals and objectives, to guide decision making.

A. INTRODUCTION

This section provides an overview of the City of Raton’s existing conditions, focusing on socio-economic information, geography, resources, and history, all of which provide the context in which planning and decisions regarding the City’s future should take place. Subsequent sections in this Comprehensive Plan contain greater detail on certain community conditions, and references are provided where applicable.

B. BRIEF HISTORY OF RATON

Raton originated as a trade town along the Santa Fe Trail, which passed through the area after originating approximately 900 miles away in Missouri. The primary purpose of the Trail, which terminated in Santa Fe, was to establish trade between the Central United States and the New Mexico Territory. Trade along the Trail proved to be very profitable, encouraging businessmen in a variety of industries to take part.

As trade increased along the Santa Fe Trail, the Maxwell Land Grant company began to sell off large amounts of land to people interested in becoming ranchers. Part of the land that the Company deeded included 320 acres located at the base of the Raton mountains. These 320 acres, deeded to the New Mexico Townsite Company, became the original townsite of Raton.

While cattle ranching and trade kept the area vital, the coming of the railroad through the Raton Pass in 1879 generated a great deal of activity and contributed to the founding of Raton as a City (*in Spanish, the term Raton denotes a small rodent, a name that may have reflected either the quantity of rodents in the area common in early railroad towns because they would travel in box cars from town to town, or the shape of the ridge above the town*). Raton was incorporated in 1891. The establishment of the railroad also coincided with the opening of the first coal mines, which brought a surge in population to the area. Many people came to take advantage of the available jobs and higher than average wages.

Raton originally consisted of 43 platted blocks. Buildings such as shops and homes were shipped by railcar over the Raton Pass rather than being built on-site. The first street to build up quickly was South First Street, which was lined with saloons and stores. Upon incorporation, Raton’s population stood at 3,000 people. Life in early Raton was typical of many frontier towns, with violence and prostitution being commonplace.

The people who settled in Raton consisted of cattlemen from the Midwest and Greek, Italian, Eastern European, and Asian immigrants. They joined Native Americans and Hispanics already in the area. Even today, the listings in the Raton phone book reflect this diverse heritage. Driven by the railroad, coal mining, and ranching, the City continued to see growth and development while retaining its western “frontier” character.

C. PHYSICAL CHARACTERISTICS

1. Vicinity

The City of Raton is located in Northeastern New Mexico, just eight miles south of the Colorado border, and serves as the northern gateway to the State. Raton is located along Interstate 25, a major north-south interstate highway and has the distinct advantage of being equidistant from Denver, Albuquerque, and Amarillo. Trinidad, Colorado lies approximately 23 miles to the north of Raton and Pueblo, Colorado, the nearest metropolitan area, is located 100 miles north. Santa Fe, the New Mexico State Capital, is located 165 miles to the south. In addition to being served by I-25, U.S. 87/64 also provides access to the City from the east linking Raton to Clayton, New Mexico, and eventually to Texas and Oklahoma.

Raton is the County Seat of Colfax County and its largest city. Other incorporated municipalities in the County include Eagle Nest, Angel Fire, Cimarron, Springer, and Maxwell.

2. Geology of the Raton Area

Raton lies in the Raton Basin, located between three distinct geologic features that frame the area. To the north is Raton Pass consisting of several broad slopes that were created from lava flows that are 3.5 to 7.2 million years old. To the west is the Park Plateau, and further west are the Sangre de Cristo Mountains, the southernmost branch of the Rocky Mountains. To the east is the Sierra Grande Arch, a series of mesas, buttes, and small volcanoes which are all part of the same volcanic field that contains Capulin National Monument. Above the Sierra Grande Arch is the Raton Mesa, which was once the coastline of a shallow body of water. The rocks deposited on this coastline formed the coal that was mined heavily in the area.

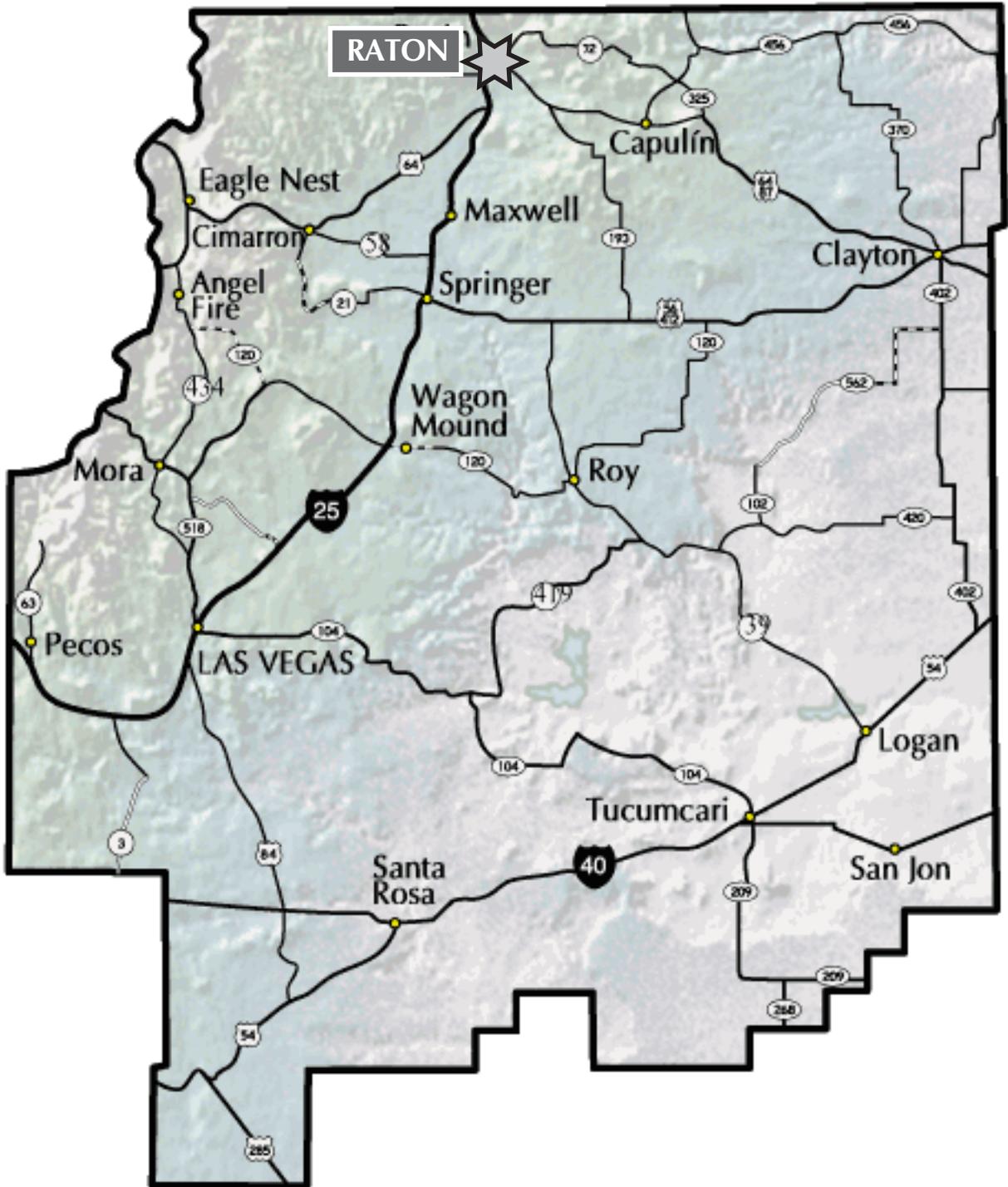
Raton Basin derives its water from the Dakota Sandstone formations in the area. These formations are former beach and shore deposits that created an aquifer. In addition, sediments were carried to the Raton Basin via the Cimarron, Vermejo, and Canadian Rivers.

D. DEMOGRAPHIC CHARACTERISTICS

1. Population

Since its incorporation, Raton has seen periods of steady, moderate population growth tempered by periods of slight population decline. In the 1890s, unincorporated Raton had a population of approximately 3,000 people. When the first official U.S. Census was done for the New Mexico Territory in 1910, the population was recorded as being 4,539, making Raton one of the largest communities in New Mexico. Only Albuquerque, Santa Fe, Roswell, and Las Vegas were larger in population.

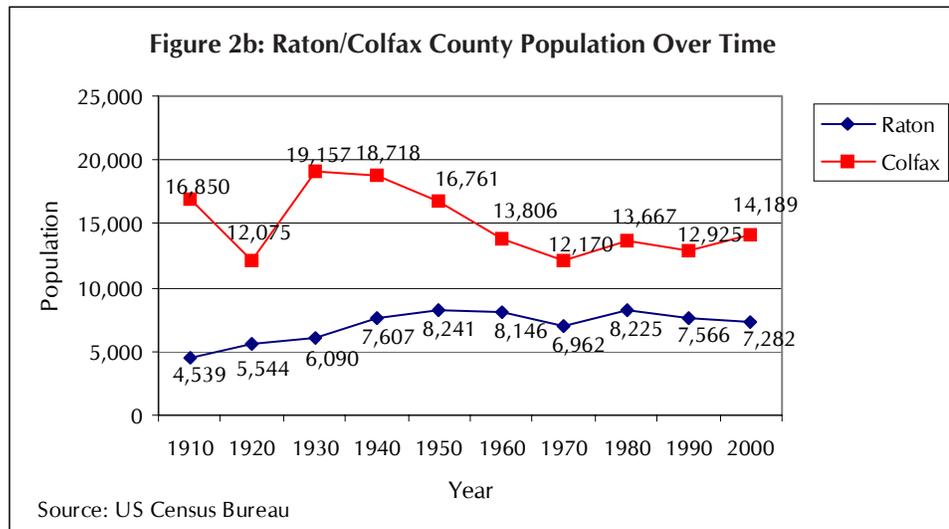
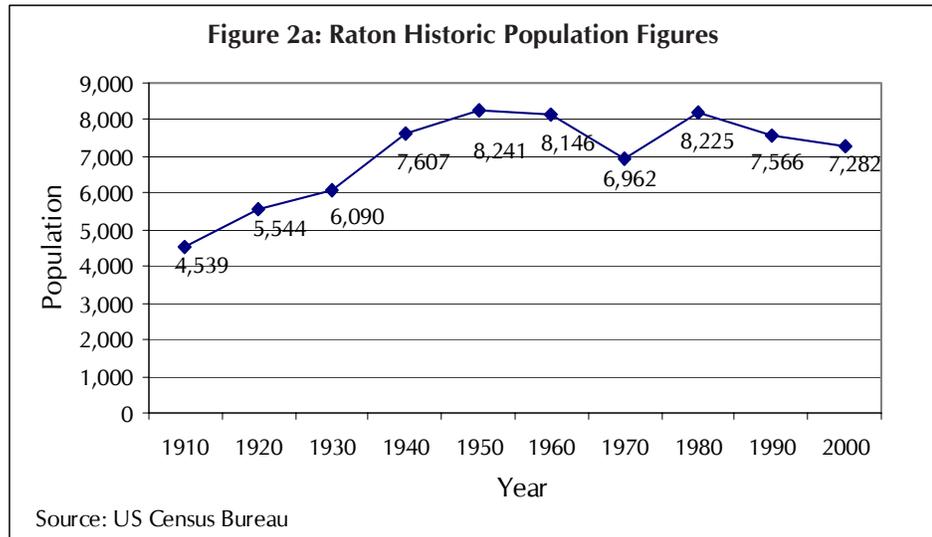
Up until 1950, Raton grew steadily, relative to other New Mexico communities. In 1950, the population totaled 8,241 people. Between 1950 and 1960, however, the City faced a period of slight population decline, losing approxi-



City of Raton - Northeast Quadrant of New Mexico

mately 95 people (primarily due to out-migration). The results of the 1970 Census revealed an even more significant number of population loss of 1,184 persons (resulting in a total population of 6,962). Since 1970, the population saw another increase followed by two straight periods of further decline. In 2000, the U.S. Census recorded the population of Raton as being 7,282 people. Figure 2a illustrates the population changes over the past 90 years.

In comparison, Colfax County's population trends over the same period has been more erratic, characterized by alternating periods of sharp decline and steady increase. The 2000 population for the entire County stands at 14,189, representing an increase of 9% from 1990 when the County population was 12,925. Figure 2b shows the comparison between Raton's and Colfax County's population trends.



A portion of the population growth in Colfax County between 1990 and 2000 can be attributed by growth in some of the other communities in the County, such as Angel Fire, Cimarron, and Maxwell. These communities have all experienced significant growth in the past 10 years. Net migration (new people moving into the County) is the primary reason for the increase, while natural increase (live births compared to deaths) has been a secondary reason.

There are other factors that have driven the population decreases that are more specific to Raton. Closure of the York Canyon Mine, the last coal mine in the State of New Mexico, is the primary reason for the population decrease. For the last 10 years, activity at the mine has gradually been decreasing until it recently underwent a complete suspension of operations.

2. Age, Gender, and Ethnicity

The median age for residents of Raton is 39.7 years. The segment of the population over 60 years of age accounts for 21% of the population. This fact, coupled with the median age figure, indicates that the City's population is aging at a quicker rate than other communities in the state. Figure 2c shows a comparison between Raton and other communities from around the State.

Figure 2c:
Raton's Age Comparison to Other New Mexico Communities

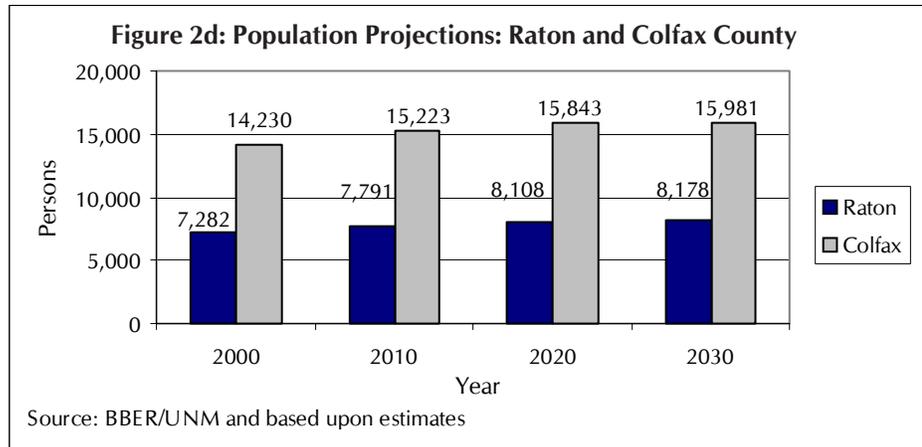
Community (population)	Median Age	Percent of Population over 62
RATON (7,282)	39.7	20.8
Las Vegas (14,565)	34.0	15.4
Socorro (8,877)	31.1	13.9
Ruidoso (7,698)	46.2	26.5
Belen (6,901)	34.6	17.5
Aztec (6,378)	34.0	15.1
Taos (4,700)	41.1	19.5

The Census also reports that 28% of the population of Raton is under 19 years of age. People aged 25 to 54 account for 38.5% of the population. In terms of gender, there are 3,744 females to 3,538 males, a percentage breakdown of 51.4% to 48.6% respectively. Ethnically, Hispanics make up 57% of the population, while Anglos make up another 40.7%. The next largest ethnic group is Native Americans at 2.6%.

3. Population Projection

The population projection for Colfax County was prepared by the Bureau of Business and Economic Research at the University of New Mexico in 2002. The projection, based on the 2000 Census, shows incremental growth over the course of the next 30 years, with the population growth generally decreasing with time. For example, the growth rate for the County between 2000 and 2010 is estimated to be 7%, decreasing to 4% between 2010 and 2020, and registering a .8% growth rate between 2020 and 2030. The City of Raton's population projection is largely based upon the County's due to Raton's

population representing approximately 50% of the County’s population. Despite the growth of Angel Fire and other Colfax County communities, Raton’s population will most likely remain at 50% of the County population. Therefore, trends in Raton’s population growth are likely to reflect those of the County (see Figure 2d). The same growth rate for the County from 2000 to 2030 has been applied to Raton to determine the City’s population growth. It is important to note that growth rates are largely dependent on future initiatives to bring more employment opportunities into the area. The population projection for Colfax County and Raton is considered to be conservative and does not reflect future efforts regarding economic development.



E. EDUCATION

1. Raton Public Schools

The Raton Public School District is comprised of 1,002 square miles. Statistics provided by the New Mexico Department of Education indicate that the total enrollment for the district was 1,510 students (k-12) during the 2001-2002 school year. Of the total school population, 422 students were in grades 9-12 during the 2001-2002 school year. The teacher/student ratio in Raton is 1:12, which is lower than the State average of 1:15.2. There is one high school (9th-12th grade), one middle school (6th-8th grade), and three elementary schools, each covering a set of different grades (Longfellow, K-1st; Columbian, 2nd-3rd; and Kearny, 4th-5th). The School District also reported that there were 24 home-schooled students during the 2001-2002 school year.

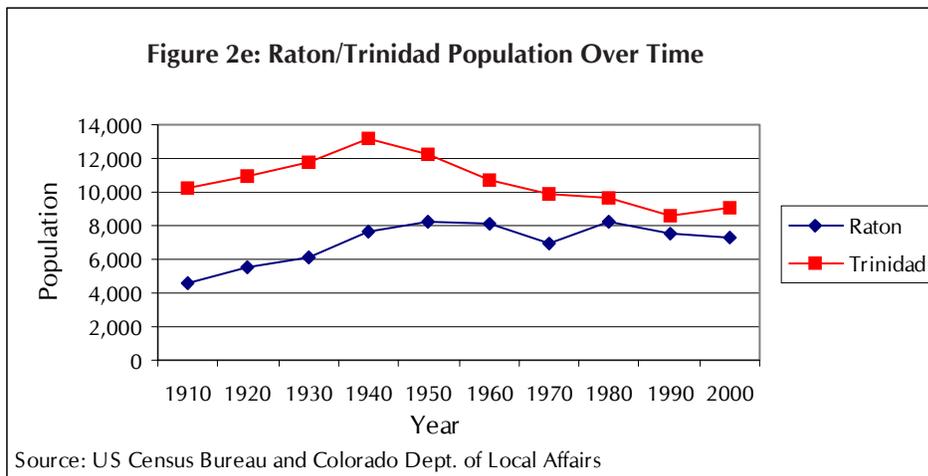
2. Post-Secondary Schools

Many Raton residents attend the Trinidad State Junior College, 21 miles to the north in Colorado. The college offers two-year degree and three-year certificate programs. Some residents also commute to New Mexico Highlands University in Las Vegas or Southern Colorado University in Pueblo. The Northern New Mexico Educational Foundation (The Learning Center), located in Raton, offers a wide range of on-line and on-site programs, and offers bachelor and master degrees from institutions of higher learning such as New Mexico Highlands University, Clovis Community College, etc. Residents from Raton, as well as other surrounding communities in New Mexico and Southern Colorado, take advantage of this educational resource.

In terms of educational attainment, 39% of the population have graduated from college and 15.8% have college degrees. Of that number, 6.8% have a bachelor's and 3.7% have a graduate or advanced degree.

F. RATON'S RELATIONSHIP TO TRINIDAD, COLORADO

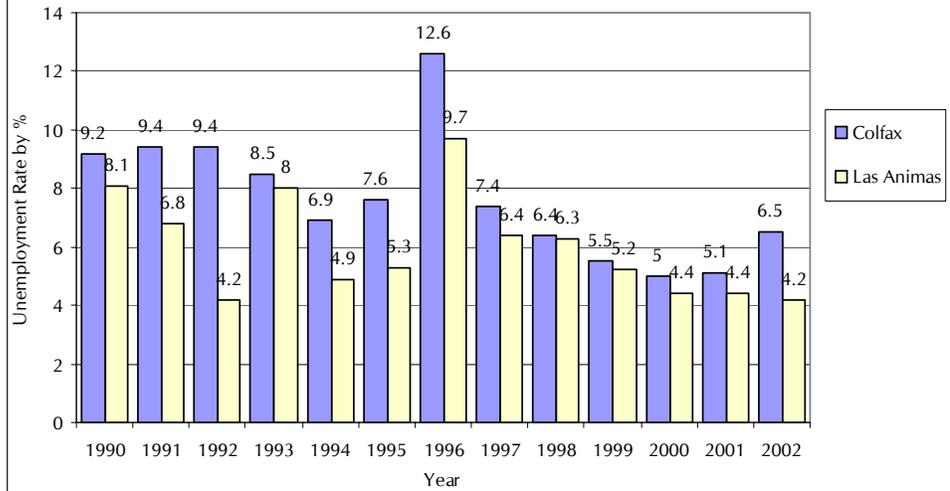
Trinidad, Colorado is located 23 miles to the north of Raton in Las Animas County. The two communities share similar histories, architecture, and industrial base. People from each community have often been dependent on goods and services offered on one or the other, however, Trinidad has been more successful in luring Raton residents to the City for shopping primarily because of the presence of a big box retailer and other shopping choices not present in Raton. Figure 2e shows population over time for both communities.



Trinidad has always maintained a larger population base than Raton, especially during the first part of the 20th century. Trinidad's population in 1910 was 10,204 while Raton's was 4,539. The population of Trinidad peaked at 13,233 in 1940, but soon experienced a similar decline that Raton began to experience in 1960. Between 1990 and 2000, Trinidad's population experienced a small increase from 8,580 to 9,078, while Raton's population experienced a slight decline.

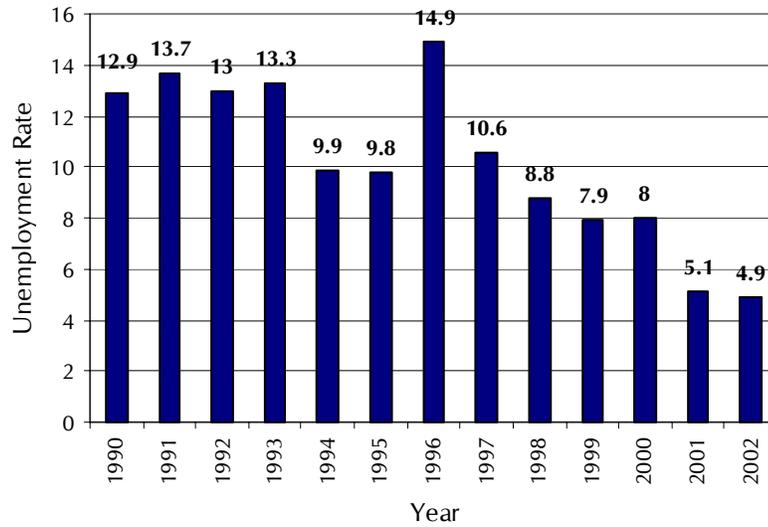
In terms of unemployment, Las Animas County has enjoyed a much lower unemployment rate compared to that of Colfax County. From 1990 to 2000, Las Animas County's unemployment rate was 6.51% while Colfax County's unemployment rate for the same period was almost double at 12.28%. Figures 2f and 2g (see following page) show a comparison between the two counties' unemployment rates and unemployment in Raton, respectively.

Figure 2f: Colfax/Las Animas County Unemployment Rate by Percent



Source: NM Department of Labor/Colorado Department of Labor and Employment

Figure 2g: City of Raton's Unemployment Rate by Percent



Source: New Mexico Department of Labor

G. RATON'S STRENGTHS

1. Brief Overview

The City of Raton has many strengths to build upon, some of which have been described in more detail in other sections of the Comprehensive Plan. In addition to having a rich history, culture, and abundance of outdoor recreational opportunities, the City has many other strong points that make Raton an attractive place. These include:



Raton Museum

Downtown Raton: Downtown Raton provides an excellent glimpse of the past through its architecture and well maintained storefronts. The Downtown area and the Historic District remains a strong attraction for tourists.

Miners Colfax Medical Center: Miners Colfax Medical Center is one of the finest hospitals in the region, especially for a City the size of Raton. The Medical Center provides a variety of services including a long-term care facility for miners, an acute care hospital with 33 beds, intensive care units, and 2 operating rooms.

Scenic Beauty: The area's geology discussed at the beginning provide a beautiful backdrop to the City. The mesas, extinct volcanoes, hills, and mountains define Raton and bring many visitors to the City who love the rural setting around Raton.

Favorable Climate: Raton's mild summers provide an escape for people from the rest of the State who wish to escape the heat. In the winter, the City does get winter storms, however, days are often warmed by the sun. The climate is attractive for "snow birds", those wishing to escape the harsher winters of the Midwest.

Recreation Opportunities: The area around Raton boasts an abundance of outdoor recreational opportunities that provide year-round activities. A few of the recreational facilities and areas located within a relatively short distance of Raton include Capulin Volcano National Monument, Sugarite Canyon State Park, NRA Whittington Center, Maxwell National Wildlife Refuge, and downhill and cross-country skiing (*these facilities are described in greater detail in Section 6: Parks, Recreation, and Community Facilities*).

A. INTRODUCTION

The purpose of this section is to provide a road map for the City of Raton to take to ensure the economic well-being of the community and its citizens in the future. Economic development is a common thread that runs throughout the various sections of this Comprehensive Plan, and the impact that it renders to the community will be felt in all sectors. Recommendations are given for building on specific industry clusters in which Raton has a competitive advantage.



Miners' Colfax Medical Center

Historically, the City has been largely dependent on the coal mining industry, and specifically the York Canyon Mine. This industry provided relatively high paying jobs to the community. The economic impact of the York Canyon Mine closure has been enormous and efforts are underway to diversify the economy and attract new industry to the City.

City residents have spoken loud, clear, and continuously about their desire for economic development. It is perhaps the single most important issue as evidenced by the citizen survey completed in March, 2002, as well as the public meetings conducted under this Comprehensive Plan.

B. ECONOMIC DATA

1. Strategic Plan

In the Fall of 2002, the New Mexico Department of Labor funded the creation of a Strategic Plan for Raton. The plan, heavily weighted in strategies to create jobs and to bolster the local economy, responds to a dire need for economic opportunities after the closure of the York Canyon Mine, a major employer in the area.

The Strategic Plan stated that tourism will provide the most substantial source of personal income, while the top priority suggested for economic growth was call center recruitment. The second priority offered by the Strategic Plan centered on recruiting, retaining, and developing tourism complementary business opportunities. Building on the location, Historic District, and such assets as the Whittington Center and New Mexico State Parks, Raton is at an advantage for attracting recreational and outdoor enthusiasts. Also on the priority list was a distribution center (facility), publishing industry, and artist/performing arts community.

This Comprehensive Plan strives to build upon the Strategic Plan by taking a holistic view of community resources in all sectors and providing implemen-

tation actions and policy recommendations for achieving the desired economic development goals for the community.

2. Unemployment

Colfax County’s unemployment rate had been steadily declining since reaching a peak in 1996 at 14.9%. The average unemployment rate for 2002 in Colfax County was recorded at 6.5%, up more than a point from 2001. The increase can be attributed to effect of the mine’s closure in the City of Raton and Colfax County.

3. Employment/Labor Force

The US Census identifies the Raton labor force as being comprised of 3,110 persons (*labor force being defined as everyone above the age of 16*). The dominant industry in Raton is the Education/Health/Social Services sector, which employs 613 people. Many people in this sector are employed by the Raton Public Schools and Miners’ Colfax Medical Center. Other major sectors include the Arts/Entertainment/Hospitality/Food Service and Public Administration sectors. Up until the closure of the York Canyon Mine, the Agriculture/Mining sector employed 164 persons, many of whom lost their jobs when the mine closed. The mine retains a skeleton crew who is responsible for final closing of the facility. The Manufacturing sector is also a large industry, employing 254 people, many of whom are employed by BTU, a concrete and block manufacturer. Figure 3a shows the various employment sectors in the City of Raton.

Figure 3a: Raton Employment by Sector

Employment Sector	Number of Employees	Percent of Labor Force
Agriculture/Mining	164	5.7
Construction	241	8.4
Manufacturing	254	8.8
Wholesale Trade	60	2.1
Retail Trade	301	10.4
Transportation	130	4.5
Information	55	1.9
Fire	83	2.9
Professional Services	97	3.4
Educational, Health, Social Services	613	21.3
Arts, Entertainment, Recreation, Hospitality, Food Service	387	13.4
Public Administration	206	7.2
Other	290	10.1

4. Income & Poverty Status

The median income in Raton is \$27,028. However, 44.7% of the population earns under this amount, ranging from less than \$10,000 to \$24,999. Approximately 2.4% of the population make more than \$100,000 per year. The poverty level for individuals living in Raton is 17.4%, which is higher than in surrounding communities. In comparison, the poverty level in Springer is

16.6% and Angel Fire is 11.7%. Trinidad, Colorado shows 18.3% of individuals living in poverty.

C. ECONOMIC STRENGTHS and OPPORTUNITIES

1. Location, Location, Location

Raton is the Colfax County seat and trade center serving business needs for the surrounding communities of Springer, Angel Fire, Cimarron, and Eagle Nest. The City's unique location at the axis of two major roadways, Interstate 25 capturing north/south travellers from Denver, Albuquerque, and further south to Mexico, and the east/west US Highway 64/87 connecting Texas travellers to New Mexico and Colorado, provides a constant stream of travellers and potential economic development opportunities for tourism and industry. Commuter railroad service is provided daily by AMTRAK, dropping off and picking up travellers from their centralized depot at First Street and Puerco.



Industrial Use

The strength of Raton's location results in the City being particularly well suited for becoming a regional distribution center. There is a large amount of industrial and commercial zoned property at the south end of the City, which would be a good location for this land use.

2. Higher Education

The Northeastern New Mexico Educational Foundation, Inc., located in Raton and commonly referred to as The Learning Center, works to enhance educational opportunities for the people of Colfax, Harding, and Union counties in order to improve the quality of life and strengthen the local economies. The Learning Center offers a wide range of on-line and on-site classes; associate, bachelor, and master degree programs (elementary education, social work, etc.) through universities and colleges in New Mexico and Colorado; and the ability for residents to research other higher educational opportunities region-wide.

Coordination between The Learning Center and the City, County, and State should continue to ensure that The Learning Center is able to offer residents opportunities for access to technical, vocational, and degree programs, and in support services for development and retention of small businesses. The development of an e-commerce course designed to help create new businesses and to help existing businesses go on-line would be a step in the right direction. The ability to provide a skilled and adaptable work force will help attract new businesses and keep Raton competitive with other nearby communities.

The Trinidad State Junior College, located 21 miles north of Raton, offers two-year degree and three-year certificate programs in a variety of disciplines. The State of New Mexico operates several four-year colleges, the primary one being the University of New Mexico in Albuquerque, and New Mexico State University in Las Cruces. Highlands University is in Las Vegas, New Mexico, 100 miles south of Raton, and the University of Southern Colorado is located in Pueblo, Colorado 100 miles to the north.

Luna Community College is a two-year institution located in Las Vegas, New Mexico. Established in 1970 under the Area Vocational School Act to address the vocational training needs of the service area surrounding Las Vegas, Luna has grown over the years and now services approximately 2,000 students on the main campus and satellite campuses in Springer and Santa Rosa. The school offers nursing, business, trades, physical therapy, and early childhood education associated degrees. Supporting services offered include career planning, a wellness center, small business development, and counseling.

3. Health Facilities

The Miners' Colfax Medical Center (MCMC) serves a regional population of approximately 12,000. MCMC employs approximately 190 employees. It is a 24-hour service agency. There are 38 acute care and 49 long-term care beds, providing residents with in patient and out-patient services.

There are two nursing homes in Raton, Sunbridge Care and Rehabilitation and Miner's Colfax Medical Center providing 24-hour services to an aging population. An adult day care center is located in Raton's Historic District, offering daily activities, meals, and care. Colfax County Senior Citizen's Inc. provides home delivered meals, information, and assistance to individuals living throughout the County. More than 160 meals are delivered to Raton seniors.

4. History, Culture, and Historic Structures

The rich history and culture of Raton may easily be missed, because those travelling through may never exit onto Second Street, or turn the corner onto First Street to experience the majesty of an intact, two-story, predominately mercantile railroad and Main Street business district (*see Section 7: Community Character for more information on Raton's Historic District*). While this resource may be one of Raton's selling points to current and potential residents and visitors, proper signage, advertising, and amenities are absent. The nationally-registered Historic District continues to thrive economically, particularly since the absence of big-box retailers offers mom and pop businesses less competition and the potential to thrive.

Creating and maintaining a booming historic district requires that a concentration of individuals live in the area, frequent local establishments, converse with neighbors in the streets, and generally create that home-town quality-of-life element. Local business owners residing in historic structures speak of benefits offered for restoration and rehabilitation which help augment net profits. Taking advantage of the State and Federal Tax Credit Programs can lure new businesses to the Historic District and everyone benefits (*see Ap-*

pendices for a comprehensive list of programs). The residents have new businesses to frequent, visitors can experience the rich history and culture of Raton, and the City is able to maximize existing infrastructure.

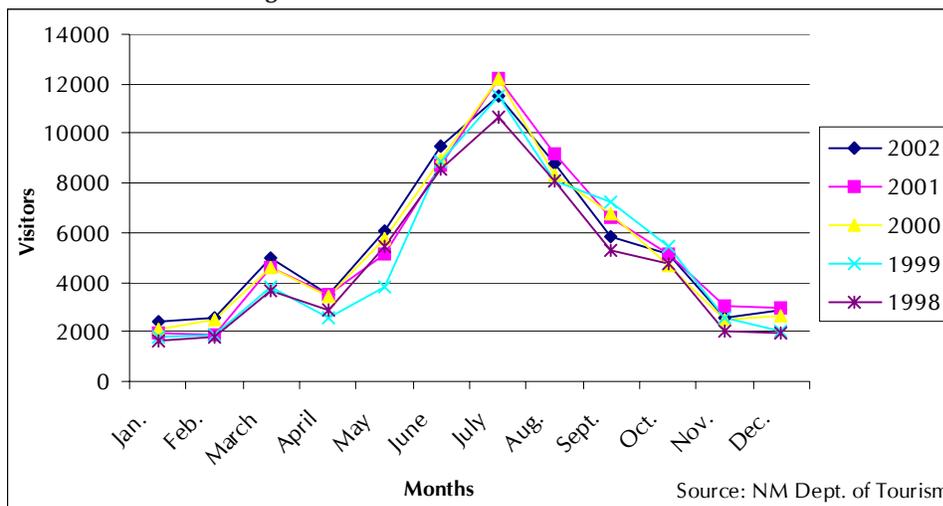
5. Climate

The climate in Raton is mild and agreeable, with temperatures remaining average through the months. The winter months offer lower temperatures around 17 degrees in the evenings, rising to temperatures in the 40's during the day. Summer months bring lows in the 40's and high temperatures in the mid-80's. Average annual precipitation is 17 inches. According to the Raton Chamber of Commerce, Raton experiences sunshine about 75% of the possible hours each year, with the percentage somewhat lower in Winter and Spring months and highest in the Fall. Relative humidity averages about 55 percent for the year, varying from about 75% in the cool early morning hours to near 35% during the warmer hours.

6. Raton Visitor Information Center

The Raton Visitor Information Center, managed by the New Mexico Department of Tourism, is located on Clayton Road (NM 72). This east-west corridor receives the greatest amount of drive-by traffic in Raton. The Center is a strong community resource and offers 24-hour service to visitors. The number of visitors has increased from 56,535 in 1998 to 65,597 in 2002 (16% increase). Figure 3b illustrates the number of visitors on a monthly basis, by year. Not surprisingly, the greatest number of visitors occurs in July. Goals for the Raton Visitor Information Center include increasing the number of visitors to Raton, enhanced signage, and the continuation of 24-hour user-friendly service.

Figure 3b: Visitors to Raton Per Month



7. Tourism and Recreational Opportunities

Recreational opportunities and resources in and around Raton are vast, and a strong community asset valued by the residents (see Section 6: Parks, Recreation, and Community Facilities for more information on these resources). The ability to draw visitors interested in a variety of outdoor experiences is strong and should be capitalized on by the City through marketing efforts and

complementary tourism support services such as hotels and motels, specialty retail, travel agencies, restaurants, and air transportation. The potential for offering courses in the hospitality industry and customer service training should be explored with The Learning Center. Tourism is an important element in bringing new outside money into the community, and efforts should be made to develop this industry in Raton.

8. Public Education

The quality of the local public school system and the teacher/student ratio is a large factor for businesses looking to expand or relocate to a new community. According to the Raton Chamber of Commerce, a favorable teacher/student ratio of 1:12 provides the currently enrolled 1,390 students at the school district's three elementary schools, one junior high, and one high school with the attention they deserve. One Catholic elementary school offers an alternative to public education. Student drop-out rates are lower in Raton than the State average, according to the State Board of Education web site.



Longfellow School

9. Extractive Industry

New Mexico plays an important role in energy production. It ranks eighth in national production of crude oil, fourth in oil reserves, third in production of natural gas, and second in natural gas reserves. Colfax County ranks eighth among New Mexico counties in gas production (*Source: New Mexico Energy Minerals and Natural Resources Department, New Mexico's Natural Resources 2001*).

According to the North Central Comprehensive Economic Strategy, New Mexico's oil and gas revenues contributed \$1,058,400,000 to the State general fund for fiscal year ending June 30, 2000. This amounted to about 25% of all general fund revenues.

Oil and gas production, along with other extractive industries, forms the basis for New Mexico's economy, dictates its tax structure, and strongly impacts employment in the State. New Mexico Energy, Minerals, and Natural Resources Department (EMNRD) reports that for every \$2.50 increase (or decrease) in the price of oil, roughly 1,000 jobs will be recouped or lost in the next quarter as businesses adjust to costs and prices.

The potential to attract new mining technologies is one of Raton's underlying competitive advantages that could help diversify the economy. A focused marketing effort should be given to growing this industry. In an interview with the Economic Development Director of the North Central Council of Governments, the Director noted the opportunity for growth in this sector. In

July 2002, R & D Magazine announced Stolar Horizon, Inc. as a winner of a prestigious R & D 100 Award for Electromagnetic Wave Detection and Imaging Transceiver (EDIT™) technology. The company received the highest amount of joint venture investment money in New Mexico history.

10. Renewable Energy

The New Mexico Public Regulation Commission passed a new policy (Utility Case No. 3619) in December, 2002 requiring utilities to use a portion of their energy supply from renewable sources. The policy states that by 2011 renewable energy should comprise 10% of an utility's total energy supply. The renewable energy is required to be delivered to retail customers in New Mexico. Utilities are required to provide additional electricity from renewable sources to any customer that requests it.

This policy shift has sparked interest in New Mexico from the green industry. Alternative energy sources such as solar, wind energy, biomass (process that uses organic waste materials and converts them to fuel), and geothermal are all industries that could have a positive impact on employment in Raton and its industrial development.

A \$50 million biomass energy plant is proposed by Western Water and Power Production on 70 acres leased from the City at its southern end. It will be the first of its kind in New Mexico and has the backing of the State Economic Development Department and the EMNRD. The plant will rely on tree thinning and other organic materials for its energy source to produce electricity. It is seen as a positive step in fire safety for forested lands in New Mexico and southern Colorado. Plant construction is anticipated to start within a year and operations could commence by 2005. The plant operation is anticipated to employ 20-30 people.

Federal and state tax credits are available for wind energy projects, however, tax credits are not available for biomass projects. The federal Production Tax Credit gives wind producers a 1.5 cent tax credit for every kilowatt hour of wind energy produced. Capital costs associated with wind energy are eligible for state tax credits.

11. Financial Capital

Ready access to financial capital is a key to economic development. Debt financing has been the traditional means for initiating and expanding businesses. Government sponsored grant programs include Community Development Block Grant Loans, administered by the New Mexico Department of Finance and Administration and allocated to local governments; New Mexico Business Participation Loans program; New Mexico Severance Tax Loan Program; Enchantment Land Certified Development Company; etc. (*see Appendix A for more information on economic development grant programs*).

CDBG loans can be used for acquisition of real property and equipment, working capital and construction, but cannot be used to finance movement of equipment or plants from one location to another. These programs require that successful applicants have a 2:1 match from non-public funds to the loan amount, which cannot exceed \$500,000.

Equity financing (private investors, venture capital, etc.) are an expanding means of business financing. It is typically provided for high technology businesses and may provide other types of assistance such as business plan analysis and mentoring.

D. ECONOMIC CHALLENGES

1. Economic Leakage

The City of Raton competes economically with the City of Trinidad for retail, housing, and industry. With 2,000 more individuals according to the US Census Bureau, large scale retailers and industry opt for Trinidad, which boasts City and County joint ventures, and upscale housing. Trinidad has a municipal airport with small plane services, a junior college, an industrial park, a river walk, and several new residential master planned communities. Walmart and other discount retailers are located in Trinidad, often accommodating the needs of Raton residents who cannot find the same abundance of merchandise in their own community.

2. Infrastructure

Physical infrastructure (highways, water and sewer utilities, parks, and available land for industrial development) helps to shape the overall quality of life in a community, and are important elements in attracting new industries. High speed data communication infrastructure has become even more important in this technological age for new industrial development. Proximity to air, rail, and road transportation systems rank very high for businesses looking to relocate to a new community.



Transportation Infrastructure

Access to major highways and rail is a strong asset for Raton, however, within Raton approximately 14 miles of roadways are unpaved. The lack of sufficient air transit and stagnant population growth may also be a hinderance to attracting new businesses. There are few parks in Raton, and most are lacking in equipment and amenities.

Advanced telecommunications infrastructure has been recognized as being needed to support public schools, government, and existing businesses, and to attract new industries, so they may have access to fast and affordable Internet connections. To compete regionally for attracting new businesses, investments in telecommunication technology and education must be a priority. Connect New Mexico (CNM), a consortium of public and private organizations co-sponsored by the State of New Mexico and Los Alamos National Laboratory, may be a resource for leveraging development of information

and network technologies in the areas of education, economic development, healthcare, business, community, and government.

An option that could be considered is for the City to establish its own community telecommunications network. This would involve the installation of conduit, managing and selling the service to users, and maintaining such service. The incentive for the community to establish the network is added revenue and local control, while helping to motivate businesses to locate in Raton and encourage existing businesses to stay. Several communities in New Mexico are in the process of developing community wireless networks including Los Alamos, Chama, and Dulce. Grants from Federal and State agencies are available to defray installation and start-up costs.

Community investment in physical infrastructure must be on-going (see *Section 9: Infrastructure for more detail on existing conditions and Capital Improvement Program*). Raton has wisely recognized this challenge and efforts are underway to update the City's water and sanitary sewer systems, study landfill issues, improve Crews Field Municipal Airport, and invest in a new recreation center (see *Section 6: Parks, Recreation, and Community Facilities for more information on the new recreation center*).

3. Lack of Trained Work Force

The influx of technology-oriented businesses have created a demand for workers who are knowledgeable in technology-based manufacturing. According to the New Mexico Department of Labor, increasing use of the Internet and the efforts to improve New Mexico's high speed data infrastructure have led to the projected need for workers skilled in technology and computer science based fields.

A comparison of educational attainment for Colfax County compared with New Mexico shows Colfax County having a higher percentage of highschool graduates, however, the percentage of the population with a bachelor's degree between the ages of 25 and 34 is almost 5 percent lower, at 15.8%. Drop out rates for Raton High School were around 5.6%, which is lower than the State average, and modest compared to schools in other nearby cities of Springer, Taos, and Santa Fe.

Program development with The Learning Center and Luna Community College should be a priority in order to supply the community with a trained and adaptable work force. Efforts should be made with the State Economic Development Department to provide in-plant training funds for businesses interested in relocating or expanding to Raton.

4. Tax Issues

Personal Income Tax

Much has been said about the unfairness of taxes imposed in the State of New Mexico as compared to surrounding states. The tax rate for high wage earners (up to 8% of earned income) is higher than other states and is working as a disincentive for companies wishing to invest, expand, or relocate to New Mexico. The State Legislature and Governor Richardson recently passed and signed legislation lowering the top end of the personal income tax rate to

4.9% by 2005. This, and our lower property taxes, will make New Mexico more competitive with neighboring states (all of which have 5% or less income tax rates), and will encourage companies to create and retain jobs in our state.

Gross Receipts Tax

The City imposes a 7.0% tax rate on gross receipts, the highest in the Northeast region of New Mexico. Taos, Springer, Chama, and Angel Fire impose a 6.0% gross receipts tax. Effective on July 1, 2003, the tax rate will increase .0625% for solid waste operations. The existing landfill, located southeast, is quickly nearing capacity and operates without liners. The City recently began a Landfill Study (see Section 9: Infrastructure, H. Solid Waste for more information) to determine the most feasible course of action, whether to relocate the landfill within its jurisdiction or to ship waste to Wagon Mound. It is anticipated that the landfill will remain in the City.

Between fiscal years 1999-2000 and 2001-2002, the City saw a decline in gross receipts tax revenue of 1.7%. This trend is expected to continue in fiscal year 2003-2004.

5. Housing

One sign of economic vitality in a community is the rate at which residents are buying houses and the number of building permits issued for new construction (see Section 4: Land Use for more information on building permits). Very few building permits have been issued in Raton and in the Extraterritorial Zone of Colfax County, with the exception of housing additions and other minor construction activity.

Housing data for Raton shows 57.8% of houses are valued at \$50,000 to \$99,999 (see Section 5: Housing for more detail on housing issues). There is a limited amount of high-end or new housing, which contributes to the tendency of professionals to work in Raton and reside in Trinidad. U.S. Census 2000 lists 28% of Raton’s housing built before 1939, while only 8.3% has been built since between 1990 and 2000. Figure 3c illustrates the percent of housing built between 1990-2000 in Raton compared to that of neighboring communities.

Figure 3c: Percent of Housing Built: 1990-2000

Location	Year	Percent of Housing Built
Raton	1990-2000	8.3%
Cimarron	1990-2000	18.0%
Trinidad	1990-2000	8.6%
Angel Fire	1990-2000	31.0%

6. Lack of Retention of Young Professionals

Many of New Mexico’s communities face the challenge of retaining young professionals. This results in a lack of a trained workforce and lack of age diversification. To retain young people, a City must provide amenities for young professionals including affordable housing, high paying jobs, entertainment and arts, cultural diversity, a thriving town center, open spaces,

among others. With a median age of 39 and more than 20% of the population over 62 years of age (2000 US Census), efforts to attract and retain young people should be pursued in order to create and maintain vitality in the community.

E. ECONOMIC DEVELOPMENT GOALS and OBJECTIVES

The following goals (in bold face) and objectives (below) address economic development issues:

Goal 1: Diversify the City's economy by attracting, promoting, and supporting stable and sustainable industries.

- a. Explore funding resources to market the City's unique geographic location on I-25 and centered between Denver, Albuquerque, and Amarillo, and promote the City as a regional distribution center.
- b. Work with the Raton Chamber of Commerce, Economic Development Council, and the State to provide technologically advanced telecommunications infrastructure.
- c. Work with the Raton Chamber of Commerce on recruiting new retail businesses, and growing existing businesses.
- d. Determine and plan for community infrastructure needed by companies and businesses in appropriate locations.
- e. Coordinate with the State Department of Economic Development on promoting job opportunities in Raton.
- f. Explore regional economic development opportunities with other communities, counties, and organizations.

Goal 2: Promote and support tourism in Raton.

- a. Maintain the Historic District by creating an historic overlay zone that includes design standards and controls, and coordinate with the Historic Downtown Merchants Association (*see Section 7: Community Character for more information on the Historic District*).
- b. Develop a brochure that highlights the City's cultural, historic, and recreational assets.
- c. Design and develop gateways to Raton that welcome visitors to the City (*see Section 7: Community Character for more information on community gateways*).
- d. Develop an overall signage program that directs visitors to community attractions.

- e. Develop a shuttle system to link hotels on the north and south sides of Raton.
- f. Coordinate with the State Department of Tourism on joint marketing opportunities.
- g. Encourage the remodel, repair, rehabilitation, and use of older historic buildings in order to maintain the character of the community.
- h. Promote ‘tourist magnet’ type businesses (i.e., galleries, book stores, museums, walking tours, etc.) to the Central Business District.

Goal 3: Provide and support workforce and educational training programs in Raton.

- a. Support programs to increase educational attainment and develop occupational and technical skills needed by employers in order to build the quality of the Raton labor force.
- b. Work with the Northeastern New Mexico Educational Center (The Learning Center) and the Luna Community College to establish a small business development program, technical and vocational programs, hospitality programs, and computer skill programs.
- c. Identify and apply for State, Federal, and other economic development funds and grants that pertain to workforce development.
- d. Work with Raton Public Schools and local businesses on providing vocational and technology training to students.

Goal 4: Create opportunities for business development and retention in Raton.

- a. Recruit and attract industries and businesses to complement industries that already exist in Raton (i.e. NRA Whittington Center, Miners Colfax Medical Center, arts community).
- b. Support the growth and development of small businesses and work with lending institutions to provide access to capital for small businesses that want to expand, for start up businesses, and for home-based businesses.
- c. Evaluate the current tax structure and determine methods for restructure to make it more business friendly.
- d. Coordinate with the Raton Chamber of Commerce on promoting a “Buy It In Raton” program to urge local residents to spend their dollars in the local community.

F. ECONOMIC DEVELOPMENT POLICIES and IMPLEMENTATION ACTIONS

1. Economic Diversification and Expansion Policy

The intent of this policy is to assist the City of Raton in pursuing economic diversification by providing support to existing businesses and attracting new industries that build upon the City's strengths. Opportunities to accomplish this policy include:

- Attracting industries complementary to existing businesses in Raton;
- Marketing the City as a regional distribution center at the axis of two major highways, and equidistant from Denver, Albuquerque, and Amarillo; and
- Promoting the City's recreational opportunities, Historic District, arts community, and overall quality of life.

Policy: It is the policy of the City of Raton to work with the State Economic Development Department and the Raton Chamber of Commerce to achieve economic development goals by assisting in marketing the City's strengths, identifying and attracting complementary businesses and industries; and identifying other areas for economic diversification.

Policy: It is the policy of the City of Raton to seek funding through the Community Development Revolving Loan Fund and other funding sources for necessary construction and improvement of infrastructure and services for industrial development.

Implementation Actions

Economic Diversification Initiative: On an on-going basis, the City of Raton shall coordinate with the State Economic Development Department, Colfax County, and Raton Chamber of Commerce on supporting economic development projects.

Infrastructure Development: By 2005, the City of Raton shall apply for Community Development funds to improve physical infrastructure including roads, sanitary sewer, water delivery systems, and to develop a wireless telecommunications network.

2. Workforce Training Policy

The presence of a trained and educated workforce will be a strong attraction for businesses and industries seeking to expand or relocate to the Raton area. It is to the City's advantage to ensure that its residents have access to increased training opportunities in order to maintain a skilled and adaptable workforce.

Policy: It is the policy of the City of Raton to support a variety of initiatives that will increase opportunities for workforce training. These include working with The Learning Center, Luna Community College, and Trinidad Junior College to identify and develop specific workforce training programs desired by existing businesses and other industries interested in locating to Raton and fostering public-private educational initiatives between Raton Public Schools and local businesses.

Policy: It is the policy of the City of Raton to seek workforce training funds and grants through the State of New Mexico and other federal programs.

Implementation Actions

Education Access Initiative: On an on-going basis, the City shall seek funding for increasing access to institutions of higher education such as The Learning Center, Highlands University, Luna Community College, and Trinidad Junior College to provide distance education and on-site classes to Raton residents.

Workforce Training Initiatives: On an on-going basis, the City of Raton shall assist the State in establishing workforce training programs at The Learning Center, and shall coordinate and assist with appropriate private sector companies in applying for in-plant training funds. The City of Raton shall encourage and foster the development of technical and vocational programs at Raton Public Schools.

3. Tourism Development Policy

The purpose of this policy is to diversify the City's economy through increased tourism. Raton is New Mexico's northern gateway via the Santa Fe Trail, a designated Scenic Byway. Tourism can be increased by enhancing and promoting the City's recreational, cultural, and historic attributes.

Policy: It is the policy of the City of Raton, in conjunction with the State Department of Tourism, to develop a tourism campaign that will market the City as New Mexico's northern gateway, and highlight its vast cultural, historic, and recreational assets.

Policy: It is the policy of the City of Raton to increase the visibility of the Historic District in order to support economic development efforts.

Policy: It is the policy of the City of Raton to increase the number of businesses associated with the hospitality industry, and to support the establishment of a hospitality program at The Learning Center, Trinidad Junior College, or Luna Community College.

Implementation Actions

Tourism Initiatives:

1) By 2005, the City of Raton shall adopt an historic overlay zone that includes development standards designed to maintain and protect the Historic District. In conjunction with this effort, the City shall update the Walking Tour brochure that highlights the history of Raton and its historic structures; develop a signage program that directs visitors to the Historic District; and provide streetscape improvements to create a more pleasant experience for visitors.

2) By 2006, the City of Raton shall work with Colfax County, the State Department of Tourism, and the City of Trinidad on the development of an hospitality program at one of the institutes of higher learning in the region.

4. Advanced Telecommunications Infrastructure

The intent of this policy is to enhance the telecommunications infrastructure needed to attract new industries and to support existing businesses. Existing businesses must have access to reliable, high-speed Internet access or risk failure, and new businesses seeking to relocate will consider such access a priority. This policy is intended to support the ability to grow and compete in the regional, national, and global economies.

Policy: It is the policy of the City of Raton to work with Connect New Mexico and the State Economic Development Department on enhancing high-speed telecommunications infrastructure to the City.

Policy: It is the policy of the City of Raton to consider incentives to spur telecommunications development. These incentives may include, but are not limited to, developing a revolving loan fund for telecommunications infrastructure and tax abatement.

Policy: It is the policy of the City of Raton to identify appropriate telecommunications corridors and to seek acquisition or dedication of rights-of-way where needed.

Implementation Actions

1) Advanced Telecommunications Strategic Plan: By 2006, the City shall develop a strategic telecommunications plan that designates essential telecommunication corridors, provides incentives for new industries, and identifies methods to expedite the approval process for permits and licensing.

5. Small Business Retention and Expansion Policy

The purpose of this policy is for the City of Raton to support retention and expansion of existing small businesses and the creation of start-up businesses through coordination with educational and local lending institutions. The City currently has a revolving loan fund, however, no procedures are in place for distribution.

Policy: It is the policy of the City of Raton to coordinate with The Learning Center, State Economic Development Department, and the Small Business Development Center on establishing a small business development program in order to support the retention and expansion of small businesses and to foster the development of start-up businesses in Raton.

Policy: It is the policy of the City of Raton to work with and support local lending institutions that provide start-up capital for small business development.

Implementation Action

Revolving Loan Fund: By 2005, the City shall establish procedures for distributing funds from its revolving loan fund to small businesses that wish to expand their business and add employees to their payrolls. The funding can also be used for the purchase of equipment or real estate.

6. Regional Economic Development Policy

The purpose of this policy is to allow the City to support projects and establish partnerships with other entities that will benefit the region as a whole, and assist the City in further diversifying its economy. The policy will be accomplished through increased communication with other communities both in Northeast New Mexico and Southern Colorado.

Policy: It is the policy of the City of Raton to support the widening of US 64 from Clayton to Raton.

Implementation Action

Regional Economic Development Initiative: On an on-going basis, through regular communication among community leadership, and lobbying the State Legislature and Congressional Representation, the City of Raton shall support regional projects that are deemed beneficial to all of the communities in Northeast New Mexico.

A. INTRODUCTION

The purpose of the Land Use section is to provide the City of Raton with a comprehensive set of recommendations and action steps to ensure the future health and well being of the community based on sound land use decisions. The decisions made on land use issues are intertwined with and have a tremendous impact on the other areas addressed in this



Single-Family Residential Development

Comprehensive Plan and cannot be adequately considered without a thorough understanding of how land use affects economic development, community pride, historic preservation efforts, transportation and infrastructure deficiencies or expansion plans, etc. Recommendations in this section are based upon an analysis of the existing land use pattern with the Zoning Map, conflicts between incompatible land uses, the need to identify new areas for residential development, public input received during the planning process, topography, and the large amount of existing vacant land. This section primarily focuses on land use within the City of Raton, however, it also addresses Raton's Extraterritorial Zone within Colfax County.

B. EXISTING LAND USE PATTERN

The current boundaries of Raton have generally remained the same for many years, with the exception of three recent annexations (*see Annexation section on page 34 for more detail*). Most of the residential uses have developed in the central portion of the City, the commercial and industrial areas are primarily in the southern portion, or generally below US 72, and the majority of vacant land is in the southern portion of the City. There is an extremely low percentage of agricultural land.

There is an unusually large amount of commercially zoned vacant land within the City boundaries, but very little new development of any type has occurred in the past 10 years. There appears to be a severe shortage of residential land available to accommodate future growth (*see Figure 4a Raton Land Use Breakdown and the Existing Land Use map on pages 32-33*).

New residential development has occurred on the City's west side around the golf course, and it appears this trend is going to continue. Much of this future development, however, will occur in the Extraterritorial Zone if the City does not take any steps to bring these properties into the municipality. There is a shortage of higher end housing in Raton, and this area seems able to accommodate this type of growth and development.

Figure 4a: Raton Land Use Breakdown

Land Use	Acres	Percentage of Total Land Use
Agricultural	3	0.05
Commercial	304	5.3
Industrial	88	1.53
Institutional	137	2.38
Parks/Open Space	666	11.61
Multi-Family Residential	49	0.86
Rural Residential	417	7.27
Single-Family Residential	798	13.91
Transportation	776	13.52
Airport	1,280	22.31
Vacant	1,218	21.24
Total	5,736	100%

Source: 1999 Land Use Survey, prepared by New Mexico State University, Geography 583 Advanced Field Methods class.

C. LAND USE ISSUES

1. Land Use Conflicts

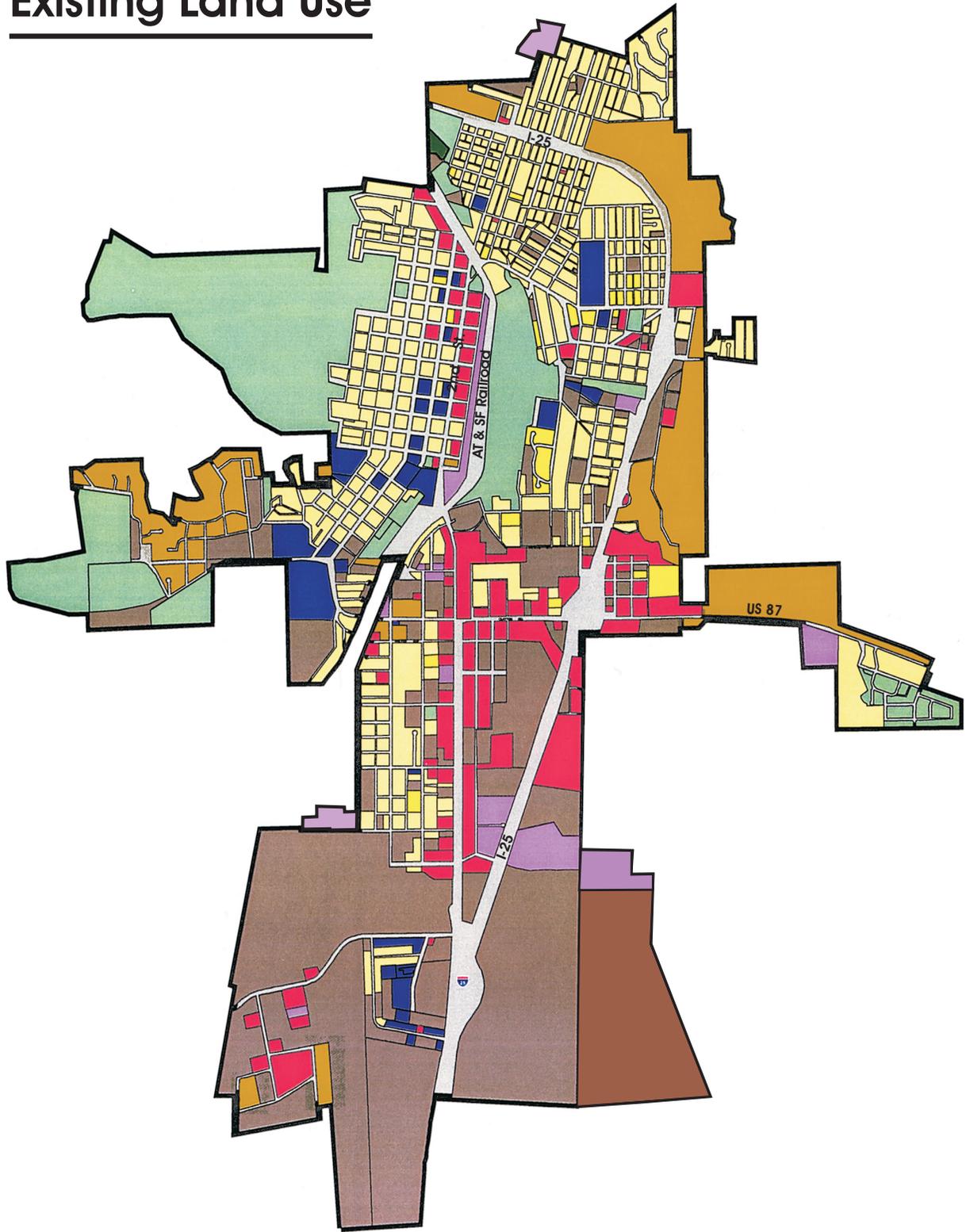
Land use conflicts are common in Raton, with certain areas such as the York Canyon Subdivision (mobile homes) having a mix of residential and heavy industrial uses. Some of this appears to have occurred because of lack of zoning enforcement and some due to lack of development standards. Regardless of the cause, these are serious health, safety, and welfare issues that must be addressed in this Comprehensive Plan, as well as in subsequent implementation actions.

Some of the central business district areas contain a mix of land uses, which is appropriate in these areas. The issue, however, is again the lack of enforceable development standards. So while today the uses may compatibly exist, there are certain higher intensity commercial uses that should include buffers when they are located adjacent to lower intensity residential uses. A recommendation would be to develop a mixed use zone that anticipates these types of uses together and provides a degree of protection for the inevitable conflicts that may arise.

2. Nuisance Properties

Closely related to the previous section on land use conflicts, the City faces the difficult task of how to deal effectively with nuisance properties. The Nuisances Ordinance (Ordinance 893) contains regulations regarding abandoned vehicles, junk visible to the public, weeds, dangerous containers, dilapidated structures, unnecessary noises and noxious fumes, disposal of dead animals, etc. While it is common for municipalities to have a budget shortfall when it comes to enforcement of these types of regulations, the negative impact they can have on the community is significant. The unintended consequence of this lack of enforcement can be a detriment to economic development efforts, tourism, community pride, and retention of young people.

Existing Land Use



- Land Use Classifications
- Commercial
 - Institutional
 - Industrial
 - Agriculture
 - Park/Open Space
 - Single-Family Residential
 - Multi-Family Residential
 - Rural Residential
 - Vacant
 - City Boundary

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3. Extraterritorial Zone

The Extraterritorial Zone (ETZ), extending three miles out from the municipal boundaries, allows the City to exercise control over land use and zoning issues in the area adjacent to Raton, pursuant to Section 3-21-2 NMSA 1978 of the New Mexico State Statutes. When the City annexes new territory, the ETZ also expands, thus allowing the City to exercise control over the expanded ETZ.

The ETZ is governed by the Extraterritorial Zoning Authority comprised of two County Commissioner members and one Raton City Commission member. Land use and zoning regulations fall under the Raton-Colfax County Extraterritorial Zoning Ordinance, adopted in July, 1981. The Extraterritorial Zoning Commission, an advisory commission to the Extraterritorial Zoning Authority, is comprised of two members appointed by the Raton City Commission, two members appointed by the Board of Colfax County Commission, and one at-large member from an area within the County but not within the City or ETZ.

Residential growth is occurring outside the City's boundaries in the ETZ to the east between US 87 and NM 72, and west. The City has been extending some services to these areas without requiring annexation. Some of these areas were developed below City standards, and taking them into the City could be an economic hardship to the community due to the expense in bringing them up to standard. The gain in property taxes may not be enough to offset this expense. However, annexation of certain key areas likely to develop for residential use such as the area around the Municipal Golf Course should be considered by the City.

3. Annexation

It is common for municipalities to annex properties in order to accommodate growth and to increase its tax base, particularly in the case of commercial properties. Infill is another way to accommodate growth when there is an ample amount of existing underutilized or vacant land. Each method has its positive attributes and drawbacks, and this Comprehensive Plan attempts to take a balanced approach on both.

Annexation is a tool that municipalities can use to ensure that land use patterns in adjoining areas are consistent with land use patterns within the municipality. It allows a municipality to uniformly and effectively provide services, and manage growth and land use. Annexation should be considered carefully since the implication is that services (water, sewer, police, and emergency services) will be provided to these new areas. Examples of beneficial annexation include areas that are likely to develop with commercial uses or large subdivisions, both of which have the potential to bring in gross receipts and property taxes. Most municipalities require annexation as a condition of providing municipal services such as water and sewer. This policy, if adopted, should be linked with development standards consistent with the existing City standards to prevent the annexation of sub-standard development.

The authority to annex property is given to municipalities in the State of New Mexico by 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 territory. Each method is based upon certain goals and conditions and illustrates different degrees of legislative delegation of power to municipalities. Methods include:

- **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, meaning provision of municipal services, can be made within a reasonable time frame to the desired territory. This method can only be initiated by the municipality.
- **Petition Method** (Section 3-7-17, NMSA 1978), provides that if landowners holding a majority of the acres in the territory proposed for annexation are in favor of annexation, they can petition directly to the governing body of the municipality. The municipality may then express its consent or rejection by ordinance. The petition method is the typical method used for annexations.
- **Municipal Boundary Commission Method** (Sections 3-7-11 through 3-7-16 NMSA 1978), involves an independent administrative board established to consider petitions for annexation to municipalities. The Commission will meet whenever a municipality petitions to annex a territory or if landowners of a majority of the acres in the territory petition the Commission to annex the territory into the municipality. The Commission's decision making process is governed by Section 3-7-15(A), which provides a two part test to determine if the territory proposed to be annexed:

(1) is contiguous to the municipality; and

(2) may be provided with municipal services by the municipality to which the territory is proposed to be annexed.

If the Commission finds that the two requirements are met, then under Section 3-7-15(B) it must approve the annexation. Unlike the petition method, the statutes governing the Municipal Boundary Commission method provide no mechanism through which a municipality can express its consent. The Commission does not have the authority to establish zoning, only the municipality has that authority.

Recent Annexations

Annexation into the City of Raton has been accomplished a number of ways, and on one occasion the end result was to "de-annex" the property. In 1988, the City initiated the annexation of the City-owned Crews Field Airport (Ordinance 883). The annexation covered 1,280 acres, which extended 2.69 miles south to US 64 and another 6.88 miles to the Crews Field Airport. The impetus for the annexation was so the City would receive the gross receipts generated from its airport. The annexation was subsequently challenged at

the Colfax County District Court, and was eventually overturned and de-annexed by the City (Ordinance 916).

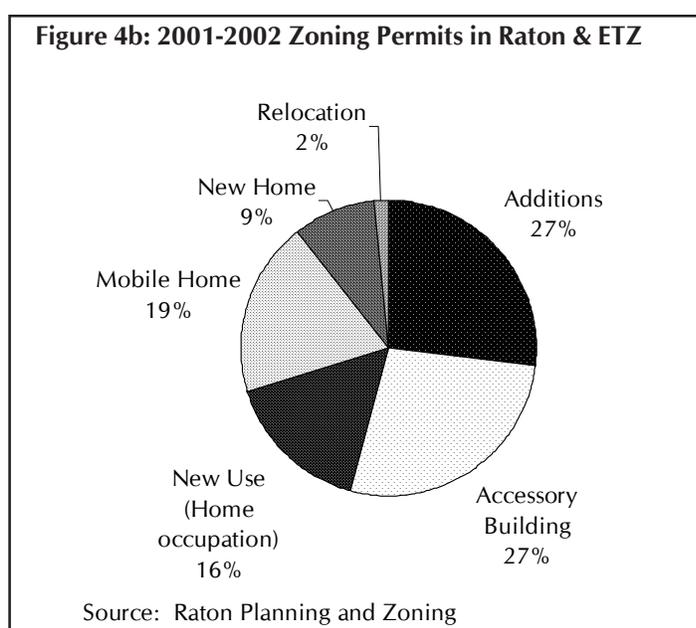
Other recent and ultimately successful annexations were initiated by the City for City-owned property through the petition method. Two annexations included the Raton Water Treatment Plant (8.89 acres) located north of the municipal boundary and the Raton Wastewater Treatment Plant (257.29 acres) located southeast of the municipal boundary. Both of these properties were rezoned from Heavy Industrial (H-1) to Governmental (G). An annexation that went through the Municipal Boundary Commission included the Duran Oil (14.42 acres) annexation, which involved a heavy industrial property whose sole access was via a City street and was receiving City water and electrical services. The annexation was considered beneficial to the City due to the tax revenue this business generated. Further annexations adjacent to Duran Oil for development of higher density housing is recommended.

Priority Annexation Areas

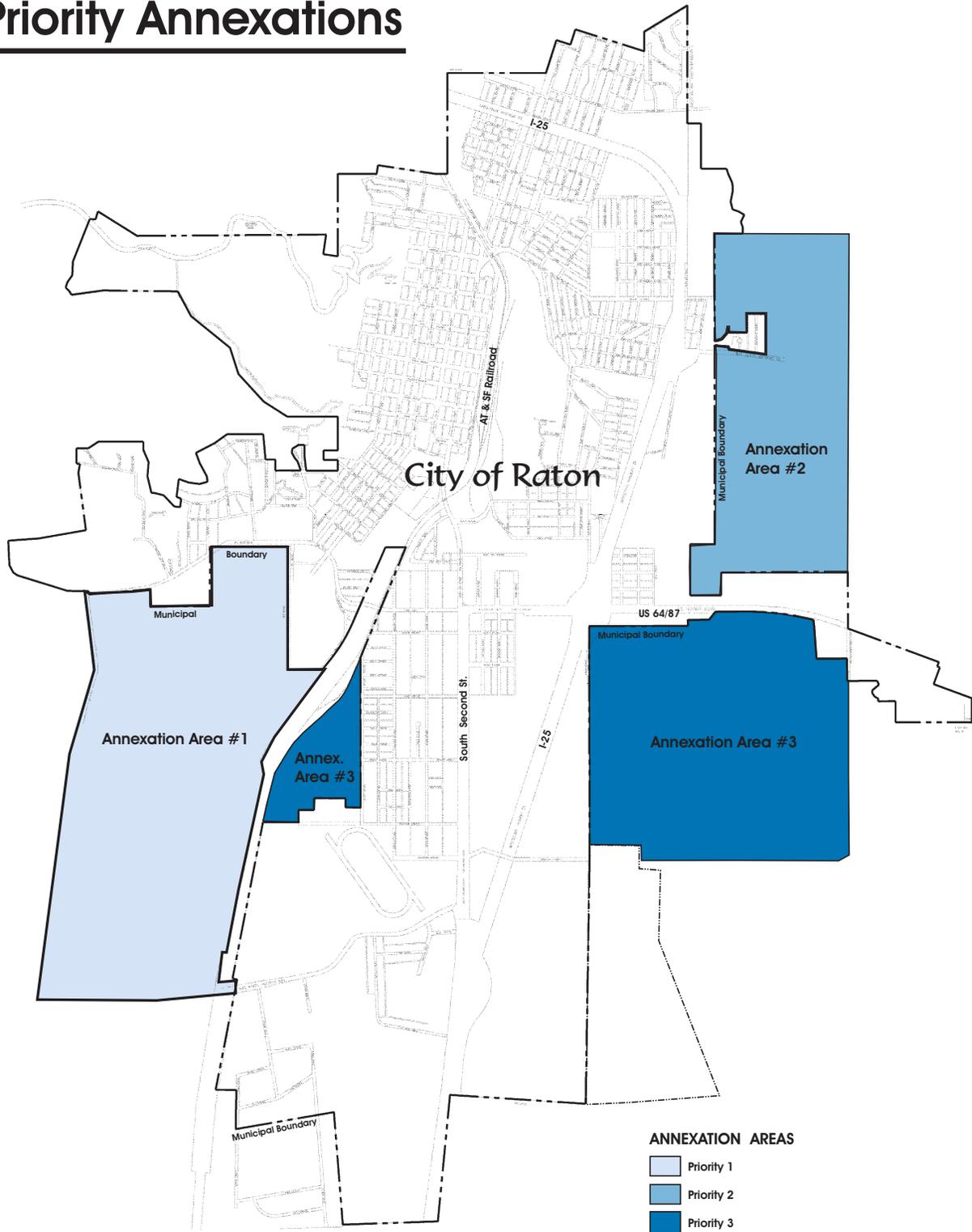
The Plan identifies priority annexation areas (see *Priority Annexation map on page 37*) that the City should pursue in order to address the lack of residential property within the current municipal limits, to increase the tax base, and to ensure that land use patterns in adjoining areas are compatible with established land use patterns and standards currently within the City, and to help establish a more uniform boundary than what currently exists. The areas are located where it was determined that municipal services can easily be extended, is already present, or where growth is likely to occur.

4. Zoning Permits

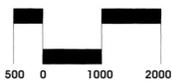
Growth in the City, as well as the ETZ, has been relatively slow as evidenced by the data on zoning permits from 2001-2002 (*building permits are issued by the State Construction Industries Department*). Figure 4b shows a large majority of these permits issued by the City relate to home additions (27%) and accessory buildings (27%). Affordable housing, primarily mobile homes,



Priority Annexations



Scale: 1" = 1000'



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account for 19% of the zoning permits issued. Of the 50 new homes built, 15 were in the ETZ and of those 15, eight were modular homes.

5. Industrial Use

There is a large amount of existing vacant land zoned for industrial use (or commercial) in the south part of Raton, along I-25. While all municipalities must provide ample areas for this type of land use, careful consideration should be given to its location and development standards should be imposed that are designed to lessen the negative impact some of these uses have on adjacent properties and economic development efforts. Providing appropriate areas for industrial use is an important endeavor for the City, both for generation of gross receipts taxes and protection of public health, safety, and welfare. Coordination and planning for new industrial users and the location of designated telecommunications corridors should be a priority.

C. ZONING

1. Raton Zoning Ordinance

The Raton Zoning Ordinance (Ordinance 624) was adopted on February 25, 1975. It is comprised of 17 articles covering the typical items including authority; title; jurisdiction; official map; definitions; establishment of districts; application of regulations; non-conforming uses; use permits by districts; planned unit development; mobile home regulations; off-street parking and loading; administration, enforcement, and penalties; Zoning Board of Adjustment; amendments; etc. The Zoning Map (see page 39) is included as part of the Zoning Ordinance. Article VI established 17 separate districts including:

- R-HZ Rural Holding Zone
- R-1 Residential District
- R-4 Residential District
- R-5 Residential District
- RM-1 Multi-Family District
- MHS Mobile Home Subdivision
- MHP Mobile Home Park
- R-O-1 Residential, Office, & Institutional District
- C-1 Central Business District
- C-2 General Commercial District
- C-3 General & Highway Serving District
- C-4 Rural Commercial District
- G Governmental Use District
- SC Planned Shopping Center District (Planned Unit Development-PUD)
- L-1 Light Industrial District
- H-1 Heavy Industrial District
- H-2 Junkyard District

Zoning issues include zoning designations incompatible with location, conflicts between zoning designations and land use, and a complete lack of certain zone categories. An example of zoning incompatible with location is the residentially zoned property along the west side of I-25 at the southern boundary

of the City. Commercial property (the old La Mesa Airport) is located to the west. It is unlikely that a residential developer would choose this area because of the surrounding industrial uses and the impacts from I-25. It would likely remain vacant or could potentially develop as a mobile home subdivision. This area is a primary gateway to the City and efforts should be made to make this area as attractive as possible (see *Section 7: Community Character for more information on community gateways*). Typically, a community would protect the residential property from the highway by zoning the adjacent property to the highway commercial and transition to lesser intensity uses as the property gets further away.

A comparison and analysis of the Zoning Map with existing land use was completed and the results revealed numerous conflicts throughout the City. An example is the City-owned Climax Canyon Park, a much beloved area which provides a wonderful backdrop to the City, is zoned for residential use (R-1) even though development would be very costly due to the terrain and it appears that the City does not have any intention of developing this property. Another example is the 104-acre railroad property, which is zoned for industrial use (L-1) but is being developed with walking trails and other parks and recreation type uses on one portion of the property and industrial uses on another portion. The inclusion of a specific park zone would provide a greater degree of protection for the park and open space areas that the community cherishes.

An example of the lack of certain zoning categories is the Raton Historic District located along First Street. The District was designated on the National Historic Register in 1976. It is a wonderful amenity for the community and is an important economic development draw to the City. However, the Zoning Map does not acknowledge this community resource, but rather includes it as part of a C-1 zoned area. Adoption of an historic overlay zone with specific development standards would be a prudent course of action for the City to undertake as an implementation task of this Comprehensive Plan.

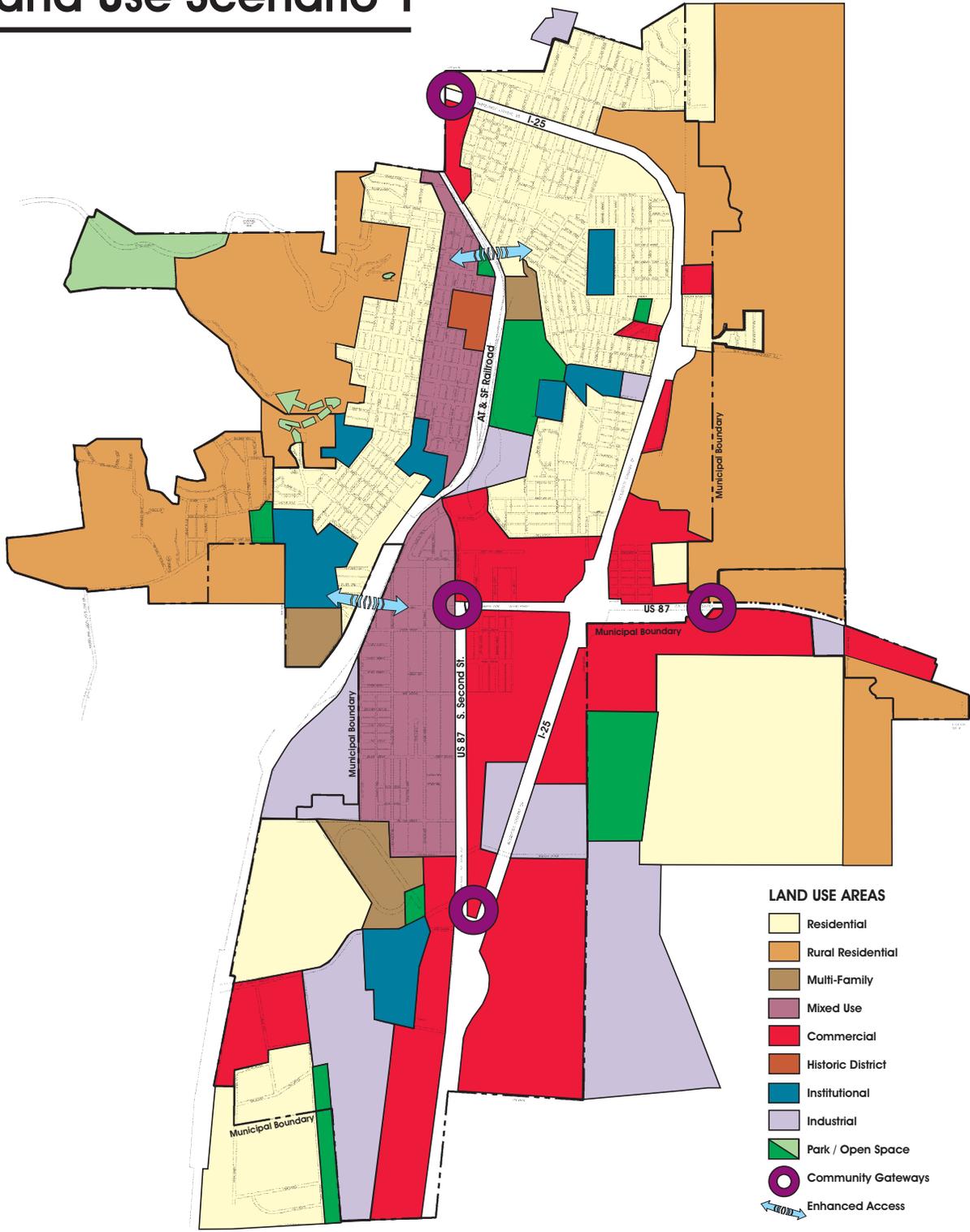
D. LAND USE SCENARIOS

1. Alternative Land Use Scenarios

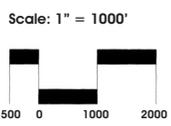
A public meeting/open house was held on February 26, 2003 for the purpose of gauging the community's views on land use issues. Two alternative land use scenarios were presented in this mapping open house (see *Land Use Scenarios 1 and 2, pages 41-42*). One scenario emphasized infill development with some annexations proposed for residential development. The other scenario was weighted more heavily towards annexations, but with infill areas identified as well. There were several common concepts proposed including establishment of community gateways, designation of the Historic District, establishment of mixed use areas in the central business district, etc.

While most participants appeared to be in favor of some annexations, many expressed concern that the City should not over extend itself. Other common ideas or comments reflected an awareness of the lack of residentially

Land Use Scenario 1

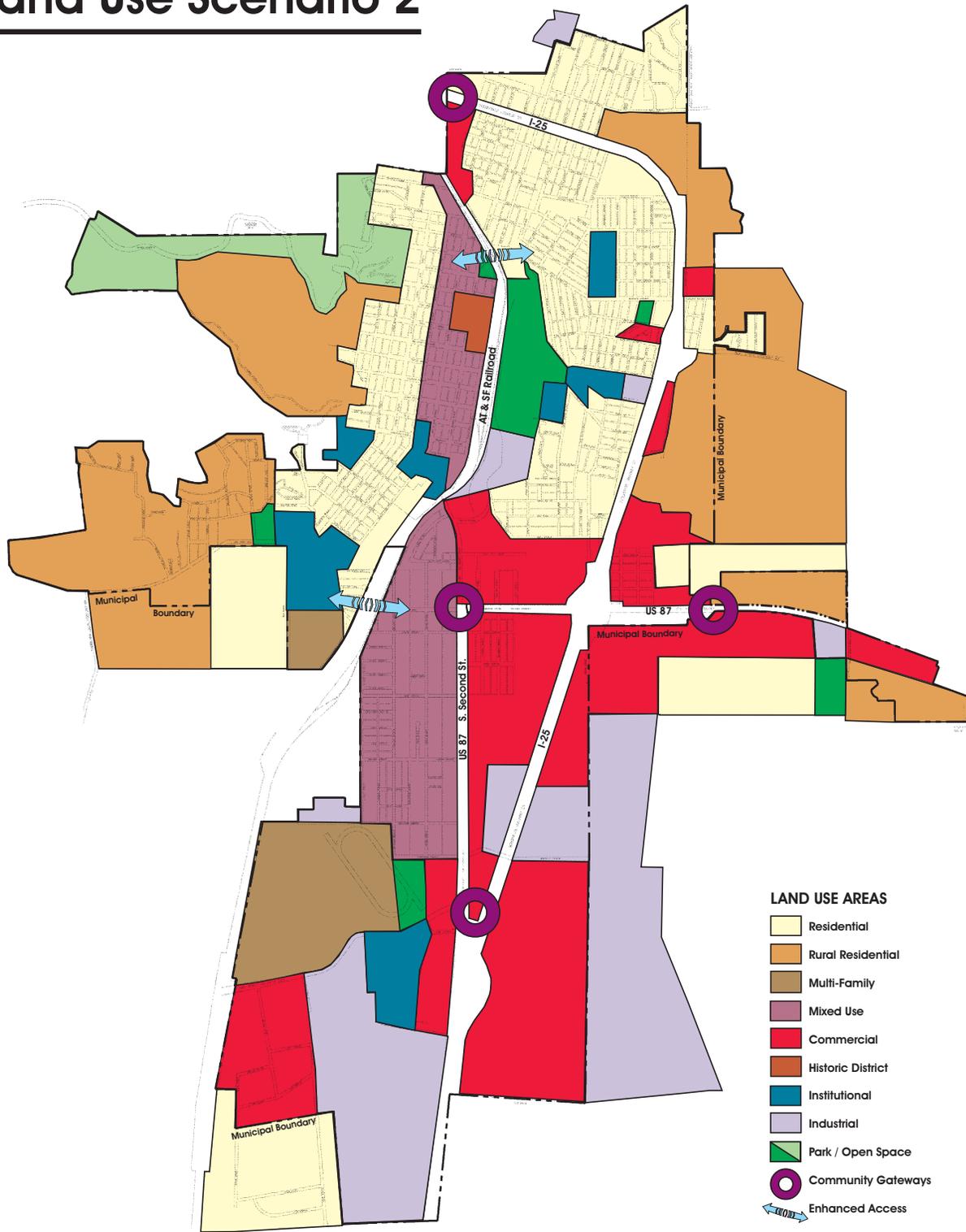


- LAND USE AREAS**
- Residential
 - Rural Residential
 - Multi-Family
 - Mixed Use
 - Commercial
 - Historic District
 - Institutional
 - Industrial
 - Park / Open Space
 - Community Gateways
 - Enhanced Access

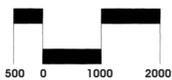


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Land Use Scenario 2



Scale: 1" = 1000'



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zoned property, land use conflicts between residential and non-residential land uses, particularly in the York Canyon Subdivision area, acknowledgement that the area around the Municipal Golf Course is experiencing more residential development and would be an appropriate area for the City to annex. There was some disagreement on how much of the area to the east of I-25 and north of US 87 (Clayton Highway) should be annexed due to concern over substandard roadways.

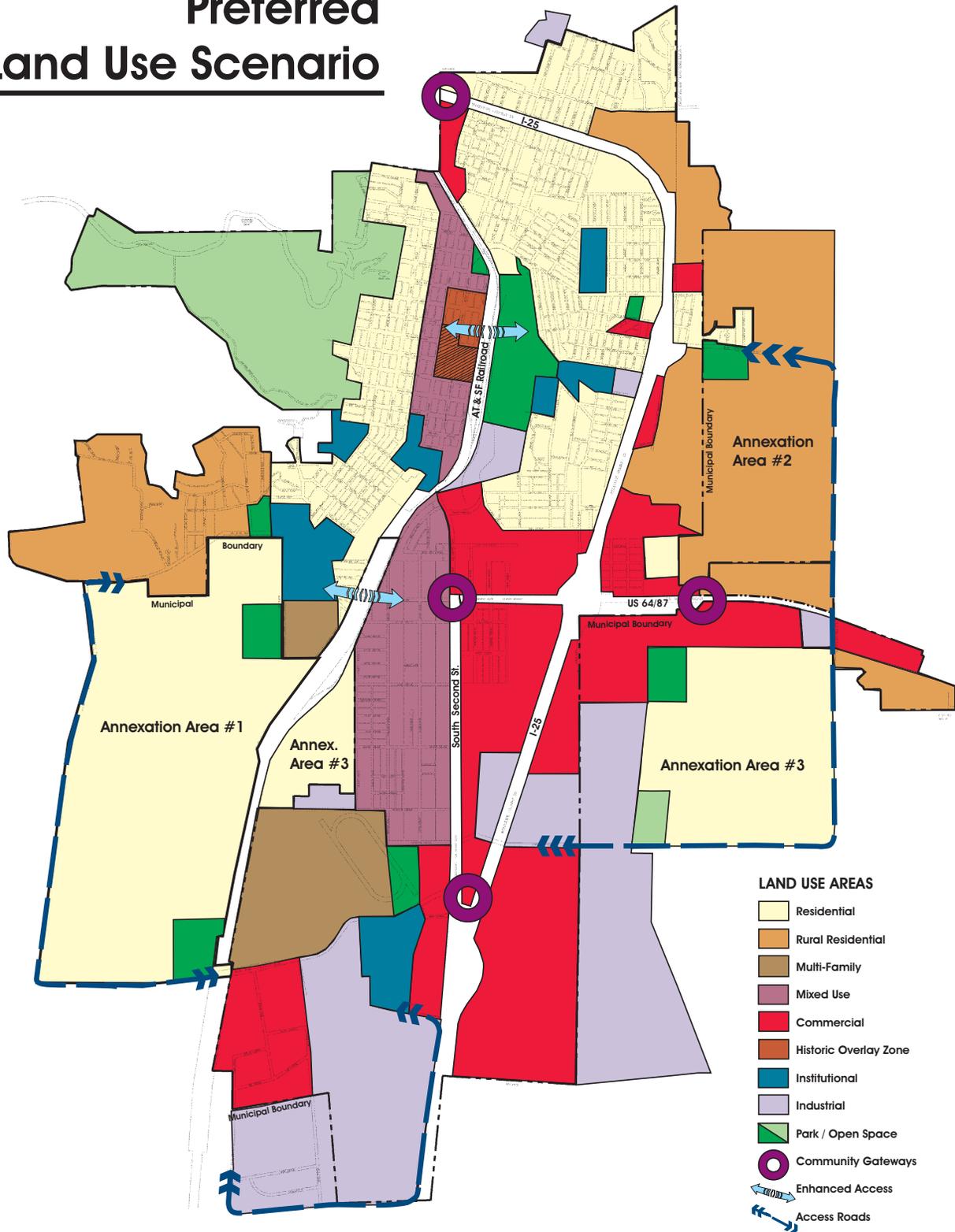
2. Preferred Land Use Scenario

The Preferred Land use Scenario (see page 44) is primarily based on the input received at the public meeting/open house, as well as subsequent research completed by the consultants and additional input from City staff. Many of the concepts presented in the alternative land use scenarios remain, and changes were made primarily concerning annexation areas (see *Priority Annexation map on page 37*). The Preferred Land Use Scenario shows generalized land use, as opposed to zoning designations, and to implement the Scenario decisions would have to be made by the City Commission and the Planning and Zoning Commission regarding specific zoning categories.

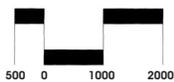
The Preferred Land Use Scenario identifies three main areas for annexation (see *Annexation Priority map on page 37*). These are areas where either infrastructure exists or can be extended relatively easily, and are already experiencing some growth in residential development. They include an area south of the Municipal Golf Course (first priority), east of I-25 and north of US 87 (second priority), an area east of I-25 and south of US 87 (third priority), and a small area north of Duran Oil and east of the railroad tracks (third priority). Other highlights of the Preferred Land Use Scenario include:

- Climax Canyon Park is shown as open space.
- The old racetrack area is shown as a mixed residential area, with some park/open space.
- The west frontage on I-25 is shown as industrial use, with commercial to the west. The existing mobile home subdivisions are proposed to be redeveloped for industrial use.
- The east frontage on I-25 is shown as commercial use.
- The area north of Duran Oil and east of the railroad tracks is designated for higher density residential.
- The existing Historic District is expanded to the south and is designated as an Historic Overlay District.
- Much of the Central Business District and the area to the south and east are shown as mixed use, in acknowledgement of what is already there, and with the implication that a mixed use district should be created with specific development and design criteria.

Preferred Land Use Scenario



Scale: 1" = 1000'



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E. LAND USE GOALS and OBJECTIVES

The following goals (in bold face) and objectives (below) address land use issues:

Goal 1: Provide sufficient land for commercial and industrial sites in appropriate locations.

- a. Identify and rezone, if necessary, those areas that are appropriate for non-residential development.
- b. Resolve the conflict between residential and industrial development by creating buffer areas and design standards, and encourage the relocation of residential development in those areas which have land use conflicts.
- c. Pursue annexations in areas appropriate for industrial development in order to increase the tax base in Raton.
- d. Seek the adaptive re-use of dilapidated and/or abandoned structures that could be used for commercial and industrial purposes.

Goal 2: Increase the amount of multi-family and single-family residential land use inventory.

- a. Rezone the area adjacent to the Race Track to create a mix of residential development and densities.
- b. Identify and rezone, if necessary, areas which are appropriate for residential development as identified on the Preferred Land Use Scenario.
- c. Pursue annexations in areas as identified on the Preferred Land Use Scenario, which are appropriate for residential development and that can be provided with municipal services in a reasonable timeframe.
- d. Encourage infill development by working with developers on creating an incentive program.
- e. Encourage property owners to provide second story residential units above retail uses in the Central Business District.

Goal 3: Recognize the Historic District as a community asset.

- a. Expand the Historic District to include the area to the south (see *Preferred Land Use Scenario, page 44*).
- b. Rezone the Historic District and develop a design overlay zone with development and design standards specifically geared towards preservation (see *Section 7: Community Character for more detail on signage objectives*)

- c. Work with the State Historic Preservation Office on listing additional residential structures on the State and National Registers of Historic Places.

Goal 4: Provide appropriate areas for park development and open space.

- a. Create a new zoning district specifically for parks and open space.
- b. Rezone Climax Canyon Park to the new parks and open space zoning district.
- c. Provide parks and/or open space areas in all new annexation areas slated for residential development.

F. LAND USE POLICIES, and IMPLEMENTATION ACTIONS

The policies and implementation actions below are designed to guide the City in its future land use decisions and to implement the Preferred Land Use Scenario.

1. Zoning Code Review and Revision Policy

The City of Raton Preferred Land Use Scenario designates new land use classifications based upon the public involvement process. There are numerous vacant, as well as under-utilized, properties that should be rezoned to better reflect sound land use planning principles and to protect the health, safety, and welfare of the general public.

Policy: It is the policy of the City of Raton to review and revise its current Zoning Code to conform with the Preferred Land Use Scenario and to ensure that the Zoning Code and Map meets the City's needs, protects the public health, safety, and welfare of its citizens, and protects property values. Once the initial revisions are made to conform with the Comprehensive Plan, the City of Raton shall continue to review the Zoning Code on a periodic basis.

Implementation Actions

By 2004, the City shall initiate a comprehensive analysis and revision of its Zoning Code to include, but not limited to:

- Designation of an Historic Overlay Zone for the Historic District, which will retain the neighborhood commercial and residential uses, and allow people to have the option of living, working, and shopping in the District. Consideration should be given to development and architectural design standards for all new development and redevelopment that occurs within the Historic Overlay Zone.

Development and architectural design standards should be established for the following components:

- ◆ Building Materials and Colors (including the exclusion of certain building materials such as aluminum siding, metal buildings/paneling, mirrored glass, unstuccoed masonry units);
- ◆ Architectural style;
- ◆ Roof styles;
- ◆ Building height;
- ◆ Building size, scale, and massing;
- ◆ Setbacks;
- ◆ Signage;
- ◆ Lighting; and
- ◆ Parking.

The following initiatives for preserving the Historic District should also be considered:

- ◆ Encouraging small businesses to locate in downtown Raton through the use of incentives;
 - ◆ Involving historic preservationists in the development review process for all new construction that takes place in the Historic District;
 - ◆ Seeking funding to improve the streetscapes of the Historic District; and
 - ◆ Identification of a common theme for the purpose of developing signage that reflects the District's character.
- Development Standards - The City should analyze existing development standards in all zones and revise accordingly in order to protect health, safety, and welfare, and property values. Consideration should be given, but not limited to:
 - ◆ Buffering between residential and non-residential uses;
 - ◆ Landscaping requirements for commercial and industrial uses;
 - ◆ Wall and fencing height;
 - ◆ Setbacks;
 - ◆ Height;
 - ◆ Signage;
 - ◆ Setbacks;
 - ◆ Parking;
 - ◆ Lighting; and
 - ◆ Ingress and egress.
 - Mixed Use Overlay District - Mixed Use Overlay Districts are areas appropriate for a mix of residential, commercial, institutional, and light

industrial uses at varying densities and intensities. The intent is to create areas where people can live, work, and shop in the same general location. In Raton, this includes the Central Business District, as well as areas to the south and east. The properties will retain underlying zoning, however, development standards would be established for all new or redevelopment that takes place within the district. Development standards should include, but are not limited to, building setbacks, landscaping, landscape buffering, berming, and separation between residential land uses and more intensive commercial/light industrial uses.

2. Annexation Policy

Annexations in Raton have historically been City-initiated. Property owners may also request annexation. The intent of this policy is to set guidelines for considering whether or not to annex property which are consistent with the Priority Annexation Map and the City's ability to adequately serve future annexation areas with road, police/emergency, solid waste, water, and wastewater services. The Priority Annexation Map provides a framework to prioritize annexations, however, it does not limit the City's ability to consider other areas not designated by the Map. Each request should be evaluated carefully by the City of Raton Planning and Zoning Commission and City Commission on a case-by-case basis.

Policy: It is the policy of the City of Raton to formally adopt an Annexation Ordinance that defines the procedure for consideration of annexation in the unincorporated area of Colfax County and the ETZ.

Annexation Ordinance: By 2005, the City shall adopt an Annexation Ordinance. The Policy should establish the following criteria, but is not limited to:

- The City should encourage annexation in the areas defined on the Priority Annexation Map.
- The City should consider costs and benefits of the annexation to both the property owner and the City of Raton.
- The City should be able to provide road, water, wastewater, and emergency services to the property in a reasonable amount of time.
- When facing a "shoe-string" annexation request, the City should encourage the property owner to talk to surrounding property owners regarding joining the annexation in order to provide for a logical boundary for service provision.
- The City should ensure an adequate and comprehensive public process for residents and properties affected by annexation.

3. Infill Development Policy

The intent of this policy is to encourage development on vacant, underutilized, underdeveloped, and/or dilapidated properties (including parking areas) for residential, commercial, and industrial uses. Infill can be very effective in

creating an efficient urban form and reducing the need for costly infrastructure extensions. The City of Raton has a large amount of vacant and underutilized land in the southern portion of the City that should be encouraged for development of commercial and industrial uses. Other areas within the central portion of the City could be considered for residential redevelopment purposes as well.

Policy: It is the policy of the City of Raton to encourage infill on vacant, underutilized, and/or dilapidated properties.

Implementation Actions

Infill Initiative: By 2005, the City of Raton shall establish a committee comprised of City staff, neighborhood representatives, and development and real estate community in identifying specific areas for redevelopment. The City should commission a study of vacant parcels and analyze infrastructure that serves these parcels in order to ensure that there is infrastructure capacity, and if not, that it is economically feasible to bring it up to date through the ICIP process.

Infill Ordinance: By 2006, the City shall adopt an infill policy by ordinance or resolution. The infill policy should consider incentives to infill development, including:

- ◆ Waiver of development fees;
- ◆ Density bonuses;
- ◆ Expedited approval process;
- ◆ Tax Rebates; and
- ◆ Prioritization of infill areas for infrastructure improvements.

4. Extraterritorial Policy

The City's three mile Extraterritorial Zone contains a variety of land uses and practices that will impact those within the City's municipal boundaries. In order to protect property values within the City and ETZ, the City of Raton should work closely with Colfax County to manage land uses and development within the City's three mile planning and platting jurisdiction. The policy is intended to provide:

- Review and update the Extraterritorial Zoning Ordinance and Zoning Map as needed;
- Develop a conversion table that shows what the property is currently zoned in the ETZ and what it will be zoned upon annexation into the City; and
- Continue joint City/County review of development projects within the ETZ.

Policy: It is the policy of the City of Raton to continue coordination with Colfax County to manage land use and development within the ETZ.

Implementation Action

Extraterritorial Initiative: On an on-going basis, the City of Raton shall work with Colfax County on areas of common interest, including, but not limited to land use and zoning, nuisance properties, and substandard infrastructure.

A. INTRODUCTION

One of the fundamental obligations of local government is to ensure that all community's residents have access to decent, safe, and sanitary housing. This may include assisting the homeless population, providing an affordable housing alternative for low income residents, ensuring that discrimination does not take place in the housing market, and providing housing options for all residents.



Single-Family Residence

While the market typically is driven by the private sector through developers and realtors, the City of Raton can play an indirect role in the housing market through decisions that impact the location, type, and nature of housing development that takes place in the City. This Section is intended to address all the housing issues present in the community. It includes an overview of existing conditions as they relate to housing in the City and contains recommendations designed to address the housing issues.

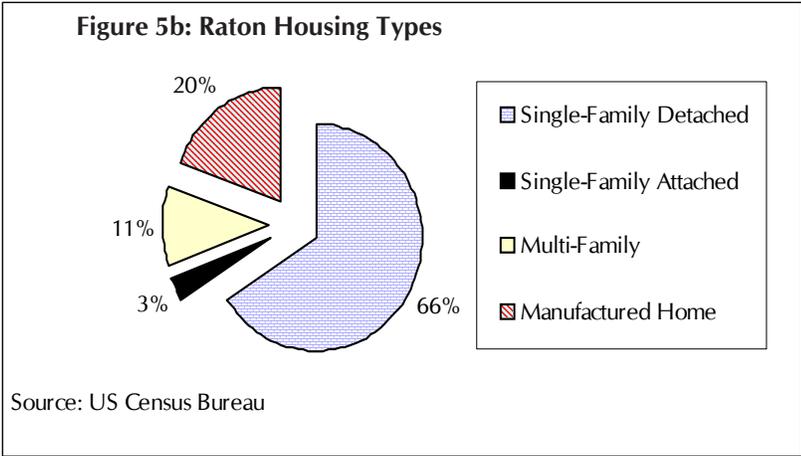
B. RATON HOUSING INVENTORY

1. Housing Type

The majority of the City's housing stock is located in the northern part of the City. According to the 2000 US Census, there are a total of 3,464 total housing units in Raton, a figure which includes both vacant and occupied homes. The term "housing units" includes all types of housing units, ranging from single-family detached homes to manufactured homes. The term also includes recreational vehicles, which are being utilized for primary or secondary residences. Single-family detached homes represent the most common type of dwelling unit found in Raton, representing 65.8% of the housing stock in the community. The second most common housing type found in Raton are manufactured homes, representing 19.6% of total housing in Raton. Multi-family homes (typically apartments, four-plex, and townhomes) represents 11.2% of the total number of dwelling units. Figure 5a breaks down the number and type of housing units that exist within the Raton Municipal boundaries and Figure 5b (see next page) shows these types by percentage.

Figure 5a: Housing Type by Frequency

Type of Dwelling Unit	Number	Percentage of Housing Stock
Single Family Detached	2,279	65.8%
Single Family Attached	118	3.4%
Multi-Family	389	11.2%
Manufactured Home	678	19.6%
Recreational Vehicle	-	-
TOTAL	3,464	100%



2. Housing Characteristics

There are several characteristics pertaining to housing that are important when describing Raton’s housing stock. These characteristics are described below.

Age of Raton’s Housing Stock - According to the US Census, 57.2% of Raton’s housing was constructed prior to 1959, with at least 951 units being older than 1939. Housing construction reached an apex between 1940 and 1959 when 1,026 housing starts were recorded, and then began to taper off slowly. Since 1980, the Census reports that 592 homes have been built in Raton, with the majority of the construction taking place between 1980 and 1989. From 1990 to 2000, approximately 289 homes were constructed in the City. Although much of Raton’s housing stock is relatively old, many of the City’s historic neighborhoods are in good shape in terms of property upkeep. The older neighborhoods are generally located in the northwest parts of the City. Figure 5c provides an overview of the housing stock, including the year the structure was built.

Figure 5c: Age of Housing Stock

Year Structure Built	Number of Units	Percentage of Housing Stock
1990-2000	289	8.4%
1980-1989	303	8.7%
1970-1979	557	16.1%
1960-1969	338	9.8%
1940-1959	1,026	29.6%
1939 or earlier	951	27.5%

Housing Occupancy - The majority of the housing units in Raton are occupied. However, vacant housing accounts for 12.6% of the total housing stock. Of the 3,035 housing units that are occupied, 69.0% are owner-occupied, while 31% are occupied by renters. The average household size in Raton is 2.38 persons. The Department of Housing and Urban Development defines overcrowding as more than two people per room. In Raton, the U.S. Census identifies 30 homes as having this condition.

Facilities in Homes - The U.S. Census identifies 13 homes in Raton that are lacking complete plumbing facilities, while almost all have complete kitchen facilities. The Census also indicates that approximately 108 homes are without telephone service (defined as a live telephone hookups). The large number of homes lacking telephone service, however, could be partially attributed to people using cellular phones as their primary home service.

Housing Prices - The median value of a home in Raton is \$68,400. However, the City has a large number of homes that are valued above \$100,000, and 21 homes priced above \$200,000. The majority of homes in Raton, however, are valued below \$150,000. According to the US Census, the percentage of homes below \$150,000 represent 93.1% of the total housing stock in the City. For Colfax County, 81.7% of all homes are valued below \$150,000. The median monthly price of a mortgage is \$604 and the median rent is \$395. The Census data indicates that 12% of Raton home owners' spend more than 35% of their income on their mortgage, while 23.3% of renters are paying over 35% of their income on rent. The Department of Housing and Urban Development regards housing that requires more than 35% of household income as unaffordable for that household.

3. Housing Projections

The housing projections for the City of Raton are based upon the population projections for the City to the year 2030. The projection is derived by taking the estimated number of new people for each 10-year period and dividing the figure by 2.38, the average household size in Raton. While this is an estimation, it is important to note that some of the housing demand will be met by vacant or sale homes in the City, however, this projection still provides an estimate of potential housing units. Figure 5d shows housing projections for the City for the next 30 years.

Figure 5d: Housing Projections

Year	Population	Potential New People	Potential New Units
2000	7,282	-	-
2010	7,791	509	219
2020	8,108	317	136
2030	8,178	70	30

C. HOUSING ORGANIZATIONS

Housing organizations play an integral part in assisting with the development of low income and public housing, as well as housing rehabilitation. These organizations include:

1. Raton Housing Authority

The Raton Housing Authority manages federally assisted public housing programs in Raton. It is a federally-funded program which is run under a City appointed Board of Directors. The Raton Housing Authority provides housing to qualified low income elderly, families, and single mothers, and works

closely with health services, elderly support services, drug programs, and youth services.

The Raton Housing Authority currently manages 156 units, on seven sites, all generally located in the central portion of the City close to other services. These units house 325 individuals, including 148 families with an average size of 2.2 family members. The average age of children is seven years old. The majority of these households (78%) are headed by women and approximately 43% are designated for the elderly. Local transportation is provided by Meadow City Transportation at no fee to these residents.

Currently, there is a small waiting list, mostly for elderly and one bedroom units. Vacancies have fluctuated over time, but demand has increased within the last few years. Qualification for one of the Authority's units is determined by an income scale. For example, a single individual can qualify for a unit if they make less than \$22,350. For a two person household, the income threshold is \$25,550. Rent is paid monthly and the amount each renter pays is 30% of their gross annual income.

Recently, the Raton Housing Authority launched a program called the Family Self Sufficiency Program, which provides for people who are employed that live in one of their units that suddenly find employment are allowed to put the remaining portion of their income not dedicated to rent into a savings account. Ultimately, these individuals are encouraged to use the money they put into this account for a down payment on a home, although they can use it for whatever they choose.

The Raton Housing Authority's primary issue at the time of the Comprehensive Plan is the need for more senior housing units in the City. With the aging trend of the local population, this demand is likely to be maintained for the next few years.

2. Region II Housing Authority

The Region II Housing Authority oversees Housing and Urban Development Programs in this part of the State, with its offices located in Las Vegas, New Mexico. The organization provides technical assistance to housing authorities in Northern New Mexico, including the Raton Housing Authority. One of its key programs is the home rehabilitation program that provides funding and assistance to low to moderate income homeowners. The Region II Housing Authority also oversees a downpayment assistance program.

3. USDA Rural Development Program (Raton)

This is a local program that is managed by the US Department of Agriculture. The program provides loans and grants for very low income families in rural areas for home ownership and repairs. Another aspect of the program is it provides guaranteed loans for moderate-income families to purchase a new or an existing house. The Multi-family Section provides loans for development of multi-family housing projects, farm labor housing projects, and housing preservation grants to eligible households.

D. HOUSING ISSUES IN THE CITY OF RATON

1. Diversification of the Housing Stock

A diverse housing stock is crucial for every community. In Raton, there is a need for multi-family, senior, and affordable housing. Multi-family housing typically consists of apartment complexes, four-plexes, and condominium communities. Multi-family housing in Raton is fairly limited, especially in terms of apartment complexes or more than one-story developments. In addition to housing types, there is a need for homes of a variety of values, including higher end housing.



Multi-Family Housing is Limited in Raton

An example of the need for a diversified housing stock can be found in a recent situation involving the relocation of employees to Raton. Recently, El Paso Natural Gas Co. relocated some 200 families from Utah and other western states to the Raton area to support recent methane gas development in the Vermejo Park area. After surveying the area, many of these families chose to relocate to Trinidad, Colorado because there was insufficient housing within their price range in the Raton area. The primary form of housing that the families desired was higher-end single-family homes.

2. Senior Housing

While senior housing can fall into the category of multi-family, it should be treated differently since it applies to an age-specific segment of the population. There are also different levels and types of senior housing, which can range from the following examples:

Retirement Community - an age-restricted development, which may include any housing type offering private and semi-private rooms, including detached and attached dwelling units, apartments, and residences. The 1988 amendments to the Federal Fair Housing Act stipulate that a community will be considered to be “housing for the elderly”, and therefore exempt from lawsuits for discrimination against children, if the minimum age for all residents is 62 years or 55 years for one resident of each of 80 percent of the units, provided that “significant facilities and services for the elderly are provided”.

Assisted Living - residences for the frail elderly or semi-independent seniors that provide rooms, meals, personal care, and supervision of self-administered medication. Other services such as recreational activities, financial services, and transportation, may be provided. Assisted living facilities are sometimes combined with other types of housing, such as congregate apartment housing for the elderly and residential health care facilities.

Continuum of Care Community - an age-restricted development that provides a continuum of accommodations and care, from independent living to long-term bed care, and enters into contracts to provide lifelong care in exchange for the payment of monthly fees and an entrance fee in excess of one year of monthly fees. Health care services, meals with common dining facilities, physical therapy facilities and activities, meeting rooms, recreational facilities, and other ancillary uses.

Nursing Home - an institution that is licensed or approved to provide health care under medical supervision for 24 hours a day that may include a long-term skilled nursing facility or an intermediate care facility, the difference being the number of hours of care the patient receives.

Age and Income Qualifications - A market feasibility study entitled *Market Feasibility Study An Age-Qualified Housing Community, Raton, New Mexico* (prepared by ProMatura Group LLC) identified several issues related to income qualifications for assisted living facilities. Several key pieces of research helped to form conclusions of the study. Some of their conclusions regarding income statistics are listed below:

- In a national survey of more than 1,000 residents of assisted living facilities, 64% reported an annual income of less than \$25,000/year. The same study indicated that the mean monthly rent for a studio apartment was \$1,804 and \$2,143 for a one bedroom.
- Only 20% of assisted living residents reported an annual income of \$35,000 or more.
- Under 16% of assisted living residents received assistance from their families. The average amount contributed by family members to assisted living fees was \$598.
- Approximately 40% of assisted living residents supplement their income in various ways including using asset liquidation.
- While demand for assisted living facilities in Raton seems to be growing, the study also estimated that 80% of all persons aged 65 and over own their home, which is a higher percentage than the national figure of 75%. The study also identified several national demographic statistics that relate to age-qualified lifestyles. These statistics include:
 - ◆ The population 55 to 69 years of age is estimated to grow by more than six million between 2000 and 2005.
 - ◆ The number of persons who were 55 years of age or older in the US in 1997 totaled 55.9 million. That number is expected to reach 74.5 million in 2010.
 - ◆ Nationally, in 1999, demand for new active adult retirement housing was approximately 400,000 units. The demand was expected to rise to 700,000 in 2002.

- ◆ It is estimated that 45% of baby boomers expect to move to another home after retirement, and 23% will move out of State.
- ◆ Most age qualified housing is anticipated to sell for \$100,000 to \$250,000.

What these statistics mean for Raton is that planning for the aging of the community should be considered carefully. In addition, retirees will likely continue to be attracted to New Mexico and will seek out senior-friendly communities in which to live.

4. Limited Housing Choices in Central Business District

Housing choices for diverse age groups and income brackets is a service provided by a community. Housing plays an important role in supporting efforts for the revitalization of downtown central business districts. Creating a downtown area that is vibrant 24 hours a day with local eating, shopping, and entertainment establishments brings more eyes on the streets and improves safety. Housing supports the many businesses in the Central Business District by giving employees the option to live closer to work and providing basic services (shoe repair, markets, small retail) and cultural opportunities (Shuler Theater, Raton Museum, etc.).

For Raton, a community that desires expanded economic development, the preservation of its Central Business District as the heart of the community should include a housing element. By bringing people into the Central Business District, local businesses are patronized, providing vitality and diversity. With several buildings in the Central Business District having second and third stories, rehabilitation efforts can focus on returning those floors into their historic use, which is housing. More housing options results in rental income for property owners and more activity brought into the heart of Raton.

E. HOUSING GOALS and OBJECTIVES

The following goals (in bold face) and objectives (in italics) address housing issues:

Goal 1: Increase the City's housing stock and support the development of affordable housing for residents.

- a. Increase the number of multi-family housing units at appropriate locations.
- b. Facilitate the formation of locally based community housing development organizations.
- c. Identify and utilize incentives, loans, grants, and tax abatement programs that could be used for the development of new housing projects.
- d. Work with developers on providing affordable housing through an incentive program that may include fee reductions, streamlined development approvals, etc.
- e. Support the remodeling and rehabilitation of existing housing, commercial buildings and neighborhoods.

Goal 2: Create a "senior-friendly" community.

- a. Work with the State Agency on Aging on providing senior housing, assisted living facilities, and senior support services.
- b. Explore the feasibility of developing a shuttle transportation service for seniors.
- c. Provide assistance to seniors and low-income residents on maintaining and weatherizing their homes.

F. HOUSING POLICIES and IMPLEMENTATION ACTIONS

1. Housing Market Study Policy

Throughout the planning process, several issues were identified pertaining to housing such as the cost of building materials, reasons why developers do not build in Raton, and the types of housing products needed in the City. The City shall initiate a Raton Housing Market Study that builds upon previous studies that have been done in the area and form new conclusions and recommendations. At a minimum, the study should examine:

- Cost of building homes in Raton, taking into account cost of land, building materials, and labor;
- Types of housing that are needed most in Raton;

- Types of amenities desired in multi-family developments in Raton; and
- Amenities in housing products.

Policy: It is the policy of the City of Raton to commission a Housing Market Study to fully identify housing issues in Raton.

Implementation Action

Housing Market Study Initiative: By the beginning of 2006, the City of Raton should identify sources of funding in order to commission a Housing Market Study addressing many of the issues identified above. Alternatively, the City should seek assistance from the North Central Economic Development District for funding or technical assistance to complete such a study.

2. Housing Incentive Policy

In an effort to encourage and facilitate the development of a variety of housing products in Raton, the City shall begin to provide incentives to developers who build the types of homes products that are needed in Raton, as identified in the Housing Market Study described above. Identified housing products include:

- Multi-family housing;
- Senior housing;
- Entry-level housing; and
- Higher-end housing.

Incentives in the form of streamlining the development process, reduced development fees, and tax abatements should be considered as possible incentives for developers who build the types of homes identified above. In addition, when subdivisions are planned, the City shall allow density bonuses to developers who reserve a portion of the overall development to entry-level and/or affordable housing.

Policy: It is the policy of the City of Raton to provide incentives to developers who build housing products deemed as needed in Raton.

Implementation Action

Housing Incentive Program: By 2005, the City of Raton shall work with CID to include incentives in building review and revise the City's Subdivision Ordinance in order to establish an incentive program that encourages developers to build housing products identified as needed in Raton. In revising the Subdivision Ordinance, the City shall partner with developers and contractors in order to determine the types and nature of incentives that would be fair and allow a "win-win" situation for both the developer community and the City.

3. Public/Private Housing Partnerships Policy

The purpose of this policy is to foster City leadership in the establishment of partnerships with third party housing providers and the eventual establishment of a Community Housing Development Organization. City leadership includes facilitating/hosting meetings to discuss housing issues in the City, sponsoring third party organizations in applying for grants and loans, applying for community grants

for housing purposes and distributing them to qualified third party housing organizations.

Policy: It is the policy of the City of Raton to take the leadership role in the establishment of public-private partnerships with third party housing organizations in order to facilitate the provision of housing in Raton.

Implementation Actions

Community Housing Development Organization (CHODO) Report: Beginning in 2005, the City of Raton shall begin researching CHODO organizations in other communities in the State of New Mexico and produce a report on the issues, successes, and challenges to developing an organization. The City shall present the report to Council and make recommendations as to the City's role in establishing such an organization in the City.

Housing Summit Meeting: On a yearly basis, the City of Raton in conjunction with the Raton Housing Authority will hold a housing summit with different housing organizations, lenders, realtors, seniors, and contractors in the City and Colfax County. The purpose of the summit is to identify housing issues, share information, and identify potential housing funding sources and programs to facilitate the development of housing in Raton.

4. Housing Grants Policy

A variety of grants in aid and loans are available to the City and third party housing providers for the provision of certain types of housing such as low income and senior housing. Typically these grants are available in the form of Rural Housing grants from the USDA and Community Development Block Grants and other monies from HUD. It is in the City's best interest to stay informed about trends in grants and loans program and to apply for all funds that can be used to construct housing or provide monies to residents for maintenance and weatherization, particularly those on fixed incomes. The Raton Housing Authority already does this, but inclusion of this policy within this Comprehensive Plan gives future direction as City leadership changes.

Policy: It is the policy of the City of Raton to continue to apply for grants and loans on an as needed basis to assist with the development of housing and maintenance/weatherization for those residents on fixed or low incomes.

Implementation Action

Grants and Loans Research: On an ongoing basis, the City of Raton shall compile research on various grants and loans available to the City and apply for those for which the City can qualify. Grants and loans that deal with maintenance of existing public housing, construction of new units, and maintenance/weatherization should be prioritized.

Revolving Loan Fund: By 2007, the City shall communicate with local lenders in the City to determine the feasibility of establishing a revolving loan fund that can be established to assist people with low or fixed incomes and seniors in the maintenance and weatherization of their homes. If it is deemed feasible, the City shall establish a revolving loan fund and publicize it to citizens of Raton.

5. Senior Housing Policy

With the aging of the population state and nationwide, it is essential that Raton become a “senior” friendly community. There are certain steps that the City can take in order to accomplish this goal. It starts with ensuring that the best facilities, care, and housing options are available.

Policy: It is the policy of the City of Raton to provide the highest quality senior housing options and integrate senior housing with medical care, transportation, and overall quality of life.

Implementation Actions

Senior Housing Initiative: On an ongoing basis, the City of Raton will recruit developers of senior communities including retirement centers, assisted living facilities, nursing homes, and independent living communities to Raton by promoting and providing incentives described in Policy 2 of this Section. Incentives shall be given to developers who provide these facilities. Senior housing shall be encouraged in areas convenient to medical services and shopping.

Agency Coordination: On an ongoing basis, the City shall communicate with the State Agency on Aging and other organizations dealing with the aging of the population in order to stay informed of trends in senior housing and for identifying specific needs of the senior population in Raton.

Shuttle Feasibility Study: By 2006, the City shall seek funds in order to conduct a Shuttle Feasibility Study for seniors in the community. The Study should focus on the following:

- Types of services available;
- Public vs. private contract for shuttle service;
- Types of routes/feasible routes;
- Paratransit;
- Need;
- Cost/Benefit analysis;
- Funding; and
- Implementation.

A. INTRODUCTION

This section of the Comprehensive Plan addresses parks, recreation, and community facilities in and around the City of Raton. Recreational and cultural opportunities are deeply important to City residents, and are a strong community asset. Comments received at public meetings indicate that recreation ranks very high for City residents, both young and old. These types of amenities contribute greatly to the overall health and



Middle School kids doing park planning exercise

well being of a community, and indicate a commitment by the elected officials to invest in their own community.

At the three youth meetings held at Raton Middle School on November 14, 2002, students indicated a strong desire for improving existing facilities such as the municipal swimming pool and the desire for additional facilities such as a skateboard park, indoor swimming pool, and an ice skating rink. The concern for better maintenance, improved and new facilities also held true for the participants at the large public meetings held at the Raton Convention Center. A community survey administered by the City of Raton in March, 2002 again indicated a strong community desire for the City to invest in recreational facilities.

B. RECREATION POLICY IN NEW MEXICO

1. State Comprehensive Outdoor Recreation Plan

In 1991, the State of New Mexico prepared a Comprehensive Outdoor Recreation Plan (SCORP), which identified several key issues confronting recreation in the State. Although the study is now over ten years old, many of the issues the Plan identified still hold true for recreational and cultural areas in municipalities throughout the State.

A summary of the State-wide recreational issues identified by the 1991 SCORP include:

- A decline in public funds for parks, recreation, and open space at the federal, state, and local levels.
- A deterioration of public parks, recreation facilities, and open space areas. Increasing difficulty maintaining, improving, and preserving those natural resources.
- An increase in disruptive behavior, specifically vandalism and litter, in public parks and recreation areas.

- A need for strong state leadership for public parks, recreation, and open space areas, specifically relating to financial assistance and preservation of natural resources.
- A need to provide a variety of recreational opportunities for all citizen groups.
- A desire for recreational uses to be considered as part of the management, control, and monitoring of waters.

There is an ongoing effort to update the SCORP, however, at the time of this Comprehensive Plan a draft had not been released. A focus group meeting and a public meeting were held in November, 2002 at the Raton Convention Center to get local public input on outdoor recreational opportunities. A summary of the responses at these meetings follow:

- A lack of access to public lands due to being surrounded by private land
- Youth programs available, but all compete for limited space
- A desire for trails and trail connections
- Railroad acts as a barrier - better access across tracks is needed

C. PARKS

1. Park Categories

There are three levels of park categories that a community may provide for its residents; neighborhood park, community park, and regional park. These facilities vary by size, use, and location. A description of each follows:

Neighborhood/Pocket Park:

Neighborhood parks typically range from one to five acres and are located in residential areas. They are generally designed to serve the local population, typically 1,000 people or less, and often contain playground equipment, open play areas, seating, and other less active recreational uses. Service area is 1/2 to 1 mile radius.



Trail Walkers

Community Park: Community Parks are larger than neighborhood/pocket parks, typically ranging from five to twenty acres. They are designed to serve a larger population within a 1- 2 1/2 mile radius. Typical amenities include age-separated playground areas, ballfields, playing courts, picnic areas, open play areas, community center or indoor recreation facility, and restrooms.

Community parks are typically located along a collector or arterial street to increase visibility and often require off-street parking.

Regional Park: Regional parks are intended to serve a much larger population than the other two types and are larger in scale, typically over 40 acres. They are usually located along major arterial streets and require off-street parking. These parks typically have a specialized focus. They may contain a variety of amenities including soccer/softball fields, hike/bike trails, community centers, amphitheater, natural areas, etc.

2. Existing Conditions

There are six parks and five ballfield facilities in the City of Raton. The parks can be categorized as pocket or neighborhood-scale facilities, with the exception of the railroad property. Amenities are limited to play areas and basketball courts. Walking trails are being developed at the Roundhouse Memorial Park (old railroad property). Figure 6a lists the park facilities, acreages, and amenities.

Figure 6a: Local Park Facilities

PARKS INVENTORY			
Facility	Size	Location	Amenities
Ripley Park	2.6	2nd St. and Savage Ave.	One small play station, 4 benches, Gazebo, Rose garden
Romero Park	3.4	East 8th St.	1 large play station, basketball court, jungle gym set, swing set (4 swings), 2 picnic tables, 1 canopy, 4 benches
Legion Park (front)	0.34	Legion Dr. & S. 2nd St.	1 jungle gym, 1 swing set (4 swings), 4 basketball goals, 1 picnic table
Legion Park (rear)	0.99	Legion Dr.	1 small play station, 1 canopy, 3 picnic tables, 1 swing set (6 swings), 2 benches
Flag Park	0.31	2nd St. & N. 1st St.	No equipment
Roundhouse Memorial Park	104	East of RR, south of NM 72	Walking trails
BALL FIELDS INVENTORY			
Facility	Size	Location	Equipment
Honeyfield Park	0.2	N. 1st & Railroad Ave.	No equipment
Bonahoom Field	1.9	E. 4th St.	1 canopy
Legion Field	2.98	S. 9th & S. 3rd St.	2 batting cages, 1 electric scoreboard
Little League Field	0.73	S. 3rd St.	1 electric scoreboard
Farm League Field	0.55	S. 3rd St.	No equipment
Soccer Field	1.74	S. 3rd & 11th Ave.	No equipment

Park programming appears limited, and there is no City recreational director. Most of the parks budget appears to be limited to maintenance. The City has recognized the strong need for investment in recreation as evidenced by the Infrastructure Capital Improvements Plan (2002-17). Various park facilities are listed for capital expenditures including Central Park (now called Roundhouse Memorial Park), playground equipment, senior recreation, baseball/softball complex, new recreation center, and a skate park.

D. COMMUNITY FACILITIES

1. Arthur Johnson Memorial Library

The Arthur Johnson Memorial Library is located downtown at the corner of Cook and Third Street and is an important community resource for City and County residents. The building was originally constructed for a post office in 1917. The library increased its circulation in the last two years to 91,370, and yearly visits have increased to 39,120. The Library attributes this to a building expansion in 1996, increased availability of computers and Internet services, and community need. The Library offers community meeting space, and organized programs for youth, adults, and seniors, and supplements the public school libraries by coordinating with school curriculums and purchasing complementary materials. It also provides materials and computer services to students at Trinidad State Junior College, and has an excellent art collection. Operating hours were cut back from six days a week to being closed on Sundays and Mondays due to budget constraints. The Friends of the Library assists in providing needed funding through book sales. Further expansion of the library, extension of operating hours, and expanded programming are important community goals.

2. Municipal Swimming Pool

The Municipal Pool is located at Legion Park and is a relatively old facility. It is a outdoor facility and is only used three months out of the year. The new recreation center is planned at this same location and will include an indoor swimming pool in response to the community's desire for this type of recreational amenity.

3. Raton Convention and Recreation Center

The Raton Convention Center, also located at Legion Park, was originally built in the early 1940's out of solid concrete and was used by the government as an armory for the National Guard. In 1988, the City of Raton took over the management of the facility from the public school system with the understanding that both entities could use it. In 1989, the City applied for and received a \$300,000 grant, primarily for interior renovation.

The Convention Center provides a venue for a variety of events, meetings, hearings, and training sessions by the City, Colfax County, State, other private organizations, and special events such as wedding receptions and benefit dances. It is also used for recreation and other multi-generational programs, and houses the Raton Recreation Education Council (RREC), which provides



Raton Convention Center

community recreation programs for school aged children and operates on grant funding and local fundraising.

4. Municipal Golf Course

The Municipal Golf Course is a nine-hole facility. It was developed by a private group, and the City offered free utilities in exchange for public access. The Infrastructure Capital Improvements Plan includes \$3.2 million for expansion of the Golf Course to 18 holes.

This facility generates revenue for the City and is a good community amenity both for the current residents, as well as for economic development efforts. Single-family residential development is occurring in this area, and the Comprehensive Plan recommends that the City take advantage of this trend by annexing the area around the Golf Course in order to capture more property taxes.

5. Recreation Center

The City of Raton plans to construct a new recreation center with an indoor pool at Gabriele Field, currently used for high school baseball teams and Little League. Amenities include an indoor pool, basketball courts, and a walking track. The project is estimated at \$8 million, but the timetable for construction remains uncertain at the time of this Comprehensive Plan.

There is support from the community, as well as other City and Colfax County local boards and commissions, to build this facility. The City of Raton increased gross receipts taxes by 1/8 cent to raise funds for the project. The revenue generated from this tax is approximately \$400,000. An excellent opportunity exists to enter into joint power agreements with the County, Raton Public Schools, and senior citizens organizations for operating expenses, always a concern for local governments. A citizens committee has been diligently working on grants and other funding sources for this facility.

6. Raton Senior Facilities and Services

The City of Raton is served by several agencies providing assistance and care to the senior community. Colfax County Senior Citizen's Inc. manages the Raton Senior Center, where 367 people receive services ranging from home delivered meals, transportation, and household help to information and assistance. The Center serves congregated meals to over 160 individuals and hosts events for active seniors.



Raton Senior Center

The Raton Adult Daycare Center is an initiative provided by the City of Raton. It is located on First Street in the Central Business District. The building, once

associated with the ATSF railroad, is undergoing rehabilitation. Once complete, the facility will serve daycare needs for seniors, providing meals and activities during business hours. The rehabilitation is funded through the New Mexico Department of Finance Administration as a Community Development Block Grant.

E. REGIONAL FACILITIES

The City is uniquely situated to capitalize on the state and national parks located nearby. These facilities include:

1. Sugarite Canyon State Park

Sugarite Canyon State Park is located east of Raton off I-25 in Colfax County. The Park is comprised of 3,600 acres adjacent to the New Mexico/Colorado border. Another 17,000 acres lie just to the north across the State line in the Dorothy Lake Wildlife Management Area. Sugarite Canyon Park features heavily wooded mountains, meadows filled with wildflowers and butterflies, and Lake Alice and Lake Maloya (Lake Dorothy is to the north). The dominant geologic feature at the Park is caprock, an extended cliff of basaltic rock columns formed 12 million years ago out of basalt rock 10-100 feet thick. There are 15 miles of hiking trails, campgrounds, and a visitors center within the Park.

2. Capulin Volcano National Monument

Capulin Volcano National Monument is located 33 miles east of Raton via US 64/87, and off NM 325. It is comprised of 793 acres and on a clear day, five states can be viewed from the rim including New Mexico, Texas, Oklahoma, Kansas, and Colorado. Elevation ranges from 7,000 feet to 8,182 feet on the crater rim. Access to the rim is by Volcano Road, which is approximately 2 miles long and very narrow with no shoulders. The Monument includes a visitors center, nature trails, picnic areas, and crater rim overlooks. The visitor center contains exhibits and a video on geology, natural history, and human history of Capulin Volcano. The name "Capulin" is a local Spanish word for the native shrub species chokecherry (*Prunus virginiana*).

3. Maxwell National Wildlife Refuge

Maxwell National Wildlife Refuge is located south of Raton, off I-25 north to NM 445, and west on NM 505. The Refuge is comprised of 3,000 acres of prairie, playa lakes, and reclaimed farmland at an altitude of 6,050 feet. It provides a winter haven for migrating waterfowl, which can reach a population of 90,000 during the Fall, and refuge for other bird species such as willow flycatcher, bald eagle, peregrine falcon, burrowing owl, prairie falcon, etc.

4. NRA Whittington Center

The Whittington Center, established in 1973, is a world-class shooting facility operated by the National Rifle Association. It is located south of Raton, off US 84. The Center offers competitive, educational, and recreational activities in

all shooting disciplines, and several lodging options including an RV campground with hookups, rustic camping areas, log cabins, and housing facilities.

5. Philmont Scout Ranch

Philmont Scout Ranch, located west of Raton on US 64, is the world's largest camping facility at 137,493 acres. Owned and operated by the Boy Scouts of America, more than 18,000 scouts from all over the nation go to Philmont Scout Ranch each year. The BNSF railroad provides access to the Ranch through Raton, which has a tremendous impact on the local economy.

6. Santa Fe Trail Interpretive Center and Museum

The Santa Fe Trail Interpretive Center and Museum, a National Scenic Byway project, is located in Springer in the 120 year old Colfax County Courthouse on Springer's mainstreet. The exhibits the development of the cultural landscape of the area traversed by the Santa Fe Trail in Northeast New Mexico. These developments, all of which influenced commerce on the Santa Fe Trail, include the establishment of sheep ranching in Colfax County, Texas cattle drives on the Santa Fe Trail, and aspects of the Colfax County War.

F. ECONOMIC DEVELOPMENT POTENTIAL

Quality of life amenities such as recreational and cultural facilities have tremendous economic development potential. Companies evaluating whether or not to relocate to a community consider recreational and cultural amenities an integral part of the decision. Economic, social, and environmental impacts typically associated with recreational and cultural amenities include:

- **Increased Property Values:** Recreational and cultural facilities improve property values for new and existing neighborhoods. Homes in areas served by parks and recreational facilities have a better chance of selling.
- **Tourist Attractions:** Recreational and cultural facilities have the ability to attract tourists and/or people from outside the community who want to attend activities not available in their own areas. This brings in new dollars to the community, thereby increasing the community's gross receipts.
- **Floodplain Protection:** Facilities such as parks are cost effective ways to provide floodplain protection and can be used as an alternative to expensive flood-control measures. Development in floodplains is generally cost prohibitive or requires extensive engineering. However, parks can be provided in floodplains, making the land usable again.
- **Community Health and Welfare:** Recreational and cultural facilities help contribute to a healthy population, both physically and mentally. Recreation provides an outlet for physical exercise and cultural facilities offer people the opportunity to continue their education.

- Reduction of Crime/Vandalism: Studies have shown that recreational and cultural activities can decrease the incidence of certain types of crime and vandalism, especially those associated with youth crimes.

G. PARKS, RECREATION, and COMMUNITY FACILITIES GOALS and OBJECTIVES

The following goals (in bold face) and objectives (below) address parks, recreation, and community facilities issues:

Goal 1: Provide a diversity of passive and active recreational activities and opportunities for all residents, regardless of age.

- a. Develop a series of multi-use trails that connect existing or planned local and state parks, community facilities, and neighborhoods.
- b. Plan and develop a skate park that will accommodate rollerblades, skateboards, BMX, etc.
- c. Explore the feasibility of developing an ice skating rink through a public/private partnership (*ice skating rink was identified as a priority for school aged children in Raton*).
- d. Develop new community facilities, and maintain and expand existing facilities such as the Raton Convention Center, Municipal Pool, Arthur Johnson Memorial Library, senior centers, and community centers.
- e. Complete the development of the Roundhouse Memorial Park.

Goal 2: Support recreation and education programs directed at children and youth.

- a. Work with Raton Public Schools on making school athletic facilities available to all residents and creating after school activities.
- b. Coordinate with youth organizations (RREC, Service Organization for Youth, Inc. - SOY) to ensure that the City is meeting youth recreation needs.
- c. Enhance the summer recreation program to provide a greater variety of recreational opportunities for all children and youth.

H. PARKS, RECREATION, and COMMUNITY FACILITIES POLICIES and IMPLEMENTATION ACTIONS

The following policies and implementation steps are intended to help the City achieve its recreation goals and objectives.

1. Parks and Open Space Policy

Residents feel very strongly about the need for all types of recreational facilities in Raton including trails, open space, and parks. In addition, future annexations and population growth will increase the need for additional park land. This policy provides a number of ways to address recreational issues.

Policy: It is the policy of the City of Raton that density bonuses or other incentives should be given to developers in exchange for neighborhood parks and open space in major subdivisions. The City's Subdivision Ordinance shall be revised to reflect this provision.

Policy: It is the policy of the City of Raton to consider areas where development constraints would be cost prohibitive to overcome, such as flood plain areas and Climax Canyon Park, and develop these areas for open space, park, and trail facilities.

Policy: It is the policy of the City of Raton to develop a Parks and Open Space Master Plan that provides more detailed recreational planning.

Policy: It is the policy of the City of Raton to acquire park sites simultaneously with annexation actions in the ETZ to ensure that neighborhood and community parks are available to serve developing neighborhoods.

Policy: It is the policy of the City of Raton to coordinate efforts with Raton Public Schools on joint use opportunities of school recreational facilities and community parks.

Implementation Actions

Parks and Open Space Initiative: By 2005-2006, the City of Raton shall adopt a Parks and Open Space Master Plan. Elements should include, but are not limited to:

- Inventory of existing facilities and programs including public, private, and school facilities;
- Recreation demand analysis;
- Facility and program analysis;
- Site location criteria; and
- Action plan.

Subdivision Ordinance: By 2005, the City of Raton shall revise the Subdivision Ordinance to include incentives for developers to dedicate land for park development and open space.

2. Park Maintenance Policy

The intent of this policy is to provide the support needed to maintain park facilities in the City of Raton. The City currently maintains a relatively small existing inventory of parks, which may be due to the lack of operational funds.

Policy: It is the policy of the City of Raton to recognize that parks are an important asset that contributes to the residents' quality of life.

Policy: It is the policy of the City of Raton to continue to maintain and enhance its existing park inventory by upgrading playground equipment (as necessary), making needed improvements, and ensuring that all parks are ADA accessible.

Implementation Action

Park Maintenance Initiative: On an on-going basis, the City of Raton shall systematically assess park conditions to determine where improvements are needed and hire, if necessary, additional personnel to maintain the facilities.

3. Trail System Policy

Trails are an important element in meeting the recreational needs of a community. The residents of the City of Raton have expressed their desire for trail development within the City, as well within areas in the ETZ. A number of opportunities exist for implementation of this policy, including development of trails within Climax Canyon Park, trails along the arroyo, continued development of trails at the Roundhouse Memorial Park, and linkages between neighborhoods, parks, and other community facilities.

Policy: It is the policy of the City of Raton to initiate a study of potential trail corridors and linkages within existing rights-of-way, utility easements, and arroyos.

Policy: It is the policy of the City of Raton to encourage and pursue trail linkages to existing neighborhoods, parks, and activity centers.

Policy: It is the policy of the City of Raton to provide incentives for developers of new subdivisions to provide trail linkages as the trail system develops.

Implementation Actions

Trails Initiative: By 2005, the City of Raton shall work with a committee comprised of City parks staff, neighborhood representatives, and others interested in trails development on identifying potential trail corridors. This information should be included in the City's Parks and Open Space Master Plan (*called for in this Comprehensive Plan*). By 2006, funding for development of trails and/or acquisition of rights-of-way should be pursued through the Federal and State governments. In addition, the City should work with Colfax County in this effort.

4. Community Facilities and Programs Policy

Providing community facilities such as senior facilities, community centers, and libraries is a primary responsibility of all communities. Community facilities are a major ingredient in a community's quality of life menu, and a significant factor in economic development. The City should work with the State, Colfax County, and private sector groups on providing these types of amenities to the residents.

Policy: It is the policy of the City of Raton to support the Arthur Johnson Memorial Library, Raton Convention Center, and senior centers through the ICIP program, and pursue Federal grants and CDBG grants from the State. This includes purchase of new equipment and expansion of facilities.

Policy: It is the policy of the City of Raton to work with SOY, RREC and other youth groups to expand and strengthen recreational programs available within Raton, and to ensure that the recreational and social needs of the City's youth are being met.

Implementation Action

Community Facilities Initiative: On an on-going basis, the City of Raton shall systematically assess the need for improvements to existing community facilities and the need for additional community facilities. The City shall work with advisory committees, user groups, and neighborhood representatives to help determine priorities. The ICIP should include community facilities as a major element.

5. Public/Private Recreation Facility Policy

As with most communities, the competition for funding of recreational facilities is difficult and the needs and desires for these venues are strong. At the meetings held at Raton Middle School, students identified a number of recreation/entertainment amenities they cherished and those amenities they desired. Multi-use skate parks, an ice skating rink, swimming pools, and movie theaters are just a few that were identified. These are the types of amenities that contribute significantly to the quality of life experienced by residents of a community. The City has an opportunity to market itself to companies that provide these opportunities by encouraging a business climate conducive to these establishments wanting to locate in the City. Different incentives to entice these types of businesses should be considered that will not require expenditures by the City.

Policy: It is the policy of the City of Raton to seek public/private partnerships in developing recreational facilities. The City's contribution could be made in the form of tax abatement, land donation, or other opportunities that do not necessitate a cash contribution. A marketing effort should be made to attract family entertainment establishments such as theater chains, miniature golf, ice skating rink, etc.

Implementation Action

Recreation/Entertainment Facility Initiative: On an ongoing basis, and with the help of the Raton Chamber of Commerce, the City of Raton shall seek public/private partnerships with companies that offer family type entertainment such as ice skating rinks, movie theaters, and miniature golf.

A. INTRODUCTION

The purpose of the Community Character section is to describe, accentuate, and maintain the unique character that makes Raton a special place for residents, visitors, and new business opportunities. Support for these community character elements such as historic preservation, community design and appearance, and fostering of the City as an arts community, will assist Raton in its marketing and economic development efforts. However, it is an element of community building that is often overlooked and its impact minimized.



Historic First Street

B. HISTORIC PRESERVATION

The preservation of historic structures has long been a priority of Federal, state, and local governments, recognizing that historic structures contribute to the general welfare of a community. Beginning with the saving of Mount Vernon, to the eventual establishment of the National Parks System and the adoption of the National Historic Preservation Act of 1966, historic preservation relates to built structures, historic trails, and cultural landscapes.

History shapes the identity of a place. Perhaps it is the origin of the name, perhaps it is a birth place of a famous person, or perhaps a trade route or trail once passed through; whatever the event, the stories of days past live on through the people, generation after generation. These stories identify a place and distinguish it from other localities. Along with the stories come the built structures where historic events have taken place, and through these tangible places memories are created, triggered, and cherished.

Telling the stories and preserving historic structures brings vibrancy, diversity, and longevity to place. For Raton, embracing history is part of the character of the community. Whether it be Goat Hill, the Train Depot, Armory (now the Raton Convention Center), or the Santa Fe Trail, history lives on. With every story told and with every building saved, the community grows and builds a name for itself. Figure 7a (see page 76) lists the buildings in Raton that are on the State and/or National Register.

Figure 7a: Historic Structures

Name of Structure	Location	Building Type / Architectural Significance	Register of Listing
Colfax County Courthouse	3rd & Savage	Governmental / Art Deco	State & National
Kearny School	800 S. 3rd St.	Education / Art Deco	State & National
Longfellow School	700 E. 4th St.	Education / Moderne	State & National
Raton Armory / Convention Center	901 S. 3rd St.	Military / Art Deco	State & National
Raton Historic District	Rio Grande & Clark - 1st to 3rd	Commercial / Entertainment / Governmental / Transportation	State & National
Raton Pass	Interstate 25	Industrial	State & National
Carl's Electric Building	220 S. 1st St.		State
Cook's Hall	Cook & 1st St.		State
Coor's Building			State
Corner Bar & Raton Hotel	244 S. 1st. St.	Commercial	State
Haven Hotel	S. 1st St.	Commercial	State
Joseph Building	100 S. 1st St.		State
New York & Golden Rule Store	100-124 1st St.	Commercial	State
Palace Hotel	1st Street & Cook Ave.	Commercial	State
Fred Roth Building	132 1st St.		State
Shuler Theater	133 N. 2nd St.	Entertainment	State
Swastika Hotel	200 2nd St.	Commercial	State

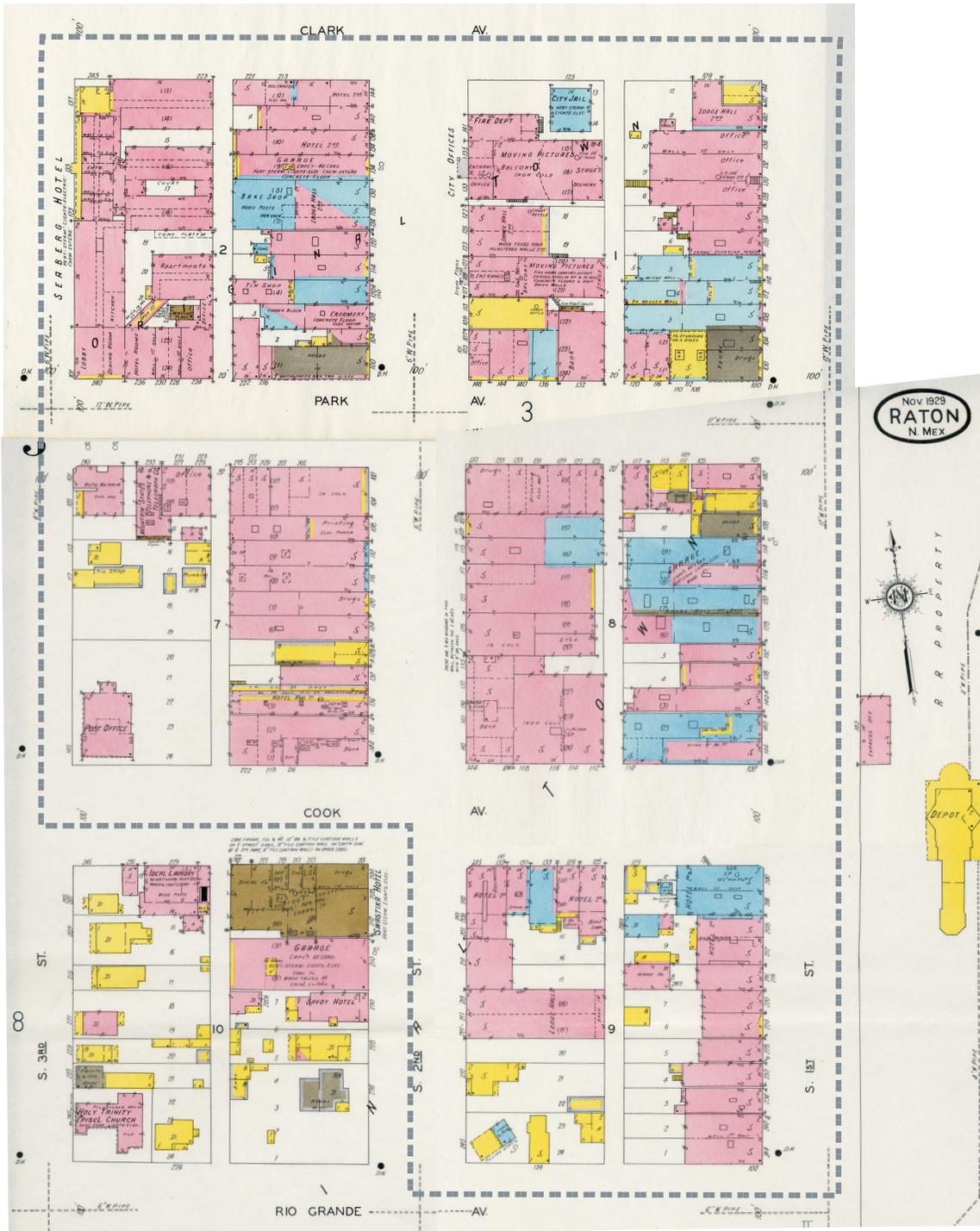
1. The Raton Downtown Historic District

The charming, five-block nationally designated Historic District of Raton boosts some of Northern New Mexico’s finest commercial buildings. The mercantile history of Raton begins with railroad trade and mining, which coincided with the incorporation and the arrival of the Atchinson, Topeka, and Santa Fe Railroad. Thanks to the railroad, commerce, trade, and new industry quickly flourished in Raton. According to the National Register Nomination for the Historic District, Raton was once considered the “Pittsburgh of the West” due to its surrounding coal fields and extensive railroad shops.

At the time of Raton’s incorporation, it was the railroad that delineated the pattern of growth and development. As evidenced in the early Sanborn Insurance Maps (see pages 77-78), the grid system of street layout began at the railroad, with First Street plotted parallel to the railroad, with intersecting streets platted at a 90 degree angle. This original business center of Raton extends west from the railroad and covers several blocks. Today, a five block Raton Downtown Historic District continues to lure business, transit, and tourism because of its maintained structures and unique architectural styles. Some of the buildings have been altered, either in use or in style, however, the layout of the business block, building height, and diversity of uses continues to serve an important need in Raton. This need is one of economic opportunity and for tangible, visual links to the past.

According to the Sanborn Maps from 1890, many of the original buildings were constructed of brick and stone - building materials resistant to fire and readily available due to transnational shipping via the railroad. Two-story buildings were in the majority, allowing for a first floor commercial use, and a second story as living quarters. Commercial blocks were laid out 300 feet square with a 20 foot alley bisecting the block into two halves. Alleys allow

1929 RATON SANBORN INSURANCE MAP



- BUILDING MATERIAL**
- Frame
 - Brick
 - Stone
 - Adobe
 - Specials
- Historic District Boundary

Comprehensive Plan City of Raton

for refuse and deliveries to the rear, while maximizing street frontage for commercial access. Roadways were laid out 100 feet wide with original road names representing regional landscape characteristics for example Rio Puerco, Rio Grande, and Miembres Avenues.

The first commercial blocks to fill with tenants were located adjacent to the railroad, along what was then named Railroad Avenue, today called First Street. Businesses included Billiards and Saloons, Grocery, Pharmacy, Bottling and Hardware as well as Lodging, Jewelry, and a Bakery according to the 1890 Sanborn Map. As automobiles became the popular form of transportation, Santa Fe Avenue (*now Second Street*) turned into the Main Street commercial corridor for the town as the primary north/south thoroughfare. Today, Second Street represents one of the two main commercial corridors in Raton, with lodging, commercial, and retail uses flanking the edges of the roadway.

The hidden potential for Raton rests in its ability to attract tourists to its downtown Historic District. Offering amenities to the visitor, such as seating, lighting, landscaping, eating and drinking establishments, and shopping are several essential elements to a thriving community that welcomes travellers and tourists. Unfortunately, the Historic District is poorly marked, absent of streetscaping, shade trees, or sufficient benches. In particular, First Street faces challenges to beautification with exposed railroad tracks and industrial uses situated adjacent to parking and walking paths. The opportunity to connect the railroad and mercantile history of Raton to the modern needs of residents and tourists cannot be understated.

The Raton, New Mexico walking tour brochure is a resource to residents and visitors. The brochure, produced by the Colfax County Society of Art, History, and Archaeology, and the Historic First Street Association, takes visitors on a self-guided tour of the five-block historic district offering brief architectural and anecdotal information.

2. Residential Historic Districts

A survey of residential neighborhoods and individual homes should be completed to determine the possibility of National and State Register designation. Preservation professionals and/or community preservationists, in conjunction with the State Historic Preservation Division, can complete historic surveys. This should all be done in coordination with property owners. Both capital and human resources may be available to help cover the cost of preparing surveys and nomination forms. The three residential districts to survey include:

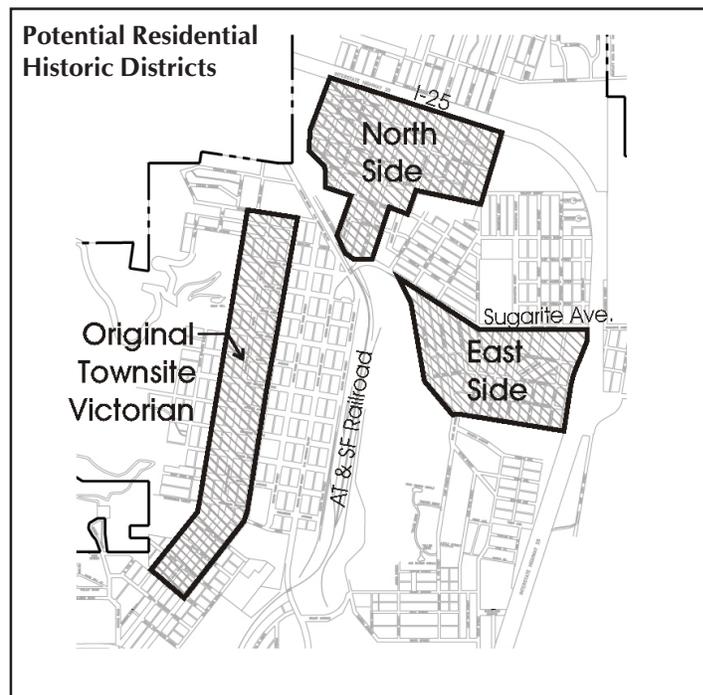
1. East Side: this area is bounded by Sugarite Avenue on the north, Railroad Park on the west, East Apache Avenue on the south, and I-25 to the east. The East Side was once a bustling residential community, with several corner store groceries, a dance hall, and other locally-owned small businesses. Some



Vacant East Side Structure

commercial uses still exist. Many vernacular flat-roofed adobe buildings still stand, as well as a scattering of Northern New Mexico style pitched roof dwellings.

2. Original Townsite Victorian: this area includes Moulton, the Old 1906 Raton Pass, motels and the Miners Colfax Medical Center. The boundaries of the area are Old Park Pass to the west, Nevada Avenue to the north, Third Street on the east, and Twelfth Street on the south.
3. North Side: this neighborhood features a range of Queen Anne and Victorian style homes in fine condition, and many unaltered. The boundaries include I-25 to the north, North Fifth Street to the west, Sugarite Avenue to the south, and East Boulevard to the east.



C . COMMUNITY DESIGN ISSUES

Community design issues cover a wide variety of elements including zoning enforcement of City standards, enhancement of the primary entries to Raton, signage regulations, and streetscaping. These issues apply to residential, commercial, industrial, and institutional uses, and responsibility is shared between the City, residents, and business owners.

The City conducted a survey in March, 2002 which asked participants to respond to four questions regarding municipal zoning / code enforcement, City appearance, nuisance awareness, and residents' priorities. A total of 1,085 surveys were completed. The residents indicated a strong concern regarding community appearance.

1. Zoning Enforcement

In Section 4: Land Use, C.2, Nuisance Properties, the topic of zoning enforcement for City enhancement, beautification, and civic pride is suggested as one important regulatory tool for maintaining an attractive city. Although budget constraints might limit the amount and type of zoning enforcement, a city such as Raton with reliance on tourism for economic development should prioritize code enforcement to enhance its visual appearance.

2. Gateways

Community gateways are typically located at major entries to welcome residents, visitors, and passersby to the community. Gateways can be used to highlight unique aspects of the community, neighborhood, or district. Gateways can vary greatly in size and style, but should be attractively designed and include elements that draw attention. Many communities commission local artists for public art, including gateway projects. This would be an excellent way of engaging the arts community.

Several gateway areas are illustrated on the Preferred Land Use Scenario (see Section 4: Land Use, page 44). The south gateway is located at the fork of I-25 and South Second Street; the north gateway is at the far north end of the City on I-25; the east gateway is on Clayton Highway (US 87), as is the west gateway.

3. Signage and Lighting

Development of a signage and lighting program can foster and highlight the uniqueness of a neighborhood, district, or the entire community. It can be used to create a sense of arrival and establish a quality visual impact. Signage and lighting for certain areas such as the Historic District would add to the experience of visiting this area.

Directional signage for community amenities are rare and limited to Second Street indicating the Historic District. These signs, although small, help visitor and passersby turn the corner to shop, eat, and meander through the Historic District. However, increasing the size and amount of signs on the Clayton Highway, I-25, and Second Street would bring more visitors to Raton, and encourage them to spend more time enjoying all of the amenities the City has to offer. This effort would help revitalize the area and make it more attractive for visitors. However, before adding more signs to the gateways, the City should look into strengthening its general sign ordinance to specific allowable signage for each zone category.

4. Streetscaping

Streetscaping is a term used to describe the practice of designing roadways to enhance the experience of pedestrians, bicyclists, and motorists through color, texture, massing, and shading elements. It can also be used to reflect the desired image for the community. Streetscape design typically includes landscaping with shade trees, sidewalks and paths, planters, pedestrian oriented lighting, signage, benches, informational kiosks, trash receptacles, and planted medians. Many times public art becomes an interesting element of streetscape design. Employing these design features creates a more human,

walkable environment, in contrast to a stark and purely automobile-oriented corridor. It also helps to make pedestrians feel safe and secure, while creating an edge to the street.

The Central Business District in Raton is in need of streetscaping to create a more attractive, friendly, and pleasureable walking environment. Because the roads are wide, pedestrians often feel exposed and surrounded by vast swaths of cement. At 100 feet, the roadways can seem bleak; especially First Street where one side of the business block is open to the rail yard. Modifying the corners of streets by extending the curb creates space for planters and benches, and slowing traffic by increasing the turning radius. Streetscape design in the Central Business District should reflect its historic character.

Other highly traveled roadways in Raton would also benefit from streetscape design. The Clayton Highway and Second Street, the main east/west and north/south thoroughfares, would benefit

from streetscape design that camouflages industrial uses, accentuates the views of the mesas, and incorporates regional plant materials. This effort would welcome visitors and create a lasting impression that beautification is valued by the community. Having interesting streets is an indicator of community pride.



First Street Streetscape

D. ARTS and CULTURE

The City of Raton is in an excellent position to become Northeastern New Mexico's center for the arts. Promotion of Raton as an arts community is seen as a way to attract more tourists to the City and assist in economic development efforts. Galleries and museums, artist studios, art supply stores, film festivals, performances, etc. would help foster the development of a strong arts community. Public areas provided for the display of artwork would be an excellent way of signaling that Raton is supportive of the arts, and would be an attractive addition to the City's community character.

1. Shuler Theater

The Shuler Theater, located on Second Street, opened in 1915. It has a long and colorful history, and is a true asset to the community. Management of the Shuler Theater is a collaborative effort between the City of Raton and private organizations. The Shuler Restoration Commission holds the management contract for the Theater.

The Shuler Restoration Committee is working towards improving its promotion of the Theater by creating a brochure, keeping the Theater open from

Memorial Day to Labor Day, and maintaining its amenities such as lighting, curtains, painting, and sound system. Serving a hub for arts and entertainment in the City, public/private collaboration should continue to work in tandem to maintain this community asset.



Raton Museum

2. Raton Museum

The Raton Museum is located on South First Street in Raton's Historic District. The building was constructed in 1906 by the Coors Brewing Company. In 1975, the building was donated to the City by O.R. Anderson, CEO of the Tinnie Mercantile Company, for use as a museum. Building improvements have been ongoing and expansion is a goal of the Museum's Board of Trustees.

The Raton Museum's mission is to preserve history and culture by collecting, preserving, and presenting documents, photographs, tools, clothing, artworks, and other artifacts that played a role in the ongoing story of Raton and Colfax County. The collection consists of Indian artifacts, history of the Wooten Toll Road and the Clifton House, and items found along the Santa Fe Trail. Exhibits feature military uniforms and artifacts, history of the roles played by citizens during their time in the armed forces, photographs and artifacts documenting the life of early farming and ranching communities and coal camps, and an extensive railroad exhibit.

The Museum is an educational resource for the community, providing visitors assistance in locating family histories and other research endeavors. It works cooperatively with other entities such as local and adjacent school districts, Arthur Johnson Public Library, and museums in Southern Colorado.

4. Raton Arts and Humanities Council

The Raton Arts and Humanities Council, established in 1988, is a private non-profit organization dedicated to encouraging and strengthening the cultural aspect of the community. The Council presents an annual performing arts series from October through May. The types of performances include opera, ballet, symphony orchestras, childrens' shows, and theater.

5. Future Art Museum

The Raton Visual Arts Committee, a branch of the Arts and Humanities Council, Inc., is an active organization dedicated toward establishing an art museum. Members have established the "Art Museum Project". One of the organization's goals is to retain works of art in the community by promoting an acquisitions program.

E. COMMUNITY CHARACTER GOALS and OBJECTIVES

The following goals (in bold face) and objectives (below) address community character issues:

Goal 1: Enhance the appearance of the City by promoting façade improvements and maintenance of existing commercial buildings.

- a. Work with the State on Main Street and Façade Beautification programs to assess feasibility of establishing such programs in Raton.

Goal 2: Develop an education program aimed at promoting community pride and appearance.

- a. Encourage all new development to follow design standards that address landscaping, parking, provision of public open space/common areas, and recreational amenities.
- b. Maintain and improve property values through enforcement of zoning and building codes, and restoration and rehabilitation of existing blighted structures and properties.
- c. Encourage property owners at the City's gateways to enhance their properties through landscape improvements, visual screening, building and site maintenance.

Goal 3: Maintain a wide variety of arts programs and promote Raton as an art community.

- a. Work with the local arts community on establishing a series of arts related festivals (music, film, multi-ethnic).
- b. Promote cultural tourism by improving and supporting the Arts and Education Museum, Shuler Theater, Amphitheater, Arts and Humanities Council, and the Whited Foundation.
- c. Coordinate with the State Department of Tourism on marketing Raton as an arts community in Northeast New Mexico.
- d. Study the feasibility of developing a public arts program that would allow local artisans to display their work in public places.

F. COMMUNITY CHARACTER POLICIES and IMPLEMENTATION ACTIONS

1. Historic Designation Policy

The purpose of this policy is to expand the City's historic district designations to include culturally and economically diverse residential areas. Valuing the historic assets of a community builds pride, a sense of place, and contributes to the economic development opportunities linked to tourism (see *Section 4: Land Use, F.1, page 46 for additional policies and implementation steps regarding the Historic Overlay Zone*).

Policy: It is the policy of the City of Raton to value, protect, and increase its registered historic properties.

Policy: It is the policy of the City of Raton to continually evaluate the cultural, architectural, and social characteristics of potentially historic buildings and neighborhoods to expand the number and locations of historic places, specifically the East Side.

Implementation Actions

Residential Historic District Initiative: By 2005, the City of Raton shall collaborate with the Hispano Chamber of Commerce, Raton Museum, and State Historic Preservation Division to nominate residential historic districts to the National and State Registers of Historic Places.

Historic District Promotion Initiative: By 2006, the City of Raton shall update and include new historic properties in the Walking Tour Brochure, and promote the history of Raton through print and visual media available to residents and visitors.

2. Community Beautification Policy

The purpose of this policy is to maintain and enhance the overall appearance of the City - its streets, gateways, and Central Business District. These efforts will foster community pride, and make the City more attractive for residents, tourists, and new business opportunities.

Policy: It is the policy of the City of Raton to take a leadership role in the beautification of its community through streetscape design, gateway enhancements, and amenity improvements to the Central Business District and other major corridors.

Policy: It is the policy of the City of Raton to collaborate with the NMSH&TD to provide streetscaping at the community gateways and to review applications for off-premise signs and billboards along I-25, US 64/87, and NM 72.

Implementation Action

Streetscape Improvement Initiative: By 2005, the City of Raton will pursue potential funding and grants for streetscape design through the Federal Highway Administration, NMSH&TD, and CDBG grant programs.

Signage Initiative: By 2004, the City of Raton shall initiate a comprehensive review of its General Sign Ordinance (*to coincide with the analysis and revisions to the Zoning Code*) and determine where revisions should be made on a specific zone basis.

3. Arts and Culture Policy

The purpose of this policy is to support and promote the City of Raton as Northeast New Mexico's premier center for the arts. The presence of a vibrant and active visual and performing arts community will be a strong draw for tourism, and will make the City an interesting and fun place to live for its residents.

Policy: It is the policy of the City of Raton to support a variety of initiatives that will increase the City's visibility as a center for the arts. These include working with the State Department of Tourism, New Mexico Film Office, Arts and Humanities Council, Raton Visual Arts Committee, Raton Chamber of Commerce, and Shuler Restoration Commission on creating a 1% for the arts program, developing marketing strategies, identifying and attracting businesses that cater to artists, and working with Raton Public Schools on arts programs for youth.

Policy: It is the policy of the City of Raton to work with local businesses in the Central Business District on identifying buildings that are appropriate for artists lofts and galleries.

Policy: It is the policy of the City of Raton to provide public areas for the display of art, including public buildings, parks, and community gateways.

Implementation Actions

Arts Committee Initiative: By 2004, the City of Raton shall establish an arts committee for the purpose of creating a strategic arts plan. Elements should include, but are not limited to:

- Framework for visual and performing arts festivals
- Marketing brochure specifically geared to arts and culture
- Summer arts program for youth
- 1% for the arts program (*program where 1% of total construction cost for public sector projects are dedicated to public art*)
- List of potential public and private funding sources

A. INTRODUCTION

The purpose of this section is to provide an overview of the transportation systems in and around Raton, including Federal and State highways, local streets, and air transportation. Taking a comprehensive approach to creating and maintaining a multi-modal transportation system is an important step in the community's future.

Raton is a major crossroads for surface transportation traveling north/south on the I-25 corridor from its intersection with I-10 in southern New Mexico to I-70 in Denver, Colorado and points north, and the US 64/87 east/west corridor from Texas and points east, to Arizona and Colorado. Other highways that begin or end in Raton include State Road 72 (SR 72) connecting to the community of Folsom, and State Road 526 (SR 526) connecting to Sugarite Canyon State Park. These highways provide access to Raton from all directions.

Other transportation systems that serve the City of Raton include the Burlington Northern/Santa Fe (BNSF) railroad line, which is also shared by Amtrak passenger services, and the Raton Municipal/ Crews Field Airport, a general aviation facility with one Fixed Base Operator (FBO). The Airport serves small private aircraft and business jets with both a main runway and paved crosswind runway.

B. CITY STREET and HIGHWAY NETWORK

The City of Raton has a combination of US highways, State Roads, County Roads, and City streets that traverse or are contained within the City limits. These roadway systems are described below:

1. US Highways

Two major US Highway routes pass through the City of Raton. I-25 carries traffic in a north/south direction and US 64/87 carries traffic in an east/west direction. Along I-25 there are four exits including South Second Street (Exit 450); Clayton Road (US 64/87 Business Loop) (Exit 451); East Cook Avenue (SR 72) (Exit 452); and South Second Street (Exit 454). These roadways are maintained by the New Mexico State Highway and Transportation Department (NMSH&TD).

NMSH&TD had identified two area roadway improvement projects in the FY2003-FY2008 Statewide Transportation Improvement Program (STIP). These projects are IM-025-6(76)451, CN 3429 pavement rehabilitation and interstate maintenance on approximately five miles of I-25 through Raton starting at MP 450.34, and IM-HPP-025-6(71)456, CN 3577 reconstruction of approximately 6 miles of I 25 from MP 456 north to Raton Pass. The projects are programmed for FY2003 and FY2008, and are budgeted at \$ 4.5 million and \$ 1.925 million respectively.



2. State Roads

State Road 72 (SR 72) connects Raton with the community of Folsom located approximately 32 miles east of town in Union County. SR 72 becomes East Cook Avenue within the City limits.

State Road 526 (SR 526), although not located in the City limits, connects SR 72 with Sugarite Canyon State Park. State Road 476 (SR 476) begins at Dillon Road and goes in a westerly direction passing the Country Club area, the abandoned community of Gardiner, and ultimately to abandoned coal mines located west of the City. State Road 555 (SR 555), also known as York Canyon Road, begins at Dillon Road and goes in a westerly direction to the York Canyon mines, the NRA Whittington Center, and Vermijo Park. These roadways are maintained by NMSH&TD.

3. County Roads

Colfax County has several County Roads (CR) located in or near the City limits of Raton. These include CR A23, CR A47, and CR A68 located north of the City, CR A22 located southeast of the City, and CR A20 and CR 5D located southwest of the City. These roads are maintained by Colfax County.

4. City Streets Network

The City of Raton's Subdivision Ordinance, Chapter 25, Article IV. identifies several street classifications. Of the classifications identified in the Ordinance, the vast majority fall into the category of Expressways, Major Streets or Highways, Collector Streets, and Minor (Residential) Streets.

Figure 8a: Street Classification Summary lists the streets that are estimated to carry the largest volumes of traffic by functional classification:

Figure 8a: Street Classification Summary

Classification	Street
Major Streets	I-25
	South Second Street (US 87)
	East Cook Avenue (SR 72)
	Tiger Drive (US 87)
	Dillon Road
	Gardner Road
Collector Streets	State Street
	Brilliant Street
	South Fifth Street
	Apache Avenue
	Cook Avenue
	Pecos Avenue
	Mouiton Avenue
	Washington Street
	Lincoln Avenue
	North First Street
Grant Avenue	
Minor Streets	All other streets not listed above

A color coded map (see page 91) illustrates Federal, State, County, and City streets in and near the City of Raton. Functional classification of City streets are noted in Figure 8a. These classifications are based on information received from City staff and the NMSH&TD, and professional engineering judgment.

The NMSH&TD has programmed approximately \$600,000 for reconstruction of a portion of Grant Avenue and Cedar Street for FY2003. This project will reconstruct approximately 0.78 miles of roadway and is identified as MAP-7607-(903), CN 9584 in the FY2003-FY2008 STIP.

5. Comprehensive Traffic and Transportation Study

A Comprehensive Traffic and Transportation Study is recommended to provide a future plan for developing a multi-modal transportation system to enhance the community, provide for future planned growth, and support the current and future safety of community residents.

The study should include the following elements:

- Pavement Management Program to determine and develop an inventory of the existing condition of all City maintained streets and roadways, and an action plan for routine maintenance, upgrades, and reconstruction supplemented with time lines and estimated costs of improvements;
- Development of a Capital Improvement Plan to identify future roadway improvements, upgrades, maintenance schedules, improvement costs, funding sources, priorities and scheduling; and
- Coordination and establishment of both funding and maintenance agreements with NMSH&TD regarding signalization, signing, striping, speed limits, and traffic flow through the City.

Based on the study, a multi-modal plan should include the following elements:

- A plan to provide sidewalks, bicycle paths, and pedestrian ways to connect neighborhoods, trails, parks, and community facilities in specific locations.
- A pedestrian bridge to cross over the BNSF railroad to provide a safe crossing for residents and an east-west link.
- A north/south future roadway corridor parallel and east of I-25 should be considered along the eastern side of the City to accommodate future growth and development.

6. Regional Cooperation

The City of Raton should continue coordination with the NMSH&TD, the Northeast Regional Planning Organization (NERPO), and other communities

in the region in developing upgrades and improvements to the existing roadway network, including the widening of US 64 from Clayton to Raton, and the maintenance and improvement of rights of way on State and Federal roadways as they traverse the City to accommodate non-vehicular traffic, pedestrians, and emergency vehicles.

C. RAILWAYS

The City of Raton is served by the Burlington Northern Santa Fe (BNSF) Railroad and has Amtrak passenger service. The railroad and the train depot are tremendous community assets, and the service provided contributes to the local economy by bringing visitors to the City and in particular, those to the Philmont Scout Ranch.

It is recommended that the City work very closely with Amtrak and the BNSF Railroad in order to maintain current and future passenger service. The City should also continue its efforts to work with the railroad in developing the train depot as an intermodal facility. The City's Infrastructure Capital Improvements Plan (ICIP) designates \$1,275,000 to be spent over three years through a combination of Federal, State, and local funding sources. More funding is needed and every effort should be made toward regional cooperation in order to maintain this important route.

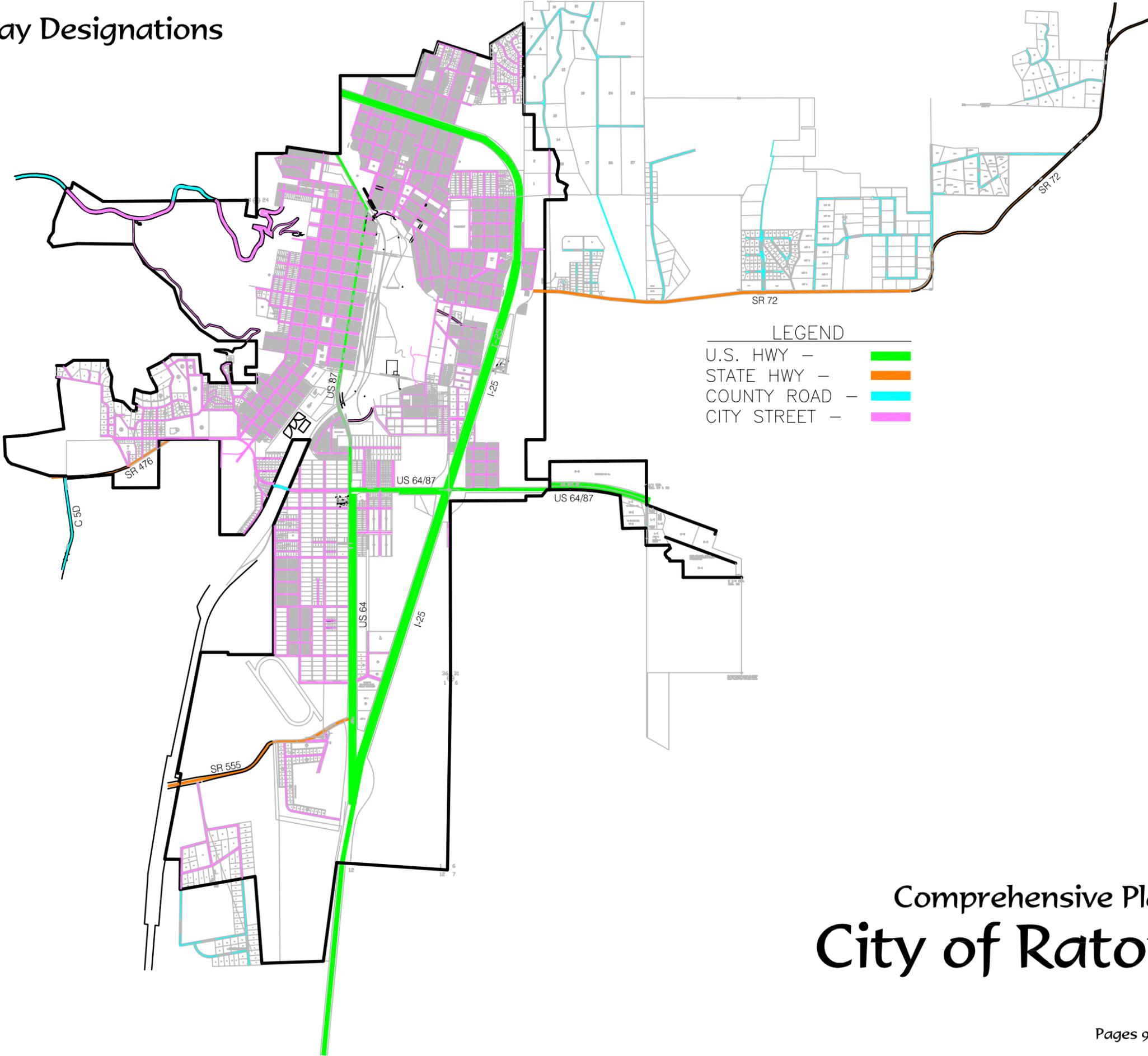
D. AIR TRANSPORTATION

1. Existing Conditions

The Raton Municipal/ Crews Field Airport is a general aviation facility located approximately 10 miles southwest of Raton on US Highway 64. It is located just across the Highway from the NRA Whittington Center and is in close proximity to the Philmont Scout Ranch and Vermejo Park Ranch. This public use facility is located at an elevation of 6,352 feet with two runways, 2-20 and 7-25. These runways are asphalt paved and 6,328 feet and 4,404 feet long respectively and include runway lighting for night operations. Both runways have parallel taxiways. Parking aprons, both asphalt and concrete are available. Runway pavement is rated at 18,000 lb. and 12,000 lb. single wheel gear.

Services available at the airport include aviation fuel sales, jet fuel sales, and automated weather observation equipment. Attendance hours are from 7:00 AM to 9:00 PM by the Fixed Base Operator (FBO) who resides at the airport. Limited restaurant facilities are maintained by the FBO and a small aviation shop is located in the office.

Roadway Designations



2. Capital Improvement Plan

The 2002-2007 NMSH&TD Aviation Division Capital Improvement Plan (CIP) identifies several improvements to the Raton Municipal/Crews Field Municipal Airport as listed in Figure 8b.

Figure 8b: Aviation Division Capital Improvement Plan

Year	Project	Total Estimated Cost
2002	Parking Apron (Phase 1), Snow Removal Equipment	\$470,000
2003	Taxiway A Crack Seal & Overlay	\$300,000
2004	Taxi Lanes & "T" Hangars	\$500,000
2005	Parking Apron (Phase 2), Reconstruction &	\$500,000
2006	Guidance Signs	\$25,000
2006	Security Fencing Gate	\$25,000
2006	Runway 7-25 PAPI	\$75,000
2007	Environmental Document for Runway 2-20 Extension	\$100,000
2007	Runway 2-20 Extension (Phase 1)	\$4,000,000
2007	Runway 2-20 Extension (Phase 2)	\$400,000
	Subtotal	\$6,395,000
Yearly	Miscellaneous Maintenance	\$30,000

The largest improvement consists of extending Runway 2-20 from its existing length of 6,328 ft. to an extended length of 7,727 ft. to meet the new Reference Code B-2 Standards recently implemented by the Federal Aviation Administration (FAA). It is recommended that City Staff continue to implement this program of improvements as noted in Figure 8b.

3. Air Transportation Improvements

Recommendations to improve air transportation at Crews Field include continuing development of the airport as a general aviation facility, develop regularly scheduled commercial and passenger air service, provide support facilities for air ambulance service, and develop a general aviation hanger facility on airport property. These improvements will benefit the City in a number of ways by increasing gross receipts taxes and marketing efforts for economic development.

E. TRANSPORTATION GOALS *and* OBJECTIVES

The following goals (in bold face) and objectives (below) address transportation issues:

Goal 1: Provide a multi-modal transportation system that enhances the community and supports the safety of residents.

- a. Improve City streets and expand the road network as needed to accommodate future growth.
- b. Provide sidewalks to connect neighborhoods, trails, parks, and community facilities.
- c. Identify and utilize funding sources for street improvements and maintenance to assist in meeting the existing and anticipated needs.
- d. Work with Amtrak in order to maintain the existing Burlington Northern Santa Fe line to Raton and explore the feasibility of acquiring the train depot for development of an intermodal center.
- e. Maintain and enhance air service at the Raton Municipal Airport.
- f. Develop and maintain a pavement maintenance management program.
- g. Develop and maintain a Capital Improvement Plan (CIP) of upgrades, maintenance, rehabilitation, and new construction for the City's Roadway System.
- h. Coordinate with New Mexico State Highway and Transportation Department (NMSH&TD) regarding signalization, signing, striping, speed limits, and traffic flows through the City.
- i. Coordinate with NMSH&TD to maintain rights of way on State and Federal roadways as they traverse the City to accommodate non-vehicular traffic, pedestrians, and emergency vehicles.

Goal 2: Maintain the integrity of existing neighborhoods and residential areas through improvements to existing transportation systems.

- a. Mitigate existing transportation impacts through signalization, signage, and appropriate traffic speeds.
- b. Study the need for traffic calming devices such as cross walks, traffic signals, stop signs, and yield signs on residential streets and the historic district.

Goal 3: Coordinate transportation system improvements on a regional basis.

- a. Coordinate with the NMSH&TD, the Northeast Regional Planning Organization (RPO), and other regional communities on upgrades and improvements to the existing roadway network including the widening of US 64 from Clayton to Raton and the widening of NM 87.

Goal 4: Maintain the City's airport and improve air service to Raton.

- a. Establish regularly scheduled commercial and passenger air service.
- b. Develop a General Aviation hangar on airport property.
- c. Provide facilities for air ambulance services.

F. TRANSPORTATION POLICIES and IMPLEMENTATION ACTIONS

1. Airport Expansion Policy

The purpose of this policy is for the City of Raton to support expansion of the Crews Field Airport in order to generate gross receipts and to support economic development efforts. Businesses looking to relocate to a new community are generally concerned with multi-modal access, including air transportation. The Airport is a major asset to the City of Raton that should be part of any marketing efforts. Opportunities for regional cooperation should be explored.

Policy: It is the policy of the City of Raton to support expansion and improvement of Crews Field Airport and to seek funding for those purposes.

Implementation Actions

Airport Initiative: By 2004, the City shall coordinate and maintain close contact with the Federal Aviation Administration and the NMSH&TD Aviation Division to accomplish the following actions:

- Aggressively pursue funding and ensure that the Aviation Division Capital Improvement Plan 2002-2007 is implemented and all improvements are constructed during the planning period.
- Pursue and develop regularly scheduled commercial and passenger air service.
- Begin planning and identification of funding scenarios to develop facilities for air ambulance service and a general aviation hanger facility on airport property.

2. Transportation Policy

This policy is intended to provide the City and its residents the ability to plan for a multi-modal transportation system. These systems are critical to the health, safety, and welfare of a community, and help ensure that the City is prepared for the future. On-going coordination with NMSH&TD and NERPO is essential.

Policy: It is the policy of the City of Raton to plan for multi-modal transportation improvements and provide for continued maintenance of existing transportation facilities.

Implementation Actions

Comprehensive Traffic and Transportation Study: By 2005, the City shall initiate a Comprehensive Traffic and Transportation Study that will include, but is not limited to:

- Development of a Capital Improvement Plan to identify future roadway improvements, upgrades, maintenance schedules, improvement costs, funding sources, priorities and scheduling.
- Identification of funding sources to utilize for street improvements, maintenance activities, and new construction.
- Development of a pavement maintenance management program as a basis to identify deficiencies, estimate maintenance costs, and prioritize improvements for City streets, supplemented with time lines and estimated costs of improvements.
- A plan of action for pedestrian-friendly facilities to include sidewalk improvements, ADA Accessibility such as handicap ramps and school crosswalks.
- Utilize GIS and GPS to identify, locate, and inventory signage and traffic signals.

A. INTRODUCTION

The purpose of this section is to address existing infrastructure issues and to provide recommendations on upgrades to the City systems. The City has wisely recognized the need to invest in community infrastructure, not only to provide services to existing residents and businesses, but also as a way to attract economic development. Many projects are on-going at this time, and are noted in each section where applicable. Infrastructure addressed in the following sections include water, wastewater, stormwater and drainage utilities, and solid waste. Master plans for these systems do not exist, and are recommended for each system in order to understand existing capacities and plan for future upgrades. A 40-year regional water plan was recently completed for Colfax County, which recommends a regional approach to water treatment and supply.

An engineering consultant was recently selected to prepare detailed mapping of the City's infrastructure systems. This project will result in an accurate inventory and location of water, sanitary sewer, and other utilities. Existing utility mapping is not included in the Comprehensive Plan due to lack of mapping and other records.

B. WATER

1. Water Supply and Water Rights

There are two major watersheds in the Raton area. These include Sugarite Canyon and Eagle Nest Lake. Water from the Sugarite Canyon watershed is stored in Lake Maloya, Lake Alice, and Lake Dorothy, and water from the Cimarron River watershed is stored in Eagle Nest Lake. Both water sources are conveyed by pipeline to the City for treatment at the City's only water treatment plant, located on the northern edge of the City. The City also owns the water rights to Chicarica Creek, which was purchased in 1955 from the Santa Fe Railroad. Lake Maloya holds 3,500 acre feet of water when it is full. A 100% allocation (the maximum amount) is approximately 2,100 acre feet per year.

Eagle Nest Lake is located approximately 40 miles from Raton, and stores water for the Cimarron Diversion System. A 100% allotment is 3,600 acre feet per year. The City also holds rights to 15,000 acre feet of storage in Eagle Nest Lake. When demand for this water is called for by Raton Water Works, the water flows down the Cimarron River and is diverted into a diversion structure near the Village of Cimarron. Diverted water then flows through approximately 46 miles of 14 inch and 16 inch water transmission pipe, with the assistance of three booster stations owned by the City. Water is pumped to the City's existing water treatment plant for treatment and distribution.

The City is currently in the process of developing water supply and treatment facility upgrades to the Cimarron Diversion System. The recommended water supply and treatment facilities are proposed to be sized for a capacity of 2.5 million gallons per day (mgd). Recommended improvements include

modifications to the existing Cimarron River diversion structure, construction of a new pre-sedimentation basin, upgrades to the existing Booster Pump Stations, and replacement of the SCADA system with new telemetry facilities.

Ground water rights are centered on the Capulin Basin, located east of the City. It is an undeclared basin by the State Engineer Office, so no hard numbers are associated with it. The area is completely undeveloped at this time, but the City owns 250 acres in the basin. The 40-Year Colfax County Water Plan, completed this year, recommends petitioning the State Engineer Office to declare the basin to prevent exportation of water from the basin.

2. Water Master Plan

As with all other community infrastructure systems, the City does not have a Water Master Plan. The City is currently providing water and wastewater services to areas outside the City, particularly east of I-25 and north of the Clayton Highway, and south around the York Canyon Subdivision. Provision of these services is provided at a higher rates than areas within the City, however, a cost-benefit analysis should be performed in order to understand the impact this practice has on the City.

Development of a Water Master Plan is critical. Elements of this plan, some of which are already in progress, should include:

- A water model utilizing “Cybernet” or other similar software to analyze flow rates, pressure zones, and pipe capacities.
- An inventory of existing piping, appurtenances, and facilities.
- Identification of needs for improvements based on the inventory and analysis. This will allow City staff to prioritize, schedule, and develop cost estimates for planned improvements to be included in the City’s Infrastructure Capital Improvement Program (ICIP). The City’s 5-year plan should be consulted in this effort.

3. Utility Extension Policy

The City of Raton adopted the current Utility Extension Policy in September, 1997 (Regulation 97-14). The purpose of the policy is two-fold; one, to address new development and two, to address the result of unplanned and uncontrolled building which benefited from the provision of City utilities, but was often in violation of City standards. The Policy does not require properties to be within the City boundary, which is unusual for the communities in the State of New Mexico. Currently, wastewater service is provided to properties within the City limits only and to a few locations in the County. There is a need to revisit the Utility Extension Policy, and make revisions where appropriate to better reflect fiscal and environmental concerns.

The Utility Extension Policy mandates that water and sewer extensions shall not be extended to unsubdivided areas. Tracts must be at least five acres in size, with the exceptions being if the tracts are platted into individual lots as part of a subdivision, or if the tracts existed as less than five acres prior to

adoption of the Policy. Subdivisions are required to follow the Subdivision and Zoning Ordinances.

Subdivisions that are 10 acres or greater in size with lots less than 2 1/2 acres are required to connect to the sewer system, unless the receiving main is greater than 2,000 feet from the property. If the sewer main is greater than 2,000 feet away, subdivisions are required to dedicate land for lift stations or treatment facilities, pipeline easement, and easements outside of the paved area for future use by the City. Water taps shall not be made to lots less than two acres unless sanitary sewer is available and connections exist, or if alternate future sewer plan criteria is met.

C. WATER GOALS *and* OBJECTIVES

The following goals (in bold face) and objectives (below) address water management issues:

Goal 1: Maintain the City's excellent water quality and supply to sustain community development in the future.

- a. Develop a Water Master Plan and coordinate this effort with the Comprehensive Plan and Colfax County 40-Year Water Plan.
- b. Project the City's water supply needs for the next 40 years to ensure adequate supply.
- c. Continue maintenance and operational improvements to the overall water system.
- d. Develop a detailed database and mapping system utilizing Geographical Information Systems (GIS) and Geographical Positioning System (GPS) for inventory, maintenance, and operations (*project in progress*).
- e. Prepare a System Hydraulic Model to analyze the existing water system. Utilize the Model to develop a Capital Improvement Program and for budget requirements (*project in progress*).
- f. Construct a new water filter plant at the Booster Station No. 3 site to treat water from the Cimarron River.

D. WATER POLICIES *and* IMPLEMENTATION

1. Water Planning Policy

As with all communities in New Mexico, the City of Raton must ensure adequate quality and quantity of water to sustain the community and allow future growth. The City wisely has planned for its water needs, and quantity has not been a major issue like it has been with so many other western municipalities. However, in these times of drought, short supply and the demand for water increasing, the City must face this enduring challenge. This policy provides the framework needed for water planning in Raton.

Policy: It is the policy of the City of Raton to ensure adequate existing and future water supply, and plan for future community development.

Policy: It is the policy of the City of Raton to encourage water conservation through a public awareness program.

Implementation Actions

Water Planning Initiative: By 2004, the City shall initiate the following actions:

- Develop a Water Master Plan which will include the establishment of a water model, an inventory of existing piping, appurtenances, and facilities, and identification of needs. This plan will allow City staff to prioritize, schedule, and develop cost estimates for future planned improvements for inclusion in the City's Infrastructure Capital Improvement Plan (ICIP).
- Utilize GIS and GPS to develop mapping and an inventory database of the location, size, type, and condition of water lines, fire hydrants, valves, and appurtenances. This information will be the basis for identifying, costing, and prioritizing needed improvements and upgrades.
- Construct a new water filter plant at the Booster Station No. 3 site to treat water from the Cimarron River.
- Implement a water conservation and public awareness program.
- Determine future water service areas and extension requirements to accommodate existing developments within the ETZ, and future annexation areas as identified on the Preferred Land Use Scenario.
- Review and revise the Utility Extension Policy, where appropriate, and seek approval from the City Commission.

E. WASTEWATER

1. Existing Conditions

The existing Wastewater Treatment Plant and associated collection system are currently being reviewed and studied by an engineering consultant. Treatment processes, capacity analysis, and recommended improvements/upgrades are being analyzed. The results and recommendations of this study should be available soon.

As with water service, the City of Raton provides sanitary sewer service to residents and businesses within the City limits and in certain areas outside of the City limits in the Extraterritorial Zone (see *Section B3, Utility Extension Policy*). There are currently 17% less sewer taps than water taps. A cost-benefit analysis is recommended to assess the impact of providing services outside the municipal boundary has on the City.

2. Wastewater Master Plan

In order to serve new development, expansion and extension of utilities to would be required. In order to plan for this expansion and extension, the City should develop a Wastewater Facilities Master Plan (*and a Water Master Plan as noted in the previous section*). Elements of the Wastewater Plan, some of which have already gotten underway, should include:

- A capacity analysis of the existing system;
- Projection of effluent volumes due to future growth;
- Treatment, use, and total amount of effluent produced;
- Identification of proposed Wastewater Treatment Plant; and
- Collection system improvements along with priorities, schedules, and cost estimates for planned improvements to be included in the City's Infrastructure Capital Improvement Program (ICIP).

F. WASTEWATER GOALS *and* OBJECTIVES

The following goals (in bold face) and objectives (below) address wastewater issues:

Goal 1: Provide sanitary sewer services in order to protect groundwater and environmental quality.

- a. Determine and prioritize where sanitary sewer services should be extended to accommodate existing development and future growth.
- b. Develop a detailed database and mapping system utilizing GIS and GPS for inventory, maintenance, and operations (*in progress*).
- c. Determine the hydraulic capacity of the existing system and develop a Capital Improvement Plan (CIP) for future improvements and upgrades (*in progress*).
- d. Analyze the existing sanitary sewer treatment plant and identify future improvements and/or plant replacement (*in progress*).

G. WASTEWATER POLICIES *and* IMPLEMENTATION ACTIONS

1. Wastewater Planning Policy

Integral to the City's water planning policy, this policy is intended to help ensure water quality and protect the public health, safety, and welfare of the community. Providing wastewater service is a basic function of municipal governments. This policy provides the necessary framework for wastewater master planning in Raton.

Policy: It is the policy of the City of Raton to provide sanitary sewer service to all residents and businesses within the City of Raton in order to protect groundwater, environmental quality, and public health, safety, and welfare.

Policy: It is the policy of the City of Raton to promote the use of community water systems and package sewer plants on all large scale subdivision and industrial developments within the ETZ that are unserved by municipal services.

Implementation Actions

Wastewater Planning Initiative: By 2005, the City shall initiate a wastewater master plan that includes, but is not limited to:

- Utilizing GIS and GPS to develop mapping and an inventory database of the location, size, type, and condition of sanitary sewer lines, manholes, and other appurtenances. This information will be the basis for identifying, costing, and prioritizing needed improvements and upgrades.
- Calculating the hydraulic capacity of the existing sanitary sewer system utilizing the information developed with GIS and GPS and then develop a Capital Improvement Plan for future improvements and upgrades.
- Determination of future sewer service areas and extension requirements to accommodate existing developments within the ETZ, and future annexation areas as identified on the Preferred Land Use Scenario.
- Review and revise the Utility Extension Policy, where appropriate, and seek approval from the City Commission.

H. SOLID WASTE

1. Existing Conditions

The City of Raton handles municipal solid waste from collection to disposal. Currently, the City collects solid waste with collection trucks and disposes the waste at its landfill located east of the City and south of US 64/87. The existing landfill is a trench fill and will reach capacity within two years.

2. Landfill Feasibility Study

Consultants are currently preparing a feasibility study for the development of a new subtitle "D" landfill on the existing site and 50 additional acres recently purchased by the City. This study is currently ongoing, and results of the study should be available in several months.

In addition to new landfill development, the opportunity to recycle should be considered and investigated as a component of operations. Various options should be investigated to divert a portion of the waste stream from the landfill for recycling thus conserving natural resources. Recycling will extend the life of the landfill and reduce/conserve raw materials.

I. SOLID WASTE GOALS and OBJECTIVES

The following goals (in bold face) and objectives (below) address solid waste issues:

Goal 1: Provide solid waste disposal services that are economically sound and environmentally sensitive.

- a. Coordinate the Comprehensive Plan with the City's Landfill Study.
- b. Provide a landfill facility that is cost effective for the City to operate, has adequate capacity for existing development and future growth, and is convenient for residents to use.
- c. Develop a recycling program for all types of waste including glass, paper, plastic, etc.

J. SOLID WASTE POLICIES and IMPLEMENTATION ACTIONS

This policy is linked to the City's water and wastewater planning policies by helping to ensure water quality and safeguarding the health, safety, and welfare of the community. The City is wisely addressing this issue through the Landfill Study. Providing solid waste services is a basic function of municipal governments, and this policy is intended to provide the necessary framework for the City to take its next step towards environmentally-safe solid waste collection and disposal services.

Policy: It is the policy of the City of Raton to provide municipal solid waste collection and disposal.

Policy: It is the policy of the City of Raton to encourage the reduction of waste through recycling efforts by all members of the community, including the City, commercial property owners, and residents.

Implementation Actions

Landfill Initiative: By 2003, the City shall initiate the following actions:

- Complete the current landfill feasibility study and, if economically feasible, begin the permitting process for a new Subtitle D landfill on City - owned property adjacent to the existing landfill or, if that property is "flawed", begin an Initial Site Assessment of other potential sites.

- Coordinate with the Solid Waste Bureau of NMED regarding operations, testing, and monitoring of the existing landfill facility.

Waste Reduction Initiative: By 2005, the City shall begin analysis of a solid waste recycling program to include glass, paper, plastics, etc. The plan should initially consider the economics of recycling to determine economic feasibility before proceeding further.

K. STORMWATER MANAGEMENT and DRAINAGE

1. Existing Conditions

The City of Raton does not have a plan to manage stormwater drainage within nor adjacent to the City limits. A limited storm sewer system does exist, but primarily serves areas near I-25 and other highways.

2. Stormwater Management and Drainage Master Plan

It is recommended that the City develop and implement a Stormwater Management and Drainage Master Plan to reduce flood hazard potential, minimize flood damage, and protect public safety. Protection of water quality through stormwater management is a major concern of any municipal government. Elements of the plan should include:

- Hydrological analysis of the City and off-site contributing areas to identify watershed areas and quantify runoff flows and volumes, and areas subject to flood hazard;
- Hydraulic analysis of those areas with the highest potential for flood hazard and development of engineering solutions to reduce flooding;
- Capital Improvement Program that considers funding, prioritization, and scheduling of improvements; and
- Drainage Ordinance establishing design standards and stormwater policy to be incorporated in the City of Raton's Subdivision Ordinance.

L. STORMWATER MANAGEMENT GOALS and OBJECTIVES

The following goals (in bold face) and objectives (below) address stormwater management issues:

Goal 1: Provide stormwater services that will prevent flooding, protect property values, and prevent contamination of water systems.

- a. Develop a Stormwater Management and Drainage Master Plan that includes future stormsewer improvements, possible ponding areas, diversion channels, and drainage ordinance.

- b. Update the City's Subdivision Ordinance by incorporating the Drainage Ordinance as developed under the Stormwater Management and Drainage Master Plan.

M. STORMWATER MANAGEMENT POLICIES and IMPLEMENTATION ACTIONS

Stormwater Management Policy

The intent of this policy is to provide the framework necessary for stormwater management. As with all the other infrastructure systems, stormwater management is a basic service provided by municipalities.

Policy: It is the policy of the City of Raton to providing stormwater management for protection of property and health, safety, and welfare of the community.

Implementation Actions

Drainage Master Plan: By 2004, the City will develop a Drainage Master Plan that includes identification, analysis, and mapping of watershed areas, time of concentration, rainfall intensity, and runoff quantities for the incorporated areas of the City and adjacent contributing areas to use in identifying flood hazard areas.

Stormwater Management Initiative: By 2005, the City shall initiate the following:

- Utilize the information developed in the Drainage Master Plan, to develop a Stormwater Management Plan that identifies future storm water improvements including storm sewer systems, ponding areas, diversion channels, etc.
- Prepare and adopt a grading and drainage ordinance that establishes design and construction standards, technical specifications, and safety criteria for new development.
- Coordinate with the US Army Corps. of Engineers and other Federal and State Agencies to identify and request funding for design and construction of recommended improvements identified in the Plans above.

APPENDIX A: ECONOMIC DEVELOPMENT GRANT and LOAN PROGRAMS

This appendix provides a compendium of Federal and State economic development resources available to both local governments and people interested in starting businesses.

Catalogue of Federal Domestic Assistance: Resource that includes extensive listings of federal assistance programs for municipalities, contacts, and grant application procedures. The approximate price of the catalogue is \$72.00 and can be obtained by contacting:

Federal Domestic Assistance Catalogue Staff
General Service Administration
300 7th Street SW
Washington DC 20407
Phone: 1-800-669-8331

Community Development Revolving Loan Fund: The purpose of this loan program is to assist local governments in attracting industry and economic development through construction and improvement of necessary infrastructure and services needed by industry. The funds are intended to create jobs, stimulate private investment, promote community revitalization, and expand the local tax base. All incorporated municipalities and counties are eligible and loans are limited to \$250,000 per applicant. There is a continuous funding cycle for this award. Local governments can obtain a request forms and technical assistance from the State Economic Development Department.

Contact: Ms. Kathy McCormick
Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87503
Phone: (505) 827-0382

Cooperative Advertising Program: This program promotes economic development activities throughout New Mexico by assisting local organizations with the cost of promotional activities in their regions. Regional activity is encouraged. Municipalities, local committees, regional/non-profit corporations are eligible. Combined efforts are encouraged. Funds can be used to attract businesses from out of state to the area, production of marketing materials, and registration fees for conference advertising. The funding cycle is yearly with monies being distributed on July 1 for the fiscal year. Awards range from \$500 to \$10,000. Applications are due in April. Applicants must provide a response to a Request for Proposal and must include a marketing plan, project description, and advertising budget.

Contact: Ms. Rosemary Thompson
Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87503
Phone: (505) 827-5650

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: Mr. Dennis Ortiz
Engineer Maintenance Section, NM Highway and Transportation Section
1120 Cerrillos Road
PO Box 1149
Santa Fe, NM 87504-1149
(505) 827-5498

Historic Preservation Certified Local Governments Program: The purpose of this program is to establish functional preservation programs at the local level in order to better protect historic resources within the State. The State carries out national historic preservation goals and this program extends this partnership to the local level. The program is available to municipalities and counties. They must adopt a historic preservation ordinance and enforce it in historic districts. Funds may be used to identify and document historic and archaeological sites, to preserve sites, to design preservation ordinances, to pay for the training of local boards and commissions, and provide material for public information. Local grants may range from \$1,500 to \$20,000 and are allocated in May for one year.

Contact: Ms. Dorothy Victor, Deputy SHPO
Historic Preservation Division, NM Office of Cultural Affairs
La Villa Rivera Building
228 East Palace Avenue
Santa Fe, NM 87501
(505) 827-6320

Home Investment Partnership Program (HOME): The goal of this program is to increase affordable rental and home ownership opportunities for low and very low income New Mexico citizens. The program is designed to strengthen public and private partnerships, increase the administrative and management capacity of regional and local housing authorities and of non-profit community housing development organizations. HOME funds create investment capital to meet a variety of housing needs. Local governments are eligible for funding through a competitive RFP process. Funds can be used for rehabilitation, rental assistance, new construction of affordable rental housing, and first time buyers principal residential units. The range of funding varies and the Mortgage Finance Authority sets deadlines for RFPs.

Contact: Mr. Joseph Ortega, Deputy Director
New Mexico Mortgage Finance Authority
344 Fourth Street SW
Albuquerque, NM 87102
(505) 843-6880

Industrial Development Training Program: This program is designed to provide quick-response manpower training to new or expanding businesses in New Mexico. New or expanding companies, which produce an item or product, are eligible. Awards range from \$35,000 to \$2,000,000 and the contracts with the company are written for one year. Businesses must contact the Economic Development Department for an application and proposal package.

Contact: Ms. Theresa Rivera
Economic Development Department
Joseph M. Montoya Building

1100 St. Francis Drive
Santa Fe, NM 87503
Phone: (505) 827-0323

Liquid Waste Technical Assistance: This program is designed to protect ground and surface water and eliminate hazards to the public health caused by on-site sewage treatment and disposal of quantities of 2,000 gallons or less per day. The program offers technical assistance.

Contact: Liquid Waste Program Manager
Field Services Division
Drinking Water and Community Services Bureau
525 Camino de los Marques, Suite 4
PO Box 26110
Santa Fe, NM 87502
(505) 827-7541

Low Income Home Energy Assistance (LIHEAP): The purpose of this program is to provide assistance to persons and households whose income is at 130% or less of the federal poverty guidelines with heating and cooling costs and with energy-related equipment such as furnaces, stoves, coolers, and with services such as weatherization of their homes in an effort to reduce energy costs. Non-profit organizations are eligible. Funds can be used to purchase services for eligible persons and households. Funding cycles are made for the federal fiscal year and awards range from \$25,000 to \$350,000. The New Mexico Human Services Department will issue a RFP for the application procedure.

Contact: Ms. Loretta Williams
NM Human Services Department
PO Box 26507
1425 Williams SE
Albuquerque, NM 87125-6507
(505) 841-2696

MainStreet Program: This program was developed in response for the decline of central business districts. The program is designed to assist communities in revitalizing their central business districts. The program provides extensive technical assistance, project management, training, resource team visits, design assistance, marketing, and community development assistance. The goal of the program is to improve the economic base of communities by strengthening existing business and encouraging new businesses to move into MainStreet districts.

Contact: Ms. Maryellen Hennessy
Economic Development Department
Joseph M. Montoya Building
1100 St. Francis Drive
Santa Fe, NM 87503
Phone: 1(800) 827-0168

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 NMSH&TD 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 \$12,000 to \$1.1 million per project. Complete applications must be received by March 1 for funding to

be considered by the fiscal year beginning July 1. Municipalities must submit applications provided by the NMSH&TD Transportation Planning Division.

Contact: Mr. Dennis Ortiz
Engineer Maintenance Section, New Mexico State Highway and Transportation Department
1120 Cerrillos Road
PO Box 1149
Santa Fe, NM 87504-1149
(505) 827-5498

Retention and Expansion Program: The New Mexico Economic Development Department (NMED), in partnership with New Mexico State University, and the Small Business Development Center (SBDC) offers this program to New Mexico communities. The program is currently being redesigned to allow for greater community responsibility. The program will be designed to provide technical assistance for small businesses.

Contact: Mr. Donald Morris
Retention and Expansion Program, Economic Development Division
PO Box 20003
1100 St. Francis Dr.
Santa Fe, NM 87505-4147
Phone: (505) 827-0115

Rural Infrastructure Program: The purpose of this grant and loan program is to correct inadequate water supply facilities operated by local authorities through financial assistance for the construction or modification of those facilities. Any incorporated municipality, county, mutual domestic association, or sanitation district are eligible. Public bodies serving a population of less than 3,000 can be eligible for zero interest loans or supplementary grants if the average user cost required to repay the normal loan would be excessive. Funds can be used for the construction or modification of water supply facilities including the costs of engineering, feasibility studies, construction, inspection, or archaeological surveys. The maximum loan amount can reach \$500,000 and up to 100% of the costs can be financed. There is open application for these funds.

Contact: Mr. Haywood Martin
Construction Programs Bureau, New Mexico Environment Department
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87501
(505) 827-2816

Small Cities Assistance Fund: This program assists communities with a smaller share of the gross receipts tax to pay for the basic operating costs of government. Eligible municipalities must meet the following criteria: have population of less than 10,000, have a smaller than average (on a per capita basis) share of the gross receipts tax, and have imposed a municipal local option gross receipts tax. Funds may be used for general governmental operations. There is no formal application process. Distributions are based on a population and gross receipts tax formula. The average amount a municipality can receive is \$15,000.

Contact: Mr. Laird Graeser
Tax Research Office
New Mexico M Taxation and Revenue Department

PO Box 630
Santa Fe NM 87504-0630
(505) 827-0690

Small Cities Community Development Block Grant Program (CDBG): This program provides assistance to counties and smaller communities in their development efforts to provide a suitable living environment, decent housing, essential community facilities, and expanded economic opportunities. Funds can be applied towards planning projects, economic development activities, emergency activities, construction or improvement of public buildings, rehabilitation or repair of housing units. There is a \$400,000 grant limit per applicant (\$25,000 for planning efforts). Applications must be received by November after application workshops are conducted.

Contact: Mr. Roland Lujan
LGD-Community Development Bureau, New Mexico Dept. of Finance and Administration
Bataan Memorial Building, Suite 201
Santa Fe, NM 87503
Phone: 1-800-432-7108

Solid Waste Facility Grant Fund Program: This program encourages regional planning and facilities for the disposal of solid waste and to assist communities to update their solid waste infrastructure to come into conformance with the requirements of the New Mexico Solid Waste Act. Municipalities, counties, and regional municipalities are eligible to apply and funds can be used for planning and development of solid waste facilities, design, engineering services, construction, and inspection. Awards range from \$20,000 to \$1,000,000 and application deadlines are publicized.

Contact: Mr. Haywood Martin
Construction Programs Bureau, NM Environment Department
1190 St. Francis Drive
PO Box 26110
Santa Fe, NM 87501
(505) 827-2816

USDA Rural Utilities Service (RUS) Telecommunications Program: Offers grants and loans for the purposes of advancing and promoting the telecommunications industry in rural areas.

Contact: Mr. Ken Chandler, Director, Southwest Area
Telecommunications Program, US Department of Agriculture
Room 2808, South Building, Stop 1597
Washington DC 20250

THE LOCAL ECONOMIC DEVELOPMENT ACT

In 1993, the New Mexico State Legislature approved an amendment to the State Constitution to allow for public support of economic development opportunities when authorized by law. The people of New Mexico approved this amendment in 1994.

This amendment provides the means for a municipality or a county to be able to provide land, buildings, and infrastructure as a tool for basic business growth, without violating the Anti-Donation clause of the State Constitution. It allows a local or regional government to pursue economic development projects. This is accomplished by developing and adopting (by ordinance) an Economic Development Plan as prescribed by New Mexico State Statutes.

Types of Businesses

For those businesses and industries that can meet all or a majority of the following list are eligible for applying for local aid. Although this represents the preferred types of businesses, the City may grant individual consideration to a business or industry that does not meet a majority of the criteria listed below:

- Industries that will pay wages that will raise the per capita income of Raton and that pay an hourly rate at least equal to the federal minimum wage or other standards that may be adopted;
- Industries that will diversify the local economy and reduce the reliance on state and federal jobs;
- Businesses and industries related to providing goods and services to the motoring public;
- Manufacturing and light assembly industries that are labor intensive;
- Support industries for the mining industry;
- Industries that provide in-plant training that will raise skill levels within the local labor pool;
- Businesses and Industries that meet all federal and state environmental standards; and
- Industries that do not use large quantities of water in their production processes.

Assistance Criteria

Under the Economic Development Act, the City of Raton can expend up to five (5) percent of its annual general fund on an economic development project. There is no cap on the value of land or buildings contributed to any project.

The City may consider community assistance for those businesses and industries that meet the criteria of a qualifying entity as defined by NMSA 5-10-3G. That criteria is listed as follows:

NMSA 5-10-3.G; A qualifying entity means a corporation, limited liability company, partnership, joint venture, syndicate, association or other person that is one or a combination of two or more of the following:

- An industry for the manufacturing, processing or assembling of any agricultural or manufactured products;
- A commercial enterprise for storing, warehousing, distributing or selling products of agriculture, mining, or industry, but, other than as provided in Paragraph 5) of this subsection, not including any enterprise for sale of goods or commodities at retail or for distribution to the public of electricity, gas, water or telephone or other services commonly classified as public utilities;
- A business in which all or parts of the activities of the business involves the supplying of services to the general public or to governmental agencies or to a specific industry or customer, but,

other than as provided in Paragraph 5) of this subsection, not including businesses primarily engaged in the sale of goods or commodities at retail;

- An Indian tribe or pueblo or a federally chartered tribal corporation; or
- A telecommunications sales enterprise that makes the majority of its sales to persons outside New Mexico.

The City of Raton may consider one or more of the following forms of Community Assistance when reviewing an application for an economic development project. The sale or lease of City -owned land or other property in return for guarantees to provide new jobs of an equal value with discount from the market value of granted in any land or property sale or lease. The terms of the sale or lease of land or other property shall include provisions for the return of subject property if the applicant fails to meet the new job obligations.

- The City may consider building, leasing or selling a facility in return for guarantees to provide new jobs of an equal value with discount from the market value of granted in any land or property sale or lease. The terms of the sale or lease of land or other property shall include provisions for the return of subject property if the applicant fails to meet the new job obligations.
- The City may build, extend, or expand community infrastructure including roads, water, sewer, natural gas, or other utilities and/or provide professional services contracts.
- The City will assist the new business in obtaining matching funds if available under the New Mexico In-Plant Training Program for vocational training.
- If the benefit to Raton is not clear, the City may require an economic impact analysis.
- The City will issue industrial revenue bonds to assist in the location or expansion of a qualifying business. If deemed appropriate, these industrial revenue bonds may include tax abatement.

Application Information

Qualifying entities interested in applying for Community Assistance must include the following information. Subsequent requests for the City may include additional information.

- Company Identification information - name, address, type of business, principal owners, stockholders;
- Company financial history;
- Identify how applicant meets statutory definition of a qualifying business;
- Business Plan specifically addressing how the City will benefit - number of jobs created, estimated payroll, tax base expansion, financial and marketing projections;
- Applicants compatibility with Raton's economic development goals and objectives;
- Type of aid requested;
- Explanation of how the applicant will protect Raton's investment; and
- Identify all other sources available to the borrower.

In reviewing the application, the City shall ensure that the application meets the requirements of the Economic Development Plan. In addition, the City will determine if the applicant is financially stable, managerially sound, and has a long-term commitment to the community. The City will also prepare a cost benefit analysis.

The City will verify all information submitted by the applicant. This verification will include, but is not limited to the following:

- Review of the business's plan and marketing plans proposed by the applicant using outside professional review if deemed necessary;
- Verify financial data including requesting data from banks and other financial institutions that may have had previous experiences with the applicant business or its principals seeking assistance;
- Require financial statements and appropriate tax records to be made available by the applicant;
- Review all information pertaining to any other borrowing by the applicant or its principals that might affect the applicant's ability to repay debt or fulfill other obligations, if any, owed to the City of Raton; and
- Determine the validity of any claims to patent rights or trade secrets.

Project Participation Agreement

The City of Raton will provide adequate safeguards to ensure that its rights and financial commitments are sufficiently protected and recoverable in the event of default by the business. Entering into a project participation agreement with the business will do this. Under no circumstance will an investment be made by the City that is not in compliance with the Local Economic Development Act including loans for working capital and the repayment of previous debts. Those investment protections measures may include, but are not limited to:

- Security provided to the City of Raton may be in the form of a lien, mortgage or other pledge of the qualifying applicants' financial and material participation and personal cooperation to guarantee the borrowers performance pursuant to the project goals.
- Provisions for performance review will be established to assure that the business is operating in accordance with its agreements with the City of Raton. This shall include measurable goals and objectives and a time line for developing and completing the project. The City may include provisions for penalties for unsatisfactory performance.
- The contributions made by each party to the project and its participation in the project will be clearly identified in the agreement.
- All investments in streets, utilities or other public works will be made in accordance with City policies that provide security for any City investment made pursuant to the attraction of a business under the Local Economic Development Act.
- Separate accounts will be kept for all financial dealings and agreements.
- An independent audit of the accounts shall be required annually.
- If project is terminated, all provisions of the agreement must be satisfied.

APPENDIX B: ECONOMIC DEVELOPMENT INCENTIVES

This appendix provides a list of economic development incentives available to the City of Raton to encourage new business growth and development.

Business Bonds: This is also referred to as the “BBB Bond Program.” The State of New Mexico may invest up to \$20 million in bonds, notes or debentures rated Baa or BBB or better of any corporation organized and operating within the U.S., excluding regulated public utility corporations. The proceeds are used to finance plant and equipment.

Contact: Mr. Greg Kulka, Alternative Investments Portfolio Manager
Agency: New Mexico State Investment Council
Address: 2055 S. Pacheco Street, Suite 100, Santa Fe, NM 87505
Phone: (505) 424-2550
Fax: (505) 424-2465

Film Investment Program: This programs allows up to \$7,500,000 to be invested in a New Mexico film private equity fund or New Mexico film project. An equity investment can be up to two-thirds of estimated total production costs; a guaranteed debt investment can be up to 100% of estimated total production costs. Eligible uses include New Mexico film projects or film private equity funds that invest in film projects that:

- are filmed wholly or substantially in New Mexico;
- have shown to the satisfaction of the New Mexico film division that a distribution contract is in place with a reputable distribution company;
- have agreed that, while filming in New Mexico, a majority of the production crew will be New Mexico residents; and
- have posted a completion bond that has been approved by the New Mexico film division; provided that a completion bond shall not be required if the fund or project is guaranteed as follows: have obtained a full, unconditional and irrevocable guarantee of repayment of the invested amount in favor of the severance tax permanent fund from an entity that has a credit rating of not less than Baa or BBB by a national rating agency; or from a substantial subsidiary of an entity that has a credit rating of not less than Baa or BBB, or providing a full, unconditional and irrevocable letter of credit from a United States incorporated bank with a credit rating of not less than A or from a substantial and solvent entity as determined by the State Investment Council.

Contact (1): Ms. Nancy Everist, Director, New Mexico Film Office
P. O. Box 2003, Santa Fe, NM 87504-5003
Location: 1100 St. Francis Drive, Santa Fe, NM 87505
Phone: (505) 827-0908
Fax: (505) 827-0331
Web Site: www.nmfilm.com
Email: film@nmfilm.com
Contact (2): Mr. Greg Kulka, New Mexico State Investment Council
Email: Greg.Kulka@state.nm.us
Phone: (505) 424-2500
Fax: (505) 424-2510

Industrial Development Training Program: The Industrial Development Training Program provides classroom and on-the-job training, is not restricted to the economically disadvantaged, and pays up to 50% metro or 60% rural of employee training costs and wages for an expanding or relocating business for up to six months. Industry targets include new or expanding businesses that manufacture or produce a product in New Mexico are eligible. Under some circumstances, assistance may be provided to non-retail service sector businesses, determined by the extent the service will be exported to other states or will reduce the need for importing a service to New Mexico. Customized training is conducted at the business facility or at an educational institution in one of three ways: (1) Classroom at public educational institutions; (2) training at the business facility, with hands-on skill development, customized to develop unique skills essential to the business; and (3) on-the-job and/or classroom training.

Contact: Ms. Theresa Varela

Office: Industrial Development Training Program

Agency: NM Economic Development Department

Address: 1100 St. Francis Drive, Santa Fe, NM 87505

Phone: (505) 827-0323

Fax: (505) 827-0407

Website: <http://www.edd.state.nm.us/SERVICES/TRAINING/index.html>

Industrial Revenue Bonds: Industrial revenue bonds (IRBs) are issued by a municipality or county to finance privately-operated development projects, and to stimulate the expansion and relocation of commercial and industrial projects. Receipts from sales of tangible personal property other than construction materials to a government are deductible from gross receipts. . The private party initiates the process by requesting that the government unit issue the bonds (a political process done in accordance with local and state laws). IRBs offer property and gross receipts tax relief to a company. The project financed is actually owned by the governmental issuer of the IRBs and leased to the private operator under a finance lease (which allows the private operator to take the depreciation on the project for tax purposes in addition to a deduction for interest paid on the IRBs). Tangible personal property (other than building materials and related construction services) purchased with IRB proceeds is deductible for gross receipts tax purposes because it is being sold to a government purchaser. IRBs of \$10 million or less issued to finance manufacturing facilities may also be eligible for exclusion of interest from gross income for federal income tax purposes (effectively lowering the interest rate on the IRBs).

Agency: New Mexico Economic Development Department

Address: PO Box 20003, Santa Fe, NM 87504

Phone: (505) 827-0382

Fax: (505) 827-0407

Citation: §§3-32-1 through 16 NMSA 1978;

§§3-59-1 through 14 NMSA 1978; 4-59-1 through 16 NMSA 1978

§§ 58-24-1 through 24 NMSA 1978

New Mexico Industry Development Corporation (NMIDC) Revolving Loan Fund: This fund was initiated for the purpose of assisting with the financing of businesses in counties with long-term economic deterioration. Priority is given to existing businesses that develop, manufacture or assemble products utilizing local labor.

Contact: Ms. Augustine Apodaca

Agency: NM Industry Development Corp.

Address: 700 4th Street SW, Albuquerque, NM 87102

Phone: (505) 244-0574

Fax: (505) 242-8666

Private Activity Bonds for Manufacturing Facilities: These are tax-exempt industrial revenue bonds for the construction, or acquisition and renovation of manufacturing facilities. Costs that may be financed with tax exempt bond proceeds include:

- Land and hard construction costs
- Purchase of equipment
- Related soft costs such as architectural, engineering, title, etc.
- Capitalized interest during construction, and
- Percentage of the bond issue toward costs of issuing the bonds

Contact: Mr. Scott Stovall

Agency: New Mexico Department of Finance

Office: NM Board of Finance

Address: 180 Bataan Memorial Building, Santa Fe, NM 87501

Phone: (505) 827-3930

Fax: (505) 827-3985

Real Property Business Loan: These loans are severance tax permanent fund investments in participation of up to 80% of loans originated by New Mexico financial institutions. Eligible uses include purchase of land and attached buildings, and refinancing existing debt if the loan is for expansion purposes. Interest rates are fixed for five years, and maturity is not less than five years or more than 15 years.

Contact: Mr. Duane Henden

Agency: New Mexico State Investment Council

Address: 2055 S. Pacheco Street, Suite 100, Santa Fe, NM 87505

Phone: (505) 424-2500

Fax: (505) 424-2510

Severance Tax Permanent Fund/Participation Interest in Business Loan: This Fund may be invested in participation interests in NM real property-related business loans if the proceeds of such loans will be or are being used by the borrower to commence or expand operations in NM. The loans purchased may be in amounts from \$250,000 to \$2 million. The minimum loan amount may be met by the packaging of up to 5 separate loans which otherwise would meet the requirements of the program. The State Investment Council may purchase from eligible NM financial institutions a participation interest of up to 80% in any loan secured by a first mortgage or a deed of trust on real property located in NM of an eligible business entity, or its subsidiary, which is operating or shall use the loan proceeds to commence operation within New Mexico, plus any other guarantees or collateral that may be judged by the eligible institution or State Investment Officer to be prudent.

Contact: Ms. Georgia Desjarlais, Investment Officer

Agency: NM State Investment Council

Address: 2055 S. Pacheco Street, Suite 100, Santa Fe NM 87505

Phone: (505) 424-2500

Fax: (505) 424-2510

Severance Tax Permanent Fund/Purchases of SBA/FmHA: The Severance Tax Permanent Fund may be invested in notes or obligations securing loans to New Mexico businesses made by banks and savings and loan associations and mortgages approved by the Department of Housing and Urban Development to the extent that both principal and interest are guaranteed by the U.S. government.

Contact: Ms. Georgia Desjarlais, Investment Officer
Agency: NM State Investment Council Address: 2055 S. Pacheco Street, Suite 100, Santa Fe, NM 87505
Phone: (505) 424-2500
Fax: (505) 424-2510

Venture Capital Investment Program: The New Mexico Venture Capital Investment Program makes investments in qualified New Mexico based venture capital funds. Up to 3% of the Severance Tax Permanent Fund in New Mexico based venture capital funds can be invested by the State Investment Council through limited partnerships with resident venture capital firms. In 2002, there were 9 venture capital firms managing 13 funds participating in the program.

Contact: New Mexico State Investment Council
Name: Loan Officer
Address: 2055 S. Pacheco Street, Suite 100, Santa Fe, NM 87504
Phone: (505) 424-2500
Fax: (505) 424-2510

Community Development Revolving Loan Fund: This Loan Fund enables political subdivisions of New Mexico to construct or implement projects necessary to encourage the location or expansion of industry. The Economic Development Department provides loans for the construction or implementation of projects in the political subdivision that create jobs, stimulate private investment, promote community revitalization, and expand the local tax base.

Contact: Ms. Kathy McCormick, Community Development Team Leader
Agency: New Mexico Economic Development Department
Address: P. O. Box 2003, Santa Fe NM 87504
Phone: (505) 827-0382
Fax: (505) 827-0407

Enterprise Zones: Municipalities, counties, and Indian reservations can designate an eligible area (area in general distress) as an enterprise zone. The program is non-competitive and offers many benefits including:

- \$50,000 tax credit to property owners for the rehabilitation of qualified business facilities
- Fast-tracking of infrastructure projects
- Tax increment method of financing enterprise zone projects
- 10-year local property tax abatement on selected property
- Special CDBG funds for infrastructure grants and low-interest economic development loans
- Technical assistance through workshops and one-on-one meetings to assist local governments in coordinating their targeted development efforts
- 65% in-plant training reimbursement for qualified businesses

Contact: Mr. Donnie J. Quintana
Agency: New Mexico Economic Development Department
Address: 1100 St. Francis Drive, Santa Fe, NM 87505
Phone: (505) 827-0089
Fax: (505) 827-1645

New Mexico Finance Authority (NMFA) Loan: The NMFA is a state government instrument created to coordinate the planning and finances of state and local public projects, to provide long-term planning and assessment of state and local capital needs, and to improve cooperation among the executive and legislative branches of state government and local governments in financing public projects.

Contact: Mr. Tom Pollard, Executive Director
Address: 409 St. Michaels Drive, Santa Fe, NM 87505
Phone: (505) 984-1454
Fax: (505) 984-0002

Tax Increment Financing: Tax increment financing is a tool offered by the Urban Development Law, the Enterprise Zone Act, and the Metropolitan Redevelopment Code, although in slightly different forms. It is a mechanism for raising funds for economic development purposes. At the beginning of a project, the valuation of the project properties is summed. As the project proceeds, these properties are developed or otherwise improved, increasing their valuations. The tax proceeds flowing from the increase in valuation may be diverted for use of the operating the enterprise zone or redevelopment project.

Contact: Ms. Jeanne Flannery (*Note: Ms. Flannery is the contact person for programs related to New Mexico tax issues*)
Agency: New Mexico Taxation and Revenue Department
Address: 1100 St. Francis Drive, Santa Fe, NM 878505
Phone: (505) 827-0908
Fax: (505) 827-0331
Website: www.state.nm.us/tax/trd_pubs.htm
Citation: Urban Development Law §§3-46-1 thru 3-46-45; Enterprise Zone Act §§5-9-10 thru 19-14; Metropolitan Redevelopment Code §§3-60A-19 thru 3/60A-2

Tax Levying Authorizations: A local government is empowered to create the district, but in some cases local residents have to ratify creation. The authorizing legislation allows issuance of bonds to pay for infrastructure development that includes property acquisition and provides for a tax to pay off the bonds

Contact: Local governments
Citation: Improvement Districts (§§3-33-1 through 3-33-43 NMSA 1978)
Community Development Law (§§3-60-1 through 3-60-27 NMSA 1978)
Business Improvement Districts (§§3-63-1 through 3-63-16 NMSA 1978)
Community Service District Act (§§4-54-1 through 4-54-5 NMSA 1978)
County Improvement District Act (§§4-55A-1 through 4-55A-43 NMSA 1978)

Agricultural Production Tax Deductions and Exemptions: This covers tax deductions/exemptions for New Mexico agricultural related production. Eligibility includes gross receipts tax deduction for feed and fertilizer (selling feed for livestock); fish raised for human consumption; poultry or animals raised for hides or pelts; selling seeds, roots, bulbs, plants, soil conditioners, fertilizers, insecticides, germicides, insects, fungicides, water for irrigation, ranching, raising animals for hides/pelts; gross receipts tax deduction for warehousing, threshing, harvesting, growing, cultivating, processing agricultural products; gross receipts tax and governmental gross receipts tax exemption for certain agricultural products; gross receipts tax exemption for livestock feeding.

Contact: Ms. Jeanne Flannery
(see above for contact information)

Aircraft Refurbishing or Remodeling Tax Deduction: Receipts from refurbishing, remodeling, or otherwise modifying transport category aircraft over 65,000 pounds gross landing weight may be deducted from gross receipts.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)

Child Care Corporate Income Tax Credit: Corporations providing or paying for licensed child care services for employees' children under 12 years of age may deduct 30% of eligible expenses from their corporate income tax liability for the taxable year in which the expenses occur. For a company operating a value-added day care center for its employees, this credit reduces the cost to provide this benefit to employees.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation §7-2A-14 NMSA 1978

Cultural Property Preservation Tax Credit: Taxpayers may take this credit on corporate or personal income tax returns for restoring, rehabilitating, or preserving properties listed on the New Mexico Register of Cultural Properties. Specifically, a tax credit is available where historic structures are certified as having received rehabilitation to preserve and enhance their historic character. The property must be listed on the New Mexico Register of Cultural Properties, maintained by the Historic Preservation Division of the Office of Cultural Affairs. A taxpayer can be involved with more than one project, claiming a credit for each qualifying project. The maximum credit is 50% of the cost of restoration, rehabilitation, or preservation, up to \$25,000 credit maximum per project. The taxpayer may apply the credits against existing tax liabilities only, and may carry unused amounts forward for 4 years.

Contact: State Historic Preservation Division, Cultural Affairs Office
Address: 228 East Palace Avenue, Room 320, Santa Fe, NM 87501
Phone: 505-827-6320
Fax: 505-827-6338
Website: www.museums.state.nm.us/hpd
Citation: §§7-2-18.2 & 7-2A-8.6 NMSA 1978

Goods-In-Transit Tax Exemption: Property in transit through the State to a destination outside the State, and property from outside the State consigned to a warehouse for delivery out of State is exempt from all taxation.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)

Gross Receipts and Compensating Tax Credit: The gross receipts tax is New Mexico's version of a sales tax. A compensating tax of 5% is imposed on the use of tangible personal property when the property is purchased outside the state and imported for use. When the property is purchased with proceeds of an industrial revenue bond, the government unit issuing the IRB takes the title. Sales of tangible personal property (other than building materials and related construction services) to a government are deductible from gross receipts, and use of tangible personal property by a government is exempt from the compensating tax.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)

Inventory Tax Exemption: This provides an exemption for business inventories until sold.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)

Laboratory Partnership with Small Business Tax Credit: When a national laboratory offers certain types of assistance to individual small businesses in New Mexico and incurs expenses for doing so, it may take a credit against the state portion of gross receipts tax of up to \$5,000 per business or \$10,000 in a rural area. This credit means that New Mexico small businesses in manufacturing, mining, oil and gas, environment, agriculture, information, and solar and other alternative energies can tap Sandia National Laboratory or Los Alamos National Laboratory for up to \$10,000 worth of assistance - free. Assistance covers both technology transfer services, including software, and non-technical assistance related to expanding the New Mexico base of suppliers.

Contact Agency: Regional and Small Business Partnering Office
Phone: 1(800) 765-1678
Fax: (505) 843-4198
Website: www.sandia.gov/smallbusinessprograms
Citation: §§7-9-1 through 7-9-9 NMSA 1978

Rural Job Tax Credit: Eligible employers who establish new jobs in rural New Mexico are entitled to a modified combined, personal, or corporate income tax credit when expanding their work force. The credit may be applied against state gross receipts taxes, or certain surcharges. New Mexico Taxation and Revenue Department will issue a tax credit document for the company to claim the credit. A credit once earned can be used, transferred or sold. The credit must be taken over an extended period: for Tier 2, 50% of the credit may be taken within each qualifying period; for Tier 1 jobs, 25% of the credit may be taken within any qualifying period. If the amount of credit for a qualifying period exceeds the owner's tax liability for the period, the excess may be carried forward for up to three years.

Contact (1): Ms. Jeanne Flannery
(see page 5 for contact information)
Contact (2): Economic Development Department
Economic Development Division
Address: 1100 South St. Francis Drive, Santa Fe, NM 87503
Phone: 1(800) 374-3061 or (505) 827-0323
Fax: (505) 827-0407
Citation: §§7-2E-1 & 7-2E-2 NMSA 1978, in-plant §21-19-7

Welfare-to-Work Tax Credit: The credit equals 50% of the federal welfare-to-work credit for which the employer is eligible, up to \$1,750 for the first year of employment and rising to \$2,500 for the second year. The state credit piggybacks on the federal credit of the same name. For a person hired, employer receives from the state 50% of the credit earned for federal purposes. Credit can be earned on the same individual employed by the same employer for up to 2 years.

Contact (1): Ms. Jeanne Flannery
(see page 5 for contact information)
Contact (2): NM Department of Labor
Office: WOTC/WtW Coordinator
Address: PO Box 1928, Albuquerque, NM 87103
Phone: (505) 841-8501

Website: www.dol.state.nm.us/dol_fund.htm#wtw

Citation: §7-2-18.5 & 7-2A-8.8 NMSA 1978I

Microbrewery and Small Winery Preferential Tax Rate: Preferential tax rate for small wineries and microbreweries. Eligibility is for microbreweries producing under 5,000 barrels of beer annually; and small winers producing less than 560,000 liters of wine per year.

Contact: Ms. Jeanne Flannery

(see page 5 for contact information)

Citation: §7-17-5 NMSA 1978

Business Facility Rehabilitation Tax Credit: This credit may be taken against corporate income tax or personal income tax for the restoration, rehabilitation, or renovation of a qualified business facility in an enterprise zone. Eligibility requirements stipulate that a qualified business facility is a building which is located in an enterprise zone; has been vacant for at least 24 months prior to project but is suitable for use; and is put into service immediately after the project by a person in the manufacturing, distribution, or service industries.

Contact (1): Ms. Jeanne Flannery

(see page 5 for contact information)

Contact (2): Mr. Donnie Quintana, Deputy Director

Economic Development Division

Agency: NM Economic Development Department

Address: 1100 St. Francis Drive, Santa Fe, NM 87505-4147

Phone 505-827-0300

Fax: 505-827-0407

Citation: §§7-2-18.4 and 7-21-15 NMSA 1978

Renewable Energy Production Credit: Each qualified energy generator may earn one cent (\$.01) per kilowatt-hour for the first four hundred thousand megawatt-hours (= 400,000,000 kilowatts) of electricity using a qualified energy source for ten consecutive years, beginning with the first year of production. Qualified energy generators are producers with at least twenty megawatts generating capacity located in NM that produces electricity using a qualified energy resource and that sells that electricity to an unrelated person; qualified energy resource means a resource that generates electrical energy by means of a zero-emissions generation technology that has substantial long-term production potential and that uses only solar light, solar heat, or wind.

Contact: Mr. Michael McDiarmid

Agency: Energy, Minerals and Natural Resources Department, Energy Conservation and Management Division

Address: PO Box 6429, Santa Fe, NM 87505

Phone: (505) 476-3319

Fax: (505) 476-3220

Film Production Tax Credit: Filmmakers may ask for a credit equal to 15% of the total direct production costs incurred in New Mexico after January 1, 2002. "Film" includes live action or animated features, shorts and national advertisements intended for release in theaters or on television. Most direct costs are eligible.

Contact: Ms. Nancy Everist, Director

Agency: NM Film Office

Address: 1100 St. Francis Drive, Santa Fe, NM 87505
Phone: 505.827.9810 or 1.800.545.9871
Fax: 505.827.9799
Website: <http://www.nmfilm.com/>
Email: film@nmfilm.com
Citation: §7-2 & 7-2A NMSA 1978

Filmmaker Gross Receipts Tax Deduction: The NM Gross Receipts Tax Nontaxable Transaction Certificate (NTTC) program for Film Production Companies provides a 6% reduction in a production company's production costs at the point of purchase in NM. The filmmaking industry is one that the State has been encouraging for years. It has two branches - one consists of local firms who make advertisements and the other are the film production companies that come here to make movies or television shows. The gross receipts deduction for products and services sold to filmmakers mostly helps the in-state advertising industry, providing relief from pyramiding of gross receipts tax. The issue stems from the fact that the industry's final product is a roll of film; none of the sets, lighting or sound services, etc., are actually incorporated into the film, so no other gross receipts tax deductions apply to the process, even though filmmakers are akin to manufacturers.

Agency: The New Mexico Film Office
Contact: Mr. John Armijo, NTTC Program
Address: 1100 St. Francis Drive, Santa Fe, NM 87505
Phone: (505) 827-9810 or (800) 545-9871
Fax: (505) 827-9799
Email: film@nmfilm.com
Website: www.nmfilm.com
Citation: §7-9-86 NMSA 1978

Aircraft Manufacturing Tax Deduction: This provides a gross receipts deduction for sale of aircraft by an aircraft manufacturer.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §7-9-62B NMSA 1978

Double Weight Sales Factor: A corporation (or family of corporations filing together) with income from sources within New Mexico, as well as from sources outside the state, apportions the income based on a three-factor formula. New Mexico taxes the total corporate income times the average proportion of corporate sales, payroll, and property in the State. The three factors (sales, payroll and property) have equal weight (33.33% each) in the formula. For a limited time (through the year 2010), manufacturers may elect to use a modified formula which gives the sales factor a 50% weight, reducing the other two to 25% apiece. The sales factor now has twice the significance of the other two, thus, the "double-weighted sales factor formula."

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §7-4-10B NMSA 1978

Investment Tax Credit for Manufacturers (Investment Credit Act): Returns compensating tax paid on importation of manufacturing equipment for manufacturers increasing employment. Manufacturers may take a credit equal to 5% of the value of qualified equipment imported and put into use in a manufacturing plant in New Mexico, provided the manufacturer meets the criteria of hiring additional workers to

earn the credit. The credit may be claimed for equipment acquired under an IRB. This is a double benefit because no gross receipts or compensating tax was paid on the purchase or importation of the equipment.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §§9A-1 through 7-9A NMSA 1978

Research and Development Gross Receipts Tax Deduction: Any service that is exported from the state, including research and development services are not charged gross receipts tax.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §7-9-57 NMSA 1978

Rural Software Gross Receipts Tax Deduction: This gross receipts tax deduction for certain software development services is intended to stimulate new business development in rural New Mexico. Eligibility is for a taxpayer whose primary business is providing software development services and who had no business location in NM other than in a qualified area during the period for which a deduction under this section is sought. The company must have been established after 7/1/02. Software development services include custom software design and development and web site design and development, but does not include software implementation or support services.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §7-9-57.2 NMSA 1978

Technology Jobs Tax Credit: This credit has two parts: a basic credit and an additional credit, each equal to 4% of the qualified expenditures on qualified research at a qualified facility. The credit amount doubles for expenditures in facilities located in rural New Mexico. Eligibility includes a wide range of non-reimbursed expenses such as payroll, consultants, and contractors performing work in New Mexico, and software, equipment, technical manuals, rent, operating expenses of facilities (but excludes expenditures on buildings owned by a government pursuant to an IRB or already owned by the taxpayer or an affiliate before 2/2/2000).

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §§7-9F-1 through 7-9F-12 NMSA 1978

Web Hosting Gross Receipts Tax Deduction: Receipts from hosting world-wide web sites may be deducted from gross receipts. World-wide web sites and companies with data centers that store information on computers and use the internet to disseminate this information are covered.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §7-9-56.2 NMSA 1978

Call Center Capital Equipment Tax Credit (Capital Equipment Tax Credit Act): Tax credit for the purchase of capital equipment provided to induce in-bound call centers to expand or relocate in rural New Mexico.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §§7-9D-1 thru 7-9D-9 NMSA 1978

Telemarketing Gross Receipts Tax Exemption: Exempts WATS and private communication service from both the gross receipts tax and the interstate telecommunications gross receipts tax on telemarketing operations that process phone orders and inquiries. Exemptions for WATS and private communications services; deductions for certain specific services; and also to prevent double taxation, a credit is allowed against Interstate Telecommunications Gross Receipts Tax for taxes paid other states or their political subdivisions on the same services.

Contact: Ms. Jeanne Flannery
(see page 5 for contact information)
Citation: §7-9-38.1NMSA 1978; §7-9C-6 NMSA 197