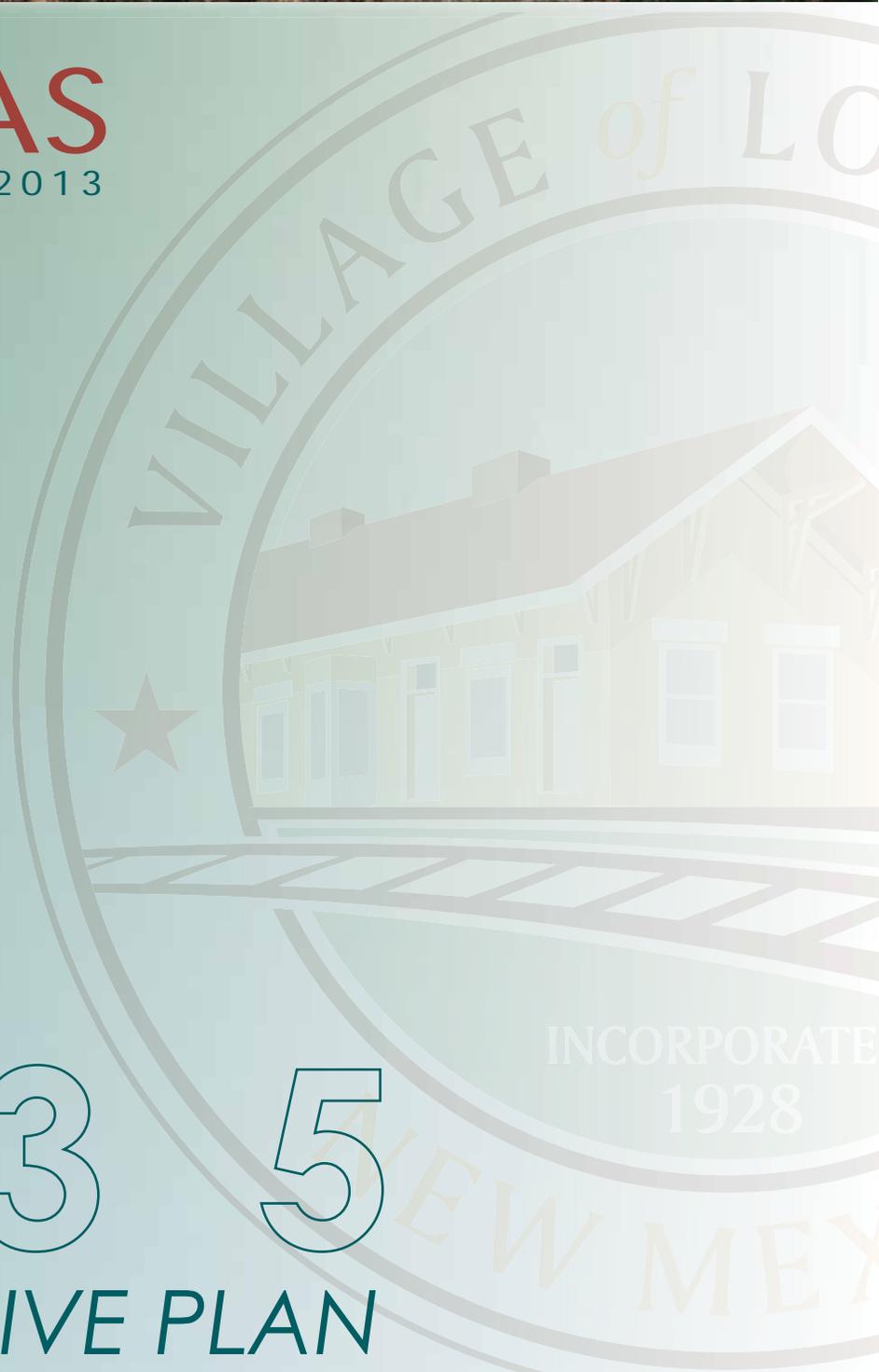




VILLAGE OF  
**LOS LUNAS**  
OCTOBER 2013



2 0 3 5  
COMPREHENSIVE PLAN



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## RESOLUTION NO. 13-25

**WHEREAS, THE VILLAGE OF LOS LUNAS COUNCIL**, the governing body of the Village of Los Lunas, has retained the authority to adopt master plans for the physical development of areas within its planning and platting jurisdiction as authorized by Chapter 3, Article 19, NMSA 1978, and

**WHEREAS**, the municipal zoning regulation and restrictions are to be in conformance with a comprehensive plan as provided in Section 3-21-5 NMSA 1987, and

**WHEREAS**, the Planning and Zoning Commission, acting as advisor to the Village in matters related to planning has reviewed and recommended the 2035 Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Commission recognizes the need for this as well as other master plans to guide the Village of Los Lunas and other agencies and individuals involved in land use and environmental decisions to ensure orderly development; and

**WHEREAS**, the 2035 Comprehensive Plan has been developed in accordance with findings of supporting studies and in response to the desire and needs of the Village.

**NOW, THEREFORE BE IT RESOLVED, BY THE COUNCIL, THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS, NEW MEXICO**, that the attached 2035 Comprehensive Plan, including the plan map shall hereafter be designated the Comprehensive Plan.

**BE IT FURTHER RESOLVED BY THE COUNCIL**, that the overall densities, character and design of all land uses and development, including residential, agricultural, commercial, industrial, and recreational and open space shall be in accordance with the policies and the goals of the Comprehensive Plan.

**BE IT FURTHER RESOLVED BY THE COUNCIL**, that the provisions, maintenance, and design of public and private facilities and services, including roads, public safety, educational employment, solid waste disposal, drainage, and water and sewer systems shall be in accordance with the goals and policies of the Comprehensive Plan.

**PASSED, APPROVED AND ADOPTED** this 10th day of October, 2013.

Charles Griego, Mayor Pro Tem

ATTEST:

Gregory D. Martin, Village Administrator

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*Small Community, Big Possibilities*

## **VILLAGE OF LOS LUNAS 2013 COMPREHENSIVE PLAN**

**COMMUNITY DEVELOPMENT DEPARTMENT  
VILLAGE OF LOS LUNAS  
660 MAIN STREET, NW  
P.O. BOX 1209  
LOS LUNAS, NEW MEXICO 87031**

### **VILLAGE COUNCIL**

Robert Vialpando, Mayor  
Amanda Perea, District 1  
Charles Griego, District 2  
Gerard Saiz, District 3  
Richard Lovato, District 4

### **PLANNING AND ZONING COMMISSION**

Stephanie Williams, Chairwoman  
Frank Vigil, District 1  
Terry Ulibarri, District 2  
Walter Baca, District 3  
Phillip Jaramillo, District 4

### **A special thanks to the community citizens who volunteered their time as members of THE COMPREHENSIVE PLAN COMMITTEE**

Bill Miller  
David Crawford  
Jim Rickey  
Marcie McKenzie  
Troy Ainsworth

### **VILLAGE OF LOS LUNAS STAFF**

Gregory D. Martin, Village Administrator  
Christina Ainsworth, Community Development Director  
Ralph Mims, Economic Development Manager  
Diana Crowson, Planning Technician  
Nathaniel Feddes, Planning Technician

### **CONSULTANT**

**sites southwest**

ALBUQUERQUE EL PASO

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## FOREWORD **COMPLEXITY**

City planning has traditionally been about land use and zoning ordinances, but more importantly it is about people living in communities and practical ways to accommodate their many disparate and changing needs. It is an understatement to say that people are complex. Basically, city dwellers need places to live and work, places to shop, places to relax and entertain themselves, and transportation links to and from those places. But that's where the basics end and the complexity begins. There are subtle differences among people that are reflected in their day-to-day decisions about how and where they want to live and raise their families. Millions of such decisions made every day in a large city, by hundreds of thousands of families and individuals, account for both the excitement of living in a complex society and the immense difficulty in planning suitable neighborhoods for them. What works here, may not work there; what works today, may not work tomorrow.

### **CHANGE**

If the world remained relatively static and people's reaction to their environment remained constant, it would be a dull world, but planners might be able to predict what most people will want most of the time. However, largely unpredictable outside forces continually shape people's values, priorities and lifestyles. Technology has introduced the train, the automobile, the airplane, the solar panel, the plasma television, the computer, and the iPhone, along with forever changing values, attitudes, and requirements in education, work, transportation, housing and entertainment. Now, the effects of the Internet, the Information Age and globalization, with its mass migration of ideas, jobs and capital, have only begun to be felt. Some community planning measures that worked only 50 years ago will not work today, let alone 25 years from now.

## **OTHER FACTORS**

A partial list of other significant and fairly unpredictable factors which have influenced the development of Los Lunas over the last 50 years includes: natural barriers to development such as the Manzano Mountains, the Rio Grande and the Isleta reservation; our proximity to Albuquerque; the housing boom; the continuing availability of cheap water, land and labor; the construction of I-25; the continued presence of the rail line through Los Lunas; our growing sensitivity to, and awareness of, the impact of our environment, diet and exercise on our long-term health and happiness.

## **TRADE-OFFS**

Some of the myriad trade-offs created by these and other changing factors include: in-fill development and rehabilitation vs. “urban sprawl;” low density vs. high density land use; renting vs. home ownership; individual property rights vs. village property ordinances; natural open spaces vs. the visual clutter of manmade structures; traditional landscaping vs. the rising cost of water; small, multi-purpose vs. large, single-purpose public facilities; public vs. private transportation; on-street vs. off-street parking; pedestrian and bike paths vs. our almost exclusive use of automobiles; and the decline of small, neighborhood retail stores in favor of regional shopping centers with enormous parking lots.

## **CAUTION**

Knowing this, we approach the job of planning for a village in central New Mexico with great trepidation. None of us is clairvoyant. We can speculate, but we cannot confidently predict what Los Lunas residents will need or want tomorrow. No one could have predicted all of the changes that have occurred in our community, though some challenges could have been planned for more effectively, such as transportation planning in Valencia County which has been largely reactive over the years. Had more proactive planning been implemented, today congestion on NM 6 would be mitigated by alternate routes and better connectivity throughout the Village. Efforts to correct issues with congestion and connectivity will be more difficult and expensive than if planning had occurred before development.

## **SUCSESSES**

Overall, Los Lunas has done an exemplary job of planning for growth and providing good quality of life in the community. The Village has been able to stay ahead of development in terms of infrastructure and services for the community. The staff members from the various departments strive to stay above industry standards in their respective professions in order to provide quality services and amenities to the entire County.

## **FOREWORD**

## **HOPE**

It should be clear that municipal planning is more art than science. City planners, given the opportunity to look back at what did work and what didn't work, can take the time to revisit, update and correct past mistakes periodically. The current trend is to involve local stakeholders in that process. The fact that a few primary needs like safety, security, quiet, comfort, freedom of choice, and ready access to education, jobs, goods and services may be predictable, and that some planning measures, if not predictable, are at least correctable gives us the courage to submit our ideas to the collective vision for the community. With that in mind, this plan was developed with input from the community gained through various methods, but most notably from the efforts of a planning committee composed of five citizens.

## **COMMITMENT**

But, it is not enough for planners to anticipate and plan for change; the implementation of the plan is vital to the continued success of Los Lunas. Citizens, Village staff and officials must work together to make the vision a reality for the future.

## **FOREWORD**

## VISION STATEMENT

The Village of Los Lunas is a community that takes pride in its small town character, rich history, attention to economic development and long-term planning for sustainable growth. Los Lunas strives to provide a range of housing options, plentiful parks and open spaces, opportunities for recreation, and alternate modes of transportation. Los Lunas values its diverse culture and takes seriously its responsibility to conserve its natural resources and heritage for present and future generations.



The historic Los Lunas Train Depot pictured in 2013.

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## A. EXECUTIVE SUMMARY

It was not long ago that Los Lunas was a tiny community that subsisted primarily from farming, and where the neighborhood church was the center of town. In the last 60 years the Village has grown from less than 1000 people to close to 15,000. Much of that growth has occurred just in the last decade, partially through annexation of surrounding areas, but most notably through new suburban residential and commercial developments on the Westside of the Village. The community has changed substantially over time in the way that we conduct business, recreate, travel, live and interact with the broader region and beyond. Anticipating the kinds of trends that will influence our future in the next 30 years is a tremendous challenge. What kinds of jobs will people have? How will we travel? How will our lifestyles change? How will changes in our population affect recreation, cultural services and programs? How will neighborhoods and buildings adapt to meet a changing population? Will the Village be called upon to provide new services, or reduce or change others?



Cottonwood trees in the Los Lunas River Park.

### **What trends will influence Los Lunas in the future?**

Los Lunas could double in size to 30,000 residents or more by 2035 while Valencia County is expected to reach 106,000 people. This depends on a number of factors – global, national and regional trends; resource limitations; and community values. The current financial situation certainly will have bearing on near-term population growth for the region, but its long-term effects remain unknown. Following is an overview of trends that will influence Los Lunas in the future.

### **National and Regional Growth Trends**

The nation as a whole is growing. In its 2012 projections, the U.S. Census Bureau projects that the United States will continue to grow at a staggering rate with over 400 million people by 2060. This growth trend is also expected to occur in New Mexico despite today's economic climate. Today, Valencia County contains close to 80,000 residents and is expected increase by over 30,000 during the next 25 years according to the University of New Mexico's Geospatial and Population Studies Group's growth projections. Additionally, currently 19% of the population of Valencia County resides in Los Lunas, but over time that percentage is expected to increase. If all the projections are accurate, Los Lunas could double in size by the year 2035.

### **Changes in Demographics and Trends**

The United States is an aging population. The "baby boom" epoch from 1946 to 1964 saw the greatest number of births the nation has ever seen over a comparable period of time. Boomers will turn 65 between 2011 and 2029, leading to substantial changes in the nation's demographic profile. This demographic trend in population aging will have an effect in Los Lunas as well. As our population ages there will be a need for greater and better access to health care, alternative modes of transportation and other services.

Additionally, studies by the Urban Land Institute indicate that Generation Y is the first to prefer transit and other alternate modes of transportation over single occupancy vehicles. This trend is likely to continue and youth will migrate to larger metropolitan areas that offer better access to mass transit unless we find ways to provide the quality of life they desire.

### **Traffic Congestion**

As Valencia County's population grows, it stands to reason that the number of vehicles on our roadways will also increase. Traffic congestion on Main Street is one of the primary concerns for residents, emergency services personnel and planners alike. Regionally, traffic projections for the future are staggering as well. The way we plan for transportation and view the relationship between land use and transportation will have to change as we plan for growth in Los Lunas.

### **Resource Limitations**

While the western U. S. as a whole and Los Lunas are projected to grow over the next 50 years, questions remain about the ability of natural re-

## **EXECUTIVE SUMMARY**

sources to support such growth without serious consequences. Meeting growing demands for water in an arid climate in a sustainable manner, conserving valuable natural resources, improving air quality, addressing energy needs, understanding impacts on wildlife, and many other important considerations will need to be addressed. Resources will need to be considered and protected if a high quality of life is to be maintained.

### **Planning for the Future: Los Lunas 2035**

The title of this plan refers to the process of preparing a major update to the existing Village of Los Lunas Comprehensive Plan, also known as the city plan. The city plan is the document that illustrates how we envision the Village in the next twenty five years and beyond, providing direction for implementation of that vision. This update also includes the creation of the Village of Los Lunas Master Transportation Plan, a separate document that defines the long-term multi-modal transportation system that the Village desires in the future, and also serves as a comprehensive reference guide regarding transportation issues. Both documents provide policy direction for decision-making, and set forth priority actions to make the vision a reality.

### **City Plan History**

The Village has been involved in several comprehensive planning efforts during the last 50 years. The first was in 1968 when Kenneth W. Larson & Associates prepared Comprehensive Plan for the City of Belen, the Village of Los Lunas and the Rio Grande Valley Area of Eastern Valencia County. At the time, one of the major concerns for Los Lunas was accumulation of junk blighted housing, particularly of old adobe construction. Enforcement through newly adopted zoning and fire codes was the recommended action since “Los Lunas is much too small of a community to consider an urban renewal program at the present time. Therefore the above solution is the only hope of improving housing conditions in Los Lunas in the near future.” At the time, Los Lunas had approximately 600 housing units as compared to almost 6000 as estimated by the US census in 2010.

The next planning effort occurred in 1973 when the Middle Rio Grande Council of Governments compiled various reports for the Village with a Community Planning Assistance Grant funded by the Department of Housing and Urban Development. Subsequently in 1985, the Village approved by resolution Community Development Policy Goals consisting of land use, transportation and public facilities/services.

## **EXECUTIVE SUMMARY**

It was not until the late 1990's that the Village sought out to develop a full comprehensive plan exclusively for Los Lunas. That plan was completed and approved in 1999 and included policy guidelines for land use, transportation, community services, economic development and natural resource and environmental planning. This plan was amended to include two area plans: the [Huning Ranch Area Plan](#) adopted in 2006, and the [Los Lunas Rail Runner Express Station Area Plan](#) adopted in 2008. Both area plans will be incorporated by reference in this comprehensive plan update and are referred to in various sections of the plan.

### **The Planning Process: Developing a Community Identity**

Los Lunas has remained largely unknown despite rapid growth and the influx of commercial services over the last decade. As we began the process of updating the comprehensive plan, we realized that we needed to discover what the identity of Los Lunas is before we could prepare a vision for the future. It was critical to find out what residents and visitors alike perceive and value in the community; and we didn't just want to determine our identity, we wanted to embrace it and use it as a foundation for continued community success. This is how we embarked on a community branding campaign in conjunction with the public input and visioning portion of the planning process.

With the assistance of Jim Glover of the Idea Group of Santa Fe, LLC we launched a branding campaign that included 15 hours of one-on-one interviews with community stakeholders, three separate focus groups with youth, residents and business owners, and a survey that was available online as well as several prominent locations throughout the Village. Close to 300 survey responses were received. The information gathered allowed us to determine trends in what people value in the community and what aspects are lacking or need improvement.

Not surprisingly, there were topics that continually surfaced in interviews, focus groups and in the additional comments portion of the survey. Addressing congestion on Main Street, beautification of the community and protection of rural land were the most common topics. We also learned that maintaining the small community atmosphere of Los Lunas is incredibly important to residents even as growth and economic development occur. Most of the responses also indicated that growth and progress are welcome as long they are done with the rural character of Los Lunas in mind.

## **EXECUTIVE SUMMARY**

Our consultant used the information to develop a series of tag lines and mission statements that we then put out for the public to vote on. The winning tag line, “Small Community. Big Possibilities.”, has since been incorporated into a new logo for the Village. The values and priorities that the public communicated through the branding process were used as a starting point for the visioning and development of the comprehensive and transportation plans.

The next step in the process was to assemble a comprehensive plan committee composed of neighborhood residents. Efforts were made to find willing volunteers from the various neighborhoods in the Village. The committee met weekly for a period of several months to brainstorm, discuss solutions to problems and develop goals and policies for the plan.

Concurrently the Village also retained the services of Sites Southwest to assist with the development of the Comprehensive Plan and to develop the Transportation Plan.

#### **Carrying Forward Values and Ideas from Previous Efforts**

In this update, many of the ideas, principles and policies from previous versions of the Comprehensive Plan and approved study area plans are carried forward, but enhanced to reflect current conditions, new trends, community input and innovations since the plans were adopted.

This update also reflects other recent planning efforts such as the Los Lunas Plan to Acquire and Hold Water Rights and the Valencia County Regional Hazard Mitigation Plan. Related plans and policies are addressed within each relevant section of the plan.

## **EXECUTIVE SUMMARY**

## B. HISTORY

### A Brief History of Los Lunas, NM

By Diana Crowson, Edited by Troy M. Ainsworth

The modern Village of Los Lunas is the county seat of Valencia County and was officially incorporated in 1928. Located in the north-central area of the county, approximately nineteen miles south of Albuquerque, Los Lunas is nestled between Isleta Pueblo to the north, the Village of Tomé to the south, the plains to the west, and the Manzano Mountains to the east.

The Village's name is derived from the Luna family, early settlers in the area, and not the Earth's satellite, as is commonly assumed. Located along the banks of the Rio Grande, the Village of Los Lunas traces its history to the homesteading of Domingo de Luna near the present day community shortly after Don Diego de Vargas re-established Spanish authority in New Mexico in 1693. In 1716, Spanish officialdom issued to Don Felix Candelaria a land grant known as the San Clemente Grant two years after his mother had petitioned the Crown. Few changes occurred on the San Clemente Grant until the Luna family assumed legal possession of the land and founded a small settlement in about 1808, approximately one year after Spanish troops escorted Captain Zebulon Pike and a contingency of American soldiers south to Ciudad Chihuahua from near the headwaters of the Rio Grande in southern Colorado along the Camino Real de Tierra Adentro.



Simon Neustadt General Store formerly located on Main Street near Los Lentos

Spanish troops escorted Captain Zebulon Pike and a contingency of American soldiers south to Ciudad Chihuahua from near the headwaters of the Rio Grande in southern Colorado along the Camino Real de Tierra Adentro.

The Spanish military escort of the American troops in 1807 bypassed the future site of Los Lunas as the cavalcade plodded southbound near the left bank of the Rio Grande along the approximate route of present day New Mexico Highway 47. When settlement in the area of present Los Lunas began in the following year, Spanish rule remained intact and would continue until Mexico cast off colonialism in 1821. The far northern frontier of Mexico, which stretched from Texas on the east to California on the west, remained a part of the Republic of Mexico until the end of the war between Mexico and the United States from 1846 to 1848. With the provisions of the Treaty of Guadalupe Hidalgo, Mexico ceded its entire northern frontier, including New Mexico, to the United States. Thus, within forty years of its establishment, Los Lunas began as a settlement on a braid of the Camino Real de Tierra Adentro in Spain's New World Empire before flying the sacred flag of Mexico for nearly three decades before becoming a part of the newly organized Territory of New Mexico of the United States of America.

As a modest agricultural and ranching settlement connected to the outside world by the Camino Real de Tierra Adentro, the route linking Mexico City to north of Santa Fe, New Mexico, Los Lunas, and indeed most other settlements in New Mexico from the north to the south along the Rio Grande, was dependent on supplies shipped along Camino Real. For centuries prior to Don Francisco Vázquez Coronado's *entrada* into the interior of present New Mexico and into the Great Plains in 1540 through 1542, indigenous people traced routes throughout the overall region, which later became segments of the routes used by Spanish explorers, including the Camino Real de Tierra Adentro. Decades later, in 1598, Don Juan de Oñate led a large contingency of Spaniards and thousands of livestock to the far north from central Mexico. Along the way, the sites where the wayfarers camped, the course they traveled, and the pueblos they visited all became identifiable points along the Camino Real, or Royal Road. Over the next four centuries, trade caravans traversed north and south along the Royal Road to supply settlements such as Los Lunas, although the caravans arrived infrequently at times. The overall route featured treacherous segments, such as the 100-mile-



San Clemente Church prior to 1949 which has subsequently been renovated and expanded

long, waterless Jornada del Muerto in southern New Mexico, which interfered with the caravans' efficiency and schedules. Nonetheless, a system of commercialism developed over time whereby cloth, metalwork, household tools and implements, and other products unavailable in New Mexico were shipped north while agricultural products, furs, hides, and other locally-produced goods were then carted southward to markets in Mexico. As a result of the extensive distance between Mexico and settlements in New Mexico and the long pauses between the arrival of the trade caravans, colonists in New Mexico learned to make many items for their households and churches.

The infrequent schedule resulted in the advent of a unique art form that continues to be crafted in Los Lunas—the hand-carved images of saints, known as *santos*. As colonists did not have access to the religious iconography that adorned churches elsewhere in Spain's colonial empire and elsewhere in the world, *santeros* ("saint-makers"), woodcarvers who honed their skill at creating sculptures and paintings for the *nichos* and alters in their own churches, contributed to the rise of a distinctive folk art in New Mexico. With the carving of *bultos* (sculptures) and *retablos* (paintings on wood), *santeros* frequently depicted stories from the Holy Bible of saints, the holy family, and Jesus Christ, often painted in bright colors. *Santos* are considered a "primitive" form of art in that they are unlike the realistic statuary usually seen in churches and are typically more abstract in nature.

Nineteenth-century Los Lunas existed as a bucolic rural village until the arrival of the railroad toward the end of the century, although the immediate region had been populated for centuries prior to Coronado's expedition in 1540. Indeed, when Coronado dispatched Captain Hernando de Alvarado to explore the Rio Grande in the vicinity of the Pueblo of Isleta in 1540, Alvarado saw firsthand the thriving pueblo, as well as a satellite settlement downstream from the pueblo that had existed

## HISTORY

for several centuries. On the site of the latter, the settlement of Los Lentes came into being in the seventeenth century. When Alvarado and his men explored the region in 1540, however, the Spaniards witnessed indigenous people working the fields of hundreds of acres planted with crops along the banks of a deep, turbulent river. In the seventeenth century, Matias Lente, a resident of Isleta Pueblo, married a local woman and relocated from Isleta to the ancient settlement to the south, and within some years with the influx of new settlers the community became known as Los Lentes.

With the census numeration of 1790, the Plaza of San Antonio de Los Lentes numbered twenty-two households centered around the Church of San Antonio. Many of these residents were of indigenous ancestry, although a handful traced their heritage to the Iberian Peninsula through marriage or birth. As noted in the colonial census, the residents of the Plaza of San Antonio engaged in live-stock raising, farming, and weaving.



San Antonios de Los Lentes c. 1900

Various contemporary censuses between 1750 and 1830 accounted for the residents of nearby settlements, including Plaza de Los Jarales, Plaza de Sausal, Los Chávez, Plaza de Los Garcías, Plaza de Los Trujillos, Plaza de la Purissima Concepción de Tomé, Plaza de San Fernando, La Sangre de Cristo Puesto de Valencia, San Clemente, and Belén. The census returns suggest that settlements existed along the river, including the one settled by descendants of Don Domingo de Luna, who arrived in Mexico in the seventeenth century. De Luna's ancestry includes Dukes, Archbishops, Cardinals, and Viceroyes, and as a result of "eminent services to the crown," Don Francisco Fernandez de la Cuerve Enriques y Valdes, the Duke of Albur-

querque bestowed upon de Luna a land grant in New Mexico in the seventeenth century that encompassed territory from the Rio Puerco to the Rio Grande and included choice acreage containing ample water. Of note, the spelling of Enriques y Valdes's surname differs slightly from the modern spelling of the county seat of present day Bernalillo County, New Mexico. Inexplicably, the first "r" was later dropped in the spelling of the city's name, although the Duke's title has historically retained its original spelling.

Several plazas were well-established in the middle Rio Grande region prior to the native uprising against the Spaniards in August 1680. By that crucial moment, members of such families as the Oteros, the Jaramillos, and the Bacas, along with the Lunas, had laid claim to the land encompassed by the San Clemente Grant. The twelve-year-long interregnum wrought by native restlessness and angst in opposition to Spanish overlordship only briefly absented members of these families from the region. From the end of the seventeenth century and into the early years of the eighteenth century, representatives of these Spanish colonial families returned to the middle Rio Grande region.

## HISTORY

Over the progression of time and through intermarriage and alliance, these families secured and consolidated their power in the area, which remained uninterrupted until the middle decades of the twentieth century. Upon the resumption of Spanish control in 1692 and 1693 and the gradual return of displaced families, settlements were reestablished along the length of the river. Crops such as beans, cotton, corn, tobacco, chiles, and melons were raised throughout the region, which became the basic staples for food and clothing.

Sheep and cattle raising were also prevalent throughout the region beginning in the late-seventeenth century. Livestock herds, however, and isolated settlements became choice targets for nomadic bands of Apache and Navajo warriors and later the Comanche, who were widely regarded as the supreme horsemen of the Great Plains. Native American raids punctuated extensively life along the Rio Grande well into the latter decades of the nineteenth century, yet the settlers sought to defend their homesteads in a manner similar to Anglo-Americans in the nineteenth century during their quest to claim the land between the Mississippi River and the Pacific Ocean. In present day Valencia County and nearby to Los Lunas, the village of Tomé, the first county seat, was established on the Camino Real de Tierra Adentro as a defensive site against the raiding “Indios” from the north and east. Ironically, the first settlers of Tomé were *genizeros*, people of native blood who were born of the union of Spaniards and indigenous people. The introduction of natives into Spanish households prior to the revolt of 1680 was frequently referred to as “servitude,” a euphemism for slavery. *Genizeros* gradually became increasingly acculturated into Spanish society and were known for such skills as artistry, woodworking, farming, livestock herding, and fighting the natives.



San Clemente Church after 1949

Spanish colonial society was punctuated by Catholicism and the omnipresence of the Church and priests. Indeed, the triumvirate for Spain’s New World explorations was expressed as “God, gold, and glory.” Spanish exploration of New Mexico yielded little gold or other mineral wealth, but souls in abundance resided in the pueblos. The first Catholic church erected in the vicinity of present day Los Lunas was the mission church San Antonio de Isleta in *circa* 1613. During the period of 1680 to 1692, natives destroyed much of the tangible evidence of Spanish presence, and San Antonio de Isleta was among the buildings that natives exerted their wrath. By 1716, the church had been rebuilt and consecrated as San Agustín de Isleta.

From this church, several other mission churches were established in the vicinity, including Nuestra Señora de la Concepción (1750) in Tomé, San Antonio de Los Lentos (1789), Sangre de Cristo (1801) in Valencia, Nuestra Señora de Guadalupe (1892), and San Clemente Church (1894). The latter church in Los Lunas was severely damaged by flood water from the Rio Grande and was rebuilt in its current location in 1949.

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Beginning in the early nineteenth century, the descendants of Don Domingo de Luna dominated the political scene of Valencia County and Los Lunas and would continue to do so well into the next century. Antonio José Luna, a direct descendant of Domingo de Luna, was born in 1808, and he is considered the father of Los Lunas. By the middle of the century, Antonio José Luna had become one of central New Mexico's leading political figures. During this period, Luna and a business partner, Antonio José Otero, began driving herds of sheep to California, with one herd estimated to number approximately 50,000 sheep. In the late 1840s and early 1850s, thousands of settlers migrated west to California, and prices for all consumer items were much higher out west than other corners of the United States. The price for one sheep exemplifies the drastic price differential: in Valencia County sheep sold for about fifty cents per head, but in California a sheep would command between \$10 and \$15 a head. Herding sheep to California made Luna and Otero wealthy and increased their prestige in New Mexico, which consequently ensured their influence on local political matters in Valencia County.

The late 1840s also marked the formal transfer of political control of New Mexico to the United States following the war with Mexico. With the political transfer came the arrival of Anglo-American settlers and the United States Army, the latter establishing depots and posts throughout the newly-created Ninth Military District. The Department of War authorized the leasing of buildings in Los Lunas for occupation in January 1852; in that month, the Post of Los Lunas was established under the command of Captain Richard Ewell of the 1st Regiment of Dragoons. A small military outpost on the American frontier, the Post at Los Lunas comprised one of a chain of installations situated along the Camino Real de Tierra Adentro and the Santa Fe Trail devised to protect settlers from depredations by native warriors. Dragoons and Infantry troops were stationed at Los Lunas until the eve of the American Civil War when the post was permanently abandoned. During the



The original Valencia County Courthouse

war, however, the Territory of New Mexico figured centrally into the Confederate and Union campaigns in the West, and the Territory itself was strongly contested in 1862. Upstream from Los Lunas at Bosque del Pinos near present day Peralta, opposing forces fought an artillery duel across the river on April 15, 1862.

The Territorial era in New Mexico (1848-1912) proved profitable and fortuitous for families such as the Lunas and the Oteros in Valencia County. The combination of wealth, political influence, and intermarriage between the two families afforded the Lunas and the Oteros to shape the region's direction. A notable example is the relocation of the county seat from the village of Tomé to Los Lunas in 1876 due to their influence. Within

their respective families, Luna and Otero children were often sent east for their educations, as was the case for Eloisa Luna and her brother Solomon. Their brother Tranquilino was elected to Congress to represent the Territory of New Mexico and later served as sheriff of Valencia County. Tranquilino Luna and his wife Amalia Jaramillo y Romero's son Maximiliano made his mark in Los

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Lunas lore when he volunteered to serve in Theodore Roosevelt's Rough Riders during the Spanish-American War in 1898.



Solomon Luna

Solomon Luna (1858-1912) became a prominent member of the Luna family who contributed significantly to politics in the Territory of New Mexico. As with many members of his family, he raised sheep in Los Lunas and engaged in other business activities as well. Solomon Luna served as president of the Bank of Commerce in Albuquerque; the Valencia County probate clerk in 1885; Valencia County Sheriff in 1892; Valencia County Treasurer in 1894; and was elected in 1896 as one of six representatives from New Mexico, including Thomas B. Catron, to the National Republican Committee. Luna's greatest contributions to his native land occurred during the Constitutional Convention in 1910 when delegates throughout the Territory convened to draft a constitution in anticipation of statehood. Luna's life ended in mysterious circumstances in late August 1912 when he drowned in a sheep dipping vat on the ranch of Montague Stevens near Horse Springs, New Mexico, but his demise occurred well after the long-sought effort to achieve statehood.

Solomon Luna's marriage to Adelaida Otero cemented the union between the two powerful Republican families that dominated Valencia County politics. Adelaida Otero's lineage figured prominently in central New Mexico. Her grandfather, Antonio José Otero, was the business partner of Antonio José Luna and the son of wealthy Vicente Otero of Valencia, Spain. Upon his settlement in New Mexico on acreage east of present Los Lunas across the Rio Grande, Vicente Otero named the land of his homestead Valencia in honor of his homeland. Otero was among the local residents responsible for the establishment of Valencia County, and presently portions of Valencia are within the boundaries of the Village of Los Lunas. Antonio José Otero was serving as a magistrate in New Mexico in 1846 when American troops under General Stephen Watts Kearny, and years later his daughter, the future wife of Solomon Luna, had secured her reputation as a social leader known for her charity work and hostess skills.

With the arrival of the Santa Fe Railroad into New Mexico in early 1880s, settlements along the route of the iron tracks prospered as a result. In anticipation of the tracks reaching Los Lunas, a depot was constructed in 1879 on land provided by the Antonio José Luna family in exchange for \$13,000 to build a Second Empire and Italianate-inspired residence for the Lunas. Located just west of the railroad tracks and known as the Luna Mansion, the residence exemplifies the significance of the Luna family to the history of the Village and the region. Tragically, Antonio José Luna died shortly before the majestic residence was completed in 1881. Luna's eldest son Tranquilino inherited the newly-constructed mansion and lived there with his family until his death in 1892, at which

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time Solomon and Adelaida Luna subsequently inherited the property. As a result of their childless marriage, when Solomon died in 1912 the residence transferred to his nephew Eduardo Otero.



Nina Otero Warren

Solomon Luna’s sister Eloisa married Manuel B. Otero, a prominent rancher in the Los Lunas area and nephew of Antonio José Otero. Manuel was killed in a dispute over land in 1883, but before his death he and Eloisa became parents to three children: Eduardo Manuel, Maria Adelina Emilia (better known as Nina), and Manuel Basilio. Their eldest son became a prominent sheep rancher and politician, while their younger son also entered politics and ran for governor in 1924 as a Republican candidate. Their daughter Nina was a suffragette, educator, politician, homesteader, and author. She was briefly married to Rawson Warren, a U.S. Army cavalry officer and retained his surname after they divorced. She unsuccessfully ran for Congress in 1922, although she won 80% of the Hispanic districts, which was a remarkable accomplishment for a woman in the early 1920s.

After Manuel B. Otero’s death in 1883, his widow Eloisa Luna Otero married Alfred Maurice Bergere, who had immigrated to the United States from England in 1892. Six years after his arrival in North America, Bergere settled in Valencia County, where he operated a mercantile store, raised livestock, and sold insurance. Eloisa bore Alfred nine children: Anita Isabel Eloisa; Elvira Estella, who married Aldo Leopold, the father of the American environmental conservation movement; Mary Bernadita; Antonio José Luna; Maria Eduvigen Consuelo; Maria Rosina; Maria Nestora Christina Ysabel; Joseph Charles; and Maria Dolores Bergere. In 1898, the family moved from Los Lunas to Santa Fe for Bergere to further his political career, first serving as the district court clerk.

Eloisa Luna Otero’s oldest son, Eduardo Otero, married Josephita Manderfield Armijo, whose father was William Manderfield, publisher of the *Santa Fe New Mexican* newspaper. Josephita’s first husband was George Washington Armijo, whose grandfather, Colonel J. Francisco Chaves, had served as president of the New Mexico Territorial Senate. Like Maximiliano Luna, George Washington Armijo also served in Theodore Roosevelt’s 1st United States Volunteer Cavalry, as the Rough Riders were formally known, in the brief but bloody fight for Cuba in 1898. In Roosevelt’s honor, George and Josephita named their son Theodore, and the former volunteer cavalry commander was the boy’s godfather.



Josephita Manderfield Armijo Otero

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Eduardo Otero

Following the divorce of George Washington Armijo and Josephita Manderfield Armijo, she married for a second time, her second husband being Eduardo Otero. The couple lived in the large Luna residence in Los Lunas, and during the 1920s Eduardo and Josephita expanded the house's living space. The construction of the solarium and the portico and the installation of iron fencing around the property were the three major projects they undertook. Over the next five decades, the Luna residence changed ownership several times until the house was adaptively reused as an elegant restaurant called the Luna Mansion.

Directly to the north of the Luna Mansion across NM Highway 6, Main Street through town, stands the former residence of Dr. William Frederick Wittwer. Born in 1871 to Swiss parents and reared in southeastern Nebraska, Wittwer was educated at Valparaiso University in Indiana, where he was conferred a Bachelor of Science degree in 1893 and a Doctorate of Medicine degree in 1897; one year after completing his formal education, the twenty-seven-year-old doctor served as a Private in the Hospital Corps during the Spanish-American War. In 1899, only months after the war's conclusion, Dr. Wittwer was en route to El Paso, Texas, through New Mexico, and upon stopping in Los Lunas he decided to remain in the village rather than continue to border town further south. Dr. Wittwer, the village's only doctor for many years, practiced general medicine in Los Lunas for more than fifty years to aid, heal, and comfort the village's residents. He worked tirelessly to eliminate small-

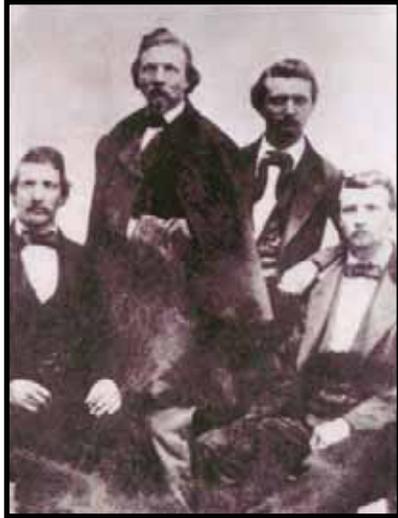
pox and pellagra in the area, and, of course, he delivered many babies in Los Lunas. Some years after his passing in 1965, his residence was also modified to become a restaurant, which is known as Teofilo's Restaurant.

In the middle years of the Nineteenth Century, merchants and traders from the United States began arriving in New Mexico in greater numbers, and the Huning brothers were notable contributors to the growth of the Rio Abajo region during the era. Franz Huning immigrated to the Territory of New Mexico in 1849 from his German homeland, where the Revolution of 1848 was violently reshaping that confederacy of municipal states. By 1855, Franz was firmly settled in Albuquerque and engaged in various business enterprises and was later joined by his brothers Louis, Henry, and Carl. The Huning Brothers established mercantile stores in the territories of New Mexico and Arizona and owned extensive livestock herds. At one point, the Hunings reportedly owned approximately 60,000 head of sheep and 8,000 head of cattle.



Dr. William Frederick Wittwer

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Left: Louis, Franz, Karl “Charles”, and Henry Huning  
Above: Huning Mercantile c.1860

In 1858, Louis Huning arrived in New Mexico and settled in Los Lunas where he became a clerk in a mercantile store. Two years later he purchased the business and operated it under the name Huning Mercantile Store, and from 1860 to 1994 the store was in continuous operation; constructed of adobe bricks, the building reflects the popular Territorial Style of architectural design prevalent in New Mexico during the second half of the Nineteenth Century. In 1873, Louis Huning married Emma Gehrling of Missouri, but she died within several years. Three years after his first marriage, Louis remarried, his second wife being Henrika Busch. Henny, as she was called, was of the family that formed half of the beer-brewing partnership Anheuser-Busch of St. Louis, Missouri. Louis and Henny raised four children in Los Lunas—Emma, Fredrick, Lewie, and Lolita—and were cornerstones of the village for many years. Several of Louis’s employees at the Huning Mercantile Store later started their own businesses in Belen, New Mexico, including John Becker, Frederick Scholle, and Oscar Goebel.

In 1900, Louis Huning died, but his and Henny’s children, including Frederick D. Huning, Sr. who was born in 1880, would witness an era of great change in the early decades of the Twentieth Century. In the years immediately following the Great War of 1914-1918, America embarked upon a massive national undertaking to exert its new-found vitality and strength. Skyscrapers rose in American cities, new time-saving appliances and devices transformed the American household, and the automobile was becoming increasingly affordable to most consumers. America bristled with youthful energy during the decade, and gradually



July 4th c.1890, 1st Row: Fred Huning, Louis B. Huning,  
2nd Row: Henricka Busch Huning, Mrs. Goebel, 2 unidentified, Emma Huning, Nina Otero, 1 man and 2 unidentified children  
3rd Row: Charles Reinken, 2 unidentified, Paul Dalies, John Becker Jr., L.C. Becker, Karl Huning and 3 unidentified

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Above: Texaco Station  
Left: Climaco Aguirre  
and Fifi



a nationwide network of roadways was constructed to help move people throughout the country. The Rio Abajo area was no exception. In 1925, a stretch of automobile highway was completed in Los Lunas. This road was part of a circuitous route that ran from Santa Rosa to Las Vegas before turning south to Santa Fe and on to Bernalillo and Albuquerque and then

Los Lunas. As a member of the State Highway Commission, Frederick D. Huning, Sr. was instrumental in overseeing the paving of this portion of highway. As the highway construction work was ongoing, on Armistice Day in 1926 the establishment of United States Route 66 was realized. This new national highway, popularly known as Route 66 or the Mother Road and made famous by John Steinbeck in *The Grapes of Wrath* (1938) and in various other

American popular culture media, connected Chicago, Illinois, with Santa Monica, California, and a considerable stretch crossed New Mexico. In 1937, the highway was straightened to connect directly Santa Rosa and Albuquerque. The original, pre-1937 route that linked Albuquerque and Los Lunas paralleled segments of the old Camino Real de Tierra Adentro. Thus, Los Lunas remained on the route to California, and many tourists and travelers, as well not a few migrant field workers, passed through the village via the Mother Road en route to a new life on the West Coast during the years of the Great Depression and the Dust Bowl. The inevitable advent of the automobile service station along Route 66 was evident in Los Lunas as many places elsewhere. Several service stations appeared along the main street in Los Lunas, including one where Climaco Aguirre worked. As an employee of the service station, he was authorized to issue automobile licenses, and in his capacity as village clerk he was able to issue marriage licenses—sometimes from the service station—and as the superintendent of Valencia County Schools he was actively involved in the county's educational programs. One of the era's service stations remains on Main Street in Los Lunas on the northwest corner of the intersection of Highway 6 and Highway 314 as a testament to the glory age of the Mother Road.

A second major event impacted the village in 1925 when the New Mexico State Legislature voted to approve the construction of the Los Lunas Hospital and Training School. The purpose of the facility was to provide a home for "wayward" girls, a euphemism for unmarried mothers. Initially, no funding was approved for the undertaking, but in 1927 the Legislature obligated \$37,500 for the

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construction of the first building on site, Dillon Hall, which was opened for use in April 1929. Three years later, boys began to be admitted to the school and training center, and part of their responsibilities entailed working the adjacent agricultural fields. Over time, the facility gradually changed its mission to care for and educate mentally and physically disabled individuals, and prior to its official closure in 1997, the Los Lunas Training School was one of the greatest employers in the county.

Perhaps the most significant moment in the civic history of Los Lunas occurred in 1928 when the village was incorporated by the State of New Mexico. Since that date, Los Lunas has been administered by a mayor and council form of government. Ten mayors have served the community from 1928 to the present: Antonio J. Archuleta (1928-1930); Emiliano Castillo, Sr. (1930-1932); Diego Aragon (1932-1934); José Castillo (1934-1936); Fred Huning, Sr. (1936-1952); Fred Castillo (1952-1962); Howard Simpson (1962-1968); Emiliano Castillo, Jr. (1968-1982); Louis F. Huning (1982-2009); and Robert Vialpando (2009-present). In the early years of the Twenty-first Century, Los Lunas continues to grow and develop as a community, and the demands of the age present certain challenges and obstacles that previously did not exist. One of the major problems is land-use management in the pursuit of managed growth while retaining open space and rural character of the Village's environs. Another challenge centers on the matter of protecting and preserving the Village's remaining historic structures to tell the story of the community's past. The expansion of Highway 6 and Highway 314 and the wholesale construction of Interstate 25 have impacted the Village both positively and negatively—the latter instance resulting in the demolition of many buildings and structures from earlier era of Los Lunas' past.

The Village of Los Lunas directly confronts these contemporary challenges. Long-term planning with input from community residents, elected officials, and staff of the Village of Los Lunas appear throughout the *Village of Los Lunas 2035 Comprehensive Plan*, a document designed to sensibly guide the community's growth over the next several decades. The changes to the Village's character wrought by the highway and interstate system will inform the next chapter of Los Lunas's history, but the opportunities for positive impact are present. For example, the service station, the Luna Mansion, and Dr. Wittwer's former residence, all located at the intersection of the Village's two highways, can serve as models for design guidelines for future construction in the community while being identified as the Village's tangible connection to its past. The open space fronting the former Huning Mercantile Store also represents a harkening to the Village's past in the resumption of the annual fair and festival that was held in appreciation of the community's support. With the scope of its history reaching back into antiquity and encompassing eras shaped by Spain, Mexico, and the United States, the Village of Los Lunas possesses a rich tradition and a bright, promising future.

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Historic photographs courtesy of the Village of Los Lunas Public Library and the Village of Los Lunas Museum of Heritage and Arts.



The historic Los Lunas Depot, painted by Karen Brueggemann.

## C. COMMUNITY OVERVIEW

The Village of Los Lunas is the county seat of Valencia County and was incorporated in 1928 with just 466 residents. Originally established in the mid-17<sup>th</sup> century by Spanish settlers, Los Lunas is located in central New Mexico, in the north-central corner of Valencia County, approximately 19 miles south of Albuquerque. Historically, the Village was an agricultural community. It was once the center of the local dairy industry, and hay and alfalfa were the two principal agricultural products of the area. As late as 1968, 78% of the total developed land within the Los Lunas area was used for agricultural purposes.

### 1. Population

The actual Village limits did not grow appreciably until the late 1970's, and the population was relatively stable through the 1950's. The 1970 Census data revealed that Los Lunas had a population loss between 1960 and 1970. This population loss was attributed to a declining birth rate, consistent with a national trend. Population increased in the next two census periods. The 1980 Census reported that the population had increased to 3,525 inhabitants, an increase of 2,552 persons from the previous Census, or a 262 % increase since 1970. The 1990 Census reported that the Village had grown to 6,013 inhabitants, an increase of 2,488 persons from the previous Census, a 70.6% increase from 1980. Since 1990, the population of Los Lunas has more than doubled in size with 14,835 estimated in 2010 and the 2012 population estimate at 15,168. The pace of growth is projected to continue for the next decades, not just for Los Lunas but also for Valencia County.

**Table C-1: Village of Los Lunas Population**

Year	Population
1928	466
1950	889
1960	1186
1970	973
1980	3525
1990	6013
2000	10034
2010	14835

\* Source: U.S. Census except 1928 data which counted in a special census for the incorporation of the Village of Los Lunas.

## 2. Age

According to the 2010 US Census, the median age of residents in Los Lunas was 34.7 years-of-age—lower than the national average of 37.2 years-of-age. This is a positive thing for Los Lunas in light of the fact that the national trend appears to be an increase in the average age. However, close to a third of the population is under the age of 18 and historically the Village has struggled with retaining and attracting youth. Future planning efforts need to incorporate evolving trends in housing, education and recreation as well as addressing the needs of an aging population.

**Table C-2: Village of Los Lunas Age Distribution**

Age	Number	Percent
Total population	14,835	100.0
Under 5 years	1,126	7.6
5 to 9 years	1,125	7.6
10 to 14 years	1,178	7.9
15 to 19 years	1,106	7.5
20 to 24 years	900	6.1
25 to 29 years	1,055	7.1
30 to 34 years	984	6.6
35 to 39 years	931	6.3
40 to 44 years	994	6.7
45 to 49 years	989	6.7
50 to 54 years	1,045	7.0
55 to 59 years	929	6.3
60 to 64 years	825	5.6
65 to 69 years	563	3.8
70 to 74 years	434	2.9
75 to 79 years	307	2.1
80 to 84 years	185	1.2
85 years and over	159	1.1
<b>Median age (years)</b>	<b>34.7</b>	<b>( X )</b>

Source: U.S. Census Bureau, 2010 Census.

## COMMUNITY OVERVIEW

### 3. Education

Although a high percentage of residents (84.2%) over the age of 25 have a high school education, the Village fell behind the national average (28.2%) of residents over 25 with a Bachelors degree or higher education with only 21%. This implies that a large majority of Los Lunas high school students over the last decade have either finished high school to move directly into the work force, or gone to college and not returned to the Village upon graduation. While fostering an environment that encourages higher education is perceived as outside of the Village’s scope, there are ways that the Village can work with the community to be proactive regarding education. Additionally, the Village can continue to recruit continuing education opportunities, modern amenities and diverse economies to encourage those who go elsewhere for college to ultimately return to Los Lunas.

**Table C-3: Village of Los Lunas Educational Attainment**

	Los Lunas		USA	
	Number	Percent of Total	Number	Percent of Total
Population 25 years and over	8,626		202,048,123	
Less than 9th grade	468	5.4%	12,397,019	6.1%
9th to 12th grade, no diploma	889	10.3%	17,121,916	8.5%
High school graduate (includes equivalency)	2,193	25.4%	57,861,283	28.6%
Some college, no degree	2,479	28.7%	42,350,233	21.0%
Associate’s degree	786	9.1%	15,344,048	7.6%
Bachelor’s degree	1,053	12.2%	35,852,277	17.7%
Graduate or professional degree	758	8.8%	21,121,347	10.5%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

## COMMUNITY OVERVIEW

#### 4. Income

The average per capita income in Los Lunas was \$23,269 according to the US Census 2007 – 2011 American Community Survey, just over 83 percent of the national average. Not surprisingly, approximately 24% of families were living below the poverty line. Nonetheless, the Village of Los Lunas strives to provide quality amenities to its residents including recreational facilities and events. Higher educational attainment and better job opportunities should be a high priority for the Village of Los Lunas.

#### 5. Economy

Los Lunas has a strong agricultural tradition that predates its incorporation, and agriculture continues to define the local character if not a significant contributor to the local economy. Over the last decade and a half particularly the Village has been able to diversify its local economy with a range of services and employers locating in Los Lunas. Most notable was the arrival of the Wal-Mart Distribution Center in 1998 which was followed by a Wal-Mart Super Center and other auxiliary businesses. East of the interstate, Home Depot and Lowes have added to the economy as many homeowners and builders shop for building supplies. The two stores, located side-by-side, have also attracted other businesses such as Starbucks and Applebee's. As the Village continues to grow, the focus on economic development will be on recruiting a greater diversity of retail establishments, restaurants and higher wage paying employers.



Above: The Los Lunas Village Hall entrance.  
Right: The Daniel Fernandez Recreation Center

## COMMUNITY OVERVIEW

## D. FUTURE LAND USE AND GROWTH

The Village of Los Lunas evolved historically as a farming community and maintains great pride in its rural character. However, annexation and development over the last thirty years have changed the Village from a quiet, rural place into one of the fastest growing municipalities in New Mexico. From 1990 to 2010 Los Lunas experienced a significant growth spurt that resulted in the designation of a new urbanized area, the Los Lunas Urbanized Area, by the United States Census. Much of the new growth has occurred on the west side of the Village with new commercial developments along Main Street and a large master planned community west of Interstate Highway 25 that includes an industrial/commercial park and a residential area with planned walking trails that connect throughout.

While growth and economic development have contributed to the Village's financial stability, they have also presented challenges for the conservation of rural land and open space. One of the objectives of this plan will be to strike a delicate balance between the preservation of the Village's rural areas and continued growth and economic development. Opportunities to create that balance exist and should be planned for in a thoughtful approach that will shape the Village's future.

Another challenge that the Village faces is lack of identity. Over the last three decades the Village has adapted to change and evolved to accommodate new growth and increases in traffic. The result has been modern infrastructure and a greater variety of goods and services that are available to the community. However, an identifiable town center has not emerged from these growth patterns and in many cases, historic buildings that provided identity have been lost.

In recent years, plans have begun for the revitalization and redevelopment of the core of the Village with the construction of the Village of Los Lunas Transportation Center/Railrunner Station and the adoption of the Village of Los Lunas Station Area Plan that established a transit oriented development (TOD) district in the area of the station. Additionally, the Village has also invested in public projects to improve pedestrian access and beautify the corridor along New Mexico Highway 314.

Below: A shopping center on Main St.  
Right: An entrance to the Huning Ranch residential community.



## 1. General Characteristics

Land Use in the Village has evolved from primarily rural uses to a diverse range that includes industrial and regional retail uses. The arrangement of land uses determines to a great degree the character and worth of the community. The extent and character of the various land uses as they exist in Los Lunas and the surrounding areas is of great importance in planning for the future. Analysis of existing land uses and trends can anticipate changes in land use patterns and establish long-range objectives that will guide future community decisions. Table D-1 presents a summary of existing land uses in Los Lunas as compiled in 2012 as well as a comparison of land use change from 1973 to 2012.

## 2. Residential Land Use

Residential land use in the Village exists in a several forms that include large lot agricultural developments, medium density single-family, high density single-family and some multi-family developments. The core of the agricultural area exists along Los Lentos Road south of New Mexico Highway 6 and along Sichler Road north of New Mexico Highway 6. There are also some medium density residential neighborhoods in those areas, but the majority of the medium and high density residential exist on the west side of the Village on both sides of Interstate Highway 25.

In the older areas of the Village where traditional agricultural land and large lots are predominant, a practice of subdividing land for family growth has long existed. This is a practice that has both tradition and history, but is also difficult to reconcile with orderly development within the Village. When lots are subdivided through the administrative summary plat process difficulties may be created with access easements that span several properties and insufficient width of access easements for emergency vehicles. Additionally, water rights are not acquired for new lots through the administrative process but the Village is still obligated to provide water and sanitary sewer service.

The New Mexico statutes give municipalities the authority to regulate land. Section 3-30-8 allows municipalities to subdivide property through a summary process. This process is established by the municipal planning authority and allows municipalities to administratively approve subdivisions of not more than two parcels. Any subdivision consisting of more than two parcels must follow the established subdivision procedure for approval by the planning authority.

## **FUTURE LAND USE AND GROWTH**

In spite of these difficulties, accommodating families who want to hand down property can often be handled with zoning techniques like establishing overall densities for a large lot rather than establishing a lot size, or cluster development. The overall density of the area would generally not change, but some latitude may be afforded to the Village when dealing with subdividing rural lots.

### 3. Commercial Land Use

The Village of Los Lunas is a commercial hub that services an outlying population larger than its own. When this larger service area is considered, the importance of establishing a healthy commercial base cannot be overlooked.

Los Lunas does not have large department stores or retail outlets. This is typical of suburban communities that are within convenient travel distance to urban areas with larger and more diversified shopping centers. Los Lunas has a greater demand for shops and services filling day-to-day needs. However, as the population grows, the need for more diversified centers becomes greater.

The Village has four separate commercial areas: the area within the original community, the area east of the Rio Grande, the area west of the Belen Highline Canal, and the area west of Interstate Highway 25. The original community is centered in the Main Street and Los Lentes Road intersection. There is a mix of retail, professional services and government buildings in the area. This area has developed more densely than the others and has the oldest infrastructure. It has served the day to day needs of the community and continues to be the center of Los Lunas.

The area east of the Rio Grande developed around the intersection of New Mexico Highway 47 and New Mexico Highway 6 (Main Street). This area has several shopping centers that have developed in response to the tremendous growth occurring in the unincorporated areas east of the Rio Grande. During the 1980's this area was annexed into the Village of Los Lunas. When the commercial area was annexed utilities were extended and the highway was improved. These improvements have added greatly to the commercial worth of the land in this area.

The area west of Don Pasqual Road is the most sparsely developed commercial area. It is dominated by the Interstate Highway 25 interchange and is in the midst of a large area scheduled for major residential development. This area will require the provision of commercial services to meet the needs of the anticipated population growth on the west mesa.

## FUTURE LAND USE AND GROWTH

#### 4. Mixed-Use

In June of 2007, the Village adopted the Los Lunas Rail Runner Station Area Plan which created two mixed-use zoning districts in the vicinity of the Los Lunas Transportation Center which serves as a Rio Metro and Rail Runner Express station. The Rail Runner station links the Village to a regional rail system that connects to Albuquerque, Bernalillo and Santa Fe. In the last five years since the station and rail line were established, the Village’s park and ride facility has seen increasingly heavy use by commuters from throughout Valencia County. The Transportation Center building was also designed to serve as a multi-use facility which is also heavily used for a variety of public and private events and training.

The station area plan created a vision for the future of the station area that is compatible with the activity and land uses that typically occur around a large transit center and established a new approach to land use and transportation planning in the Village. The foundation of this plan

is Transit-Oriented Development (TOD), a mixed-use development approach that capitalizes on synergies between land use and transportation investments. The two TOD, or mixed-use, districts were created to maximize flexibility for landowners and developers and encourage higher density, a mix of uses and pedestrian amenities.

The plan also recommends transportation enhancements that support alternate modes of transportation in the vicinity of the station area. Some of these improvements have already been constructed in the form of trails and landscaping along NM Highway 314 and other projects are

ongoing. The Village is committed to realizing the vision for the plan and will continue to seek funding and invest in public improvements that will encourage private investment in the area. A map of the TOD district can be found on Figure D-1.

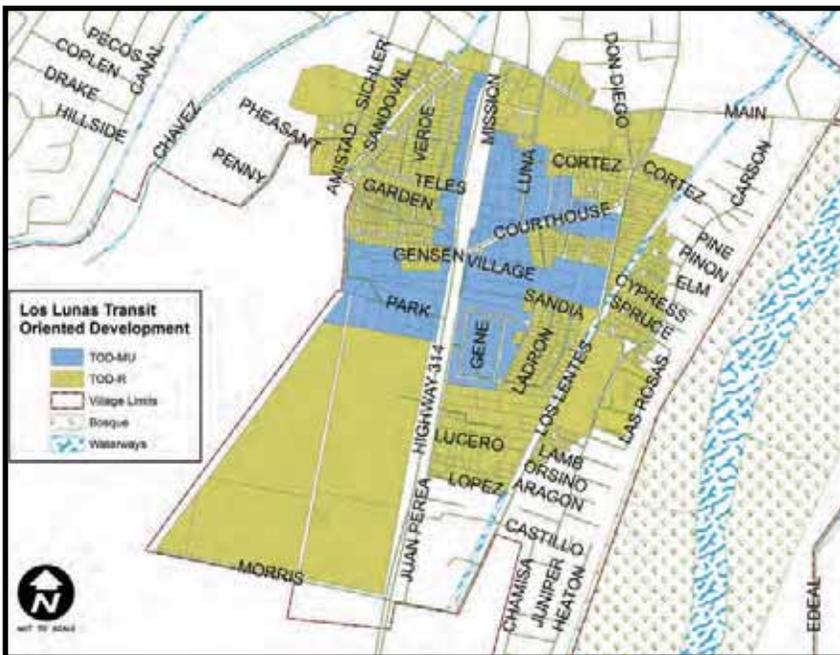


Figure D-1: Los Lunas Transit Oriented Development

## FUTURE LAND USE AND GROWTH

## 5. Industrial Land Use

The Village of Los Lunas has a recently developed business/industrial complex west of Interstate Highway 25. The 500-acre Los Morros Business Park is designed for compatibility with both large commercial and industrial users that currently include the State of New Mexico’s only Wal-Mart Distribution Center, a Wal-Mart Super Center, Fesenius Medical Supply, Tillery Auto Dealership, and a Merillat cabinet manufacturing facility.

Directly west of Los Morros is the Huning Business Park which also provides 850 acres of land ready for development.

The Village of Los Lunas Economic Development Division continues to work actively with both property owners to recruit clean industry and large retailers to the community. Plans are in the works for a hospital and a UNM-VC Learning Center Campus to be located in this area.

## 6. Rural Land and Open Space



View from El Cerro de Los Lunas.

It is the agricultural land and open space in the Village that for most people defines the identity of the Village. The early ranching and farming industry of Los Lunas not only defined the current roadway and development patterns, which are generally oriented relative to the Rio Grande River, but is also reflected in the enduring presence of the large agricultural parcels near the heart of the village. The preservation of agricultural land and green space is a topic that surfaced repeatedly throughout the public input process.

The most prominent of the open spaces is El Cerro de Los Lunas, or Los Lunas Hill that serves as a visual marker for the visitors and passing motorists on Interstate Highway 25. The Hill was generously donated by the Huning family to be preserved as open space and used as an outdoor recreation area. There are trails, both existing and planned, as well as new trailhead parking and pick-nick areas.

Another prominent feature that identifies and distinguishes the entire valley is the Rio Grande Bosque. It provides an extensive greenbelt for

## FUTURE LAND USE AND GROWTH

the Village of Los Lunas and is a wildlife habitat for migrating birds and numerous small animals. The acequias that branch out from the river also provide open space in the way of walking trails along existing maintenance roads. The Village has a park on the river bank and plans to expand trails along the bosque.

## 7. General Land Use

Projected land use and zoning are the tools that the Village uses to regulate development. Zoning is a set of regulations that dictate density, height, parking, permitted land uses and building setbacks, among other things. Projected Land Use is a guide used for making decisions regarding the physical development of the Village. The proposed land uses for all the parcels within the City Limits are illustrated in the Year 2035 General Land Use Map. These land use designations reflect a general evaluation of the Village's future character, and include a range of allowable land uses and development intensities.

The General Land Use Plan was developed with the use of future land use scenarios for two special focus areas of the Village – the Main Street District and the Transportation Station Area District. Both areas are projected for higher density with a mix of uses and pedestrian amenities. A detailed description and analysis of the two special focus areas may be found in the Village of Los Lunas Master Transportation Plan.

The use of land in the Village is classified according to the following general types:

- a. **Urban Residential:** developed residential lots up to one-third acre in size for single family dwelling units.
- b. **Residential:** developed residential tracts up to one acre in size for single family dwellings that have limited agricultural activities as a secondary use of the land.
- c. **Multi-family Residential:** developed residential lots that have apartments or other units intended for two or more families.
- d. **Mobile Home Residential:** developed residential lots in a platted subdivision for mobile homes.
- e. **ZeroLotLineResidential:** developed residential lots for single family

## FUTURE LAND USE AND GROWTH

dwellings that are built utilizing a common wall with a zero lot line setback.

**f. Residential Mixed Use:** developed properties designed to provide for a mix of residential densities and uses supportive of transit ridership, walking and bicycling.

**g. Public/Semi-public:** all governmental, institutional, schools, churches, cemeteries, public utilities, etc.

**h. Parks and Open Space:** all properties that are maintained for the use of the public in outdoor recreation pursuits, or are maintained as open space.

**i. Commercial:** developed properties that serve business functions, such as retail stores, banks, service stations, office buildings, etc.

**j. Commercial Mixed Use:** developed properties designed to a special scale and intensity of development supportive of a mix of compatible residential and commercial uses, transit ridership, walking and bicycling.

**k. Industrial:** developed properties engaged in processing, warehousing, and manufacturing.

**l. Agricultural:** all lands used for crops, livestock, etc., as the primary function, where residences, if present, are secondary uses.

**m. Streets and Alleys.** All public rights-of-way that have been designated or are commonly used for public vehicular use, private drives or access easements are not included.

**n. Undeveloped:** all lots, tracts or lands which have not been developed.

**o. Waterways:** all easements, laterals, mains, ditches, and acequias that carry water.

Acres computations were made for general land use classifications to determine the extent of their use within the Los Lunas area. As it is under the jurisdiction of the Middle Rio Grande Conservancy District (MRGCD), the river is not included in the corporate limits of the Village.

## FUTURE LAND USE AND GROWTH

**TABLE D-1: Land Use Change 1973 to 2013**

Type	1973		1995		% Change	Total Acres Added	2013		% Change	Total Acres Added
	Acres	Percent of Developed Land	Acres	Percent of Developed Land			Acres	Percent of Developed Land		
Single Family Residential	157	33.19%	1,075.7	45.04%	11.85%	918.7	1,470.6	25.01%	-20.03%	394.9
Multi-Family Residential	2	0.42%	48.5	2.07%	1.65%	46.5	39.8	0.67%	-1.4%	-8.7
Commercial	34	7.19%	131.9	5.63%	-1.56%	97.9	391.3	6.65%	1.02%	259.4
Multi-Use (Industrial)	21	4.44%	59.3	2.53%	-1.91%	38.3	424.9	7.22%	4.69%	365.6
Public Use**	41	8.67%	212.2	9.06%	0.39%	171.2	735.6	12.51%	3.45%	523.4
Agriculture	151	31.92%	360.9	15.4%	-16.52%	209.9	710.7	12.08%	-3.32%	349.8
Open Space	0	0.0%	49.4	2.11%	2.11%	49.4	2,015.8	34.28%	32.17%	1,966.4
Right of Way*	56	11.84%	209.8	8.96%	-2.88%	109.8	90.0*	1.53%*	-7.43%*	-119.8*
<b>Total Developed Land</b>	<b>473</b>	--	<b>2,341.5</b>	--	--	<b>1868.5</b>	<b>5,878.7</b>	--	--	<b>3,537.2</b>
<b>Total Undeveloped Land</b>	<b>97</b>	--	<b>1,713.1</b>	--	--	<b>1,616.1</b>	<b>3,179.2</b>	--	--	<b>1,466.1</b>
<b>Total Acres</b>	<b>570</b>	--	<b>4,054.6</b>	--	--	<b>3,483.6</b>	<b>9,057.9</b>	--	--	<b>5,003.3</b>
<b>Total Square Miles</b>	<b>0.89</b>	--	<b>6.33</b>	--	--	<b>5.4</b>	<b>14.1</b>	--	--	<b>7.77</b>

\*\*Includes Schools

\*Not all 2013 ROW acreages included in GIS parcel files

### 8. Future Land Use

A key component of land use planning is projected general land use, a prediction of how uses in a municipality will evolve over time and how the community would like development to occur.

Following are two images - the first shows the existing land uses in the Village and the second shows the 2035 future land use for the Village of Los Lunas. It incorporates any plans that have already been developed such as the Huning Ranch Master Plan, the Railrunner Station Area Plan and land use scenarios that were selected through the public input process.

The future land use plan will be a guide for decision-making on zoning and development decision. By adopting this plan, the future land use plan is also adopted as a policy.

## FUTURE LAND USE AND GROWTH

Figure D-1: Existing Land Use

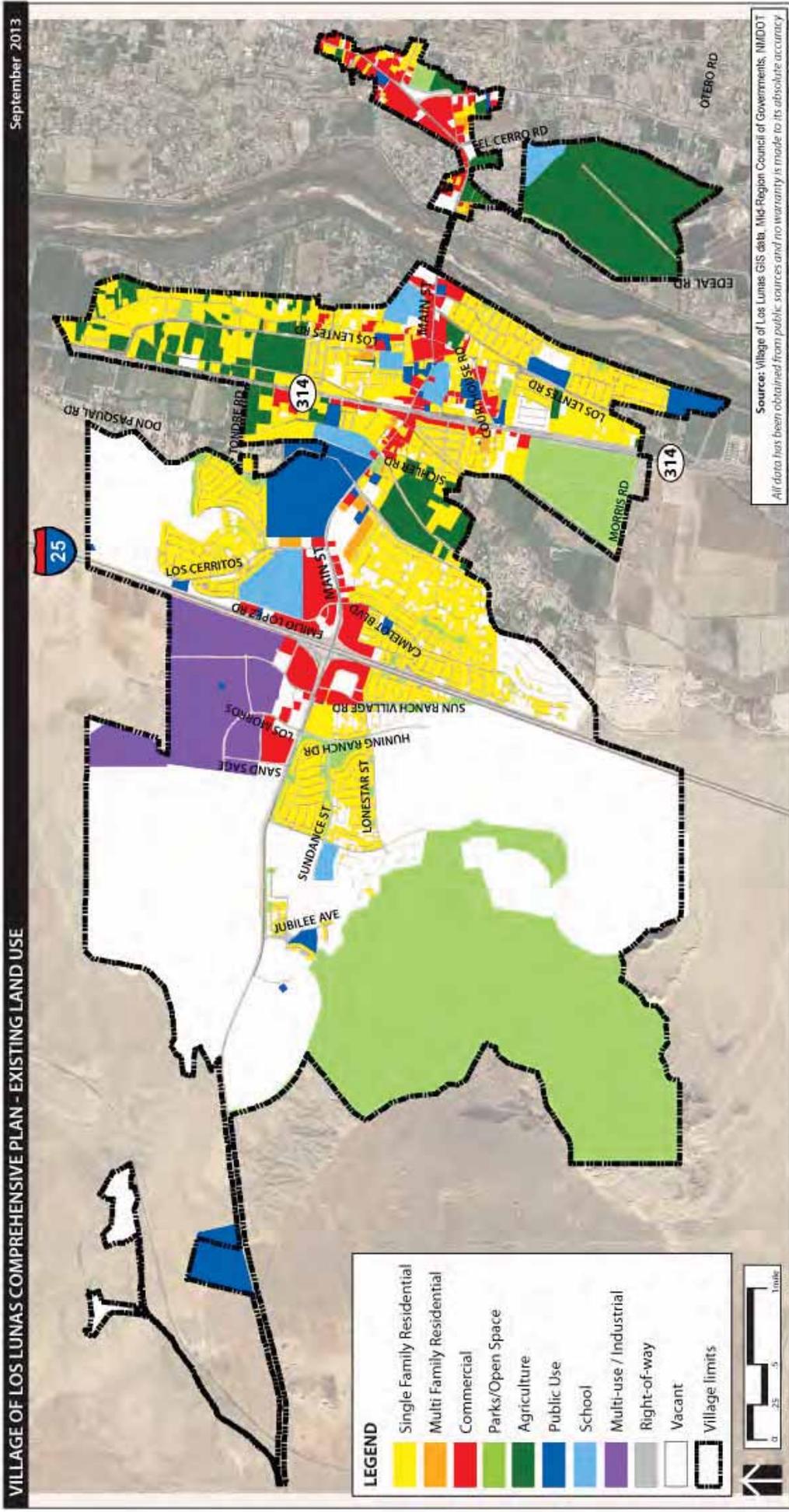
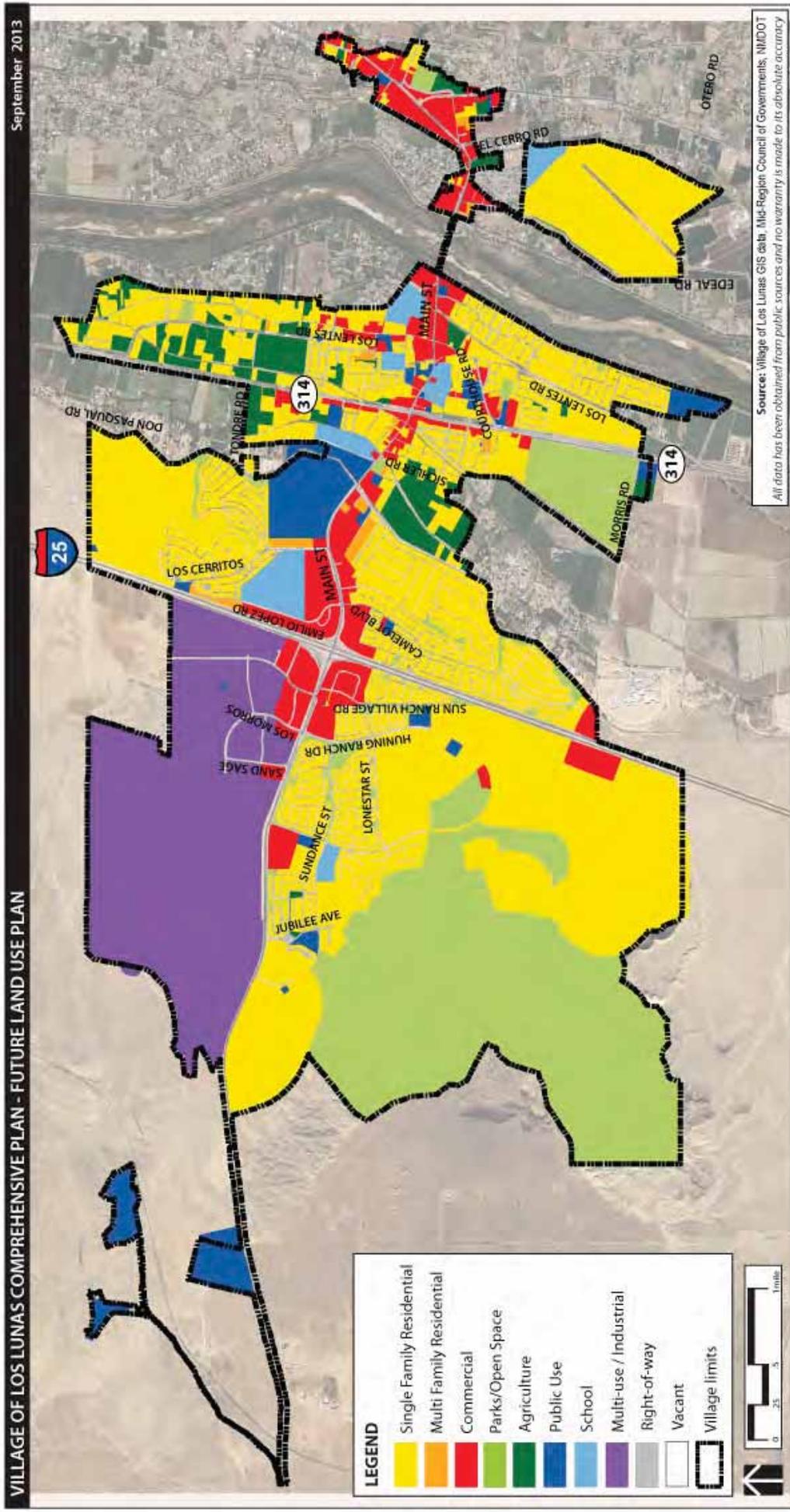


Figure D-3: Future Land Use



### 9. Greenhouse Gas Emissions

State regulations (Title 2, Chapter 110, Part 2, NMAC) require Comprehensive Plans funded through the Small Cities Community Development Block Grant program to include policies, actions and incentives that a community might use to promote a reduction in greenhouse gas emissions. Six greenhouse gases (GHGs) are typically assessed: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>) (ICLEI 2008).



Main Street

These emissions are increasingly seen as causing a rise in average global temperatures, which are predicted to increase from 3 to 10 degrees by the end of the century. Potential results could be prolonged drought, increased snowmelt, reduced snow pack, severe forest fires, and other harmful effects (NM Agency Technical Work Group, 2005).

A report issued by the state Climate Change Advisory Group (CCAG), established by former Governor Bill Richardson, provided a great deal of quantified information about the

sources of GHG emissions in New Mexico as well as guidance for reducing GHG emissions on the local level.

In 2002, New Mexico produced about 83 million metric tons of gross carbon dioxide equivalent (CO<sub>2</sub>e). These included all major sources and gases, notably the combustion of fossil fuels in power plants, vehicles, buildings and industries (82% of total); the release of methane from oil and gas production, coal mines, agriculture and waste management (13%) and other sources such as industrial processes and nitrous oxide from agricultural soils (5%). If these emissions measurements are offset by the carbon sequestered and released from biomass throughout the state, the net GHG emissions in 2000 would have been approximately 62 million metric tons of CO<sub>2</sub>e.

Overall, greenhouse gas emissions in the State were projected to increase by 65 percent between 1990 and 2020, barring intervention. Two of the sectors with the largest emissions—electricity and transportation—which are driven by population growth, are expected to grow faster than other sectors in the years ahead. Much of New Mexico’s electricity comes from coal, and transportation depends heavily on fossil fuels (NM CCAG, 2006). Emissions from transportation will be addressed in the Transportation chapter of this plan.

## FUTURE LAND USE AND GROWTH

### Los Lunas Emissions

Building construction and heating, cooling, and powering homes and businesses consume fossil fuels and contribute to greenhouse gas emissions. Emissions related to this account for more than half of the state's gross GHG emissions. Steps taken to trim energy use, such as home weatherization or solar panel installation, not only reduce greenhouse gas emissions but also provide long-term cost savings to homeowners.

Agriculture also contributes to greenhouse gas emissions. Nitrous oxide is released both from natural processes in the soil and the use of nitrogen fertilizer on crops. Raising livestock produces large amounts of methane when manure decomposes. Methane emissions drop dramatically, however when manure decomposes naturally as a soil on grasslands rather than being stored as a liquid or slurry in ponds, tanks and pits.

Finally, solid waste affects greenhouse gas emissions as well. Waste decomposing in landfills produces methane, and carbon dioxide is released when waste is incinerated. Ways to address these issues include reducing the amount of material that goes into a solid waste facility by curbing consumption, composting, and recycling or capturing the methane to use for energy.

The Village is adopting key land use planning policies that over time will help to curb greenhouse gas emissions. Policies under Goals 1.1 seek to protect the community's rural character and open land through promoting infill development, cluster development, and use of other zoning tools. These policies help retain open land that sequesters carbon, which can offset up to 15 percent of agricultural GHG emissions (Parton et. al 2011) Policies under Goal 1.2 encourage development of a higher density town center and Transit-Oriented Development. This strategy concentrates development closer to where people live and closer to public transportation, increasing accessibility by modes of travel other than the automobile—walking, bicycling, transit—thus reducing greenhouse gas emissions.

Under Goal 1.10, the Village proposes to establish performance standards for industrial development that will regulate the adverse effects of pollution, toxic and hazardous material, noise exposure, and greenhouse gases.

## **FUTURE LAND USE AND GROWTH**



The Rio Bosque.

## E. ENVIRONMENT AND NATURAL RESOURCES

New Mexico residents enjoy a fairly pleasant climate, classified as arid continental, with mild winters and an average temperature of 90 degrees Fahrenheit during the summer months. Natural disasters are also a rare occurrence in the region that typically experiences high winds in the spring and a monsoon season in late summer. However, the need for conservation of resources and hazard mitigation has been underscored in the last few years as drought has reduced the water supply and wild-fires have erupted throughout the state. Precipitation in the southwest has only been about half of normal and if this trend continues, farming will be seriously affected in the valley as much of the Rio Grande water has been allocated to municipalities along its route.

This section will focus on understanding the environment and resources that are present in Los Lunas and what impact of development and growth will have.

### 1. Topography

Topography along the Rio Grande Basin is relatively flat, with elevations that range from 4,650 feet above sea level to about 8,000 feet on the flanks of the Manzano and Sandia mountains and slopes of less than three percent in the river valley. This basin runs north and south paralleling the Rio Grande and extends from the river westward to the Cat Mesa and eastward to the Hubble Bench. From the Belen Highline canal westward and the Chical Lateral eastward the topography becomes more rolling, with three to nine percent slopes, and predominant land features such as El Cerro de Los Lunas on the west, rising to an elevation of nearly 6,000 feet, and the distinctive Tome Hill on the east. Topography plays a major role in determining development in the vicinity of El Cerro and the steeper slopes west of the Belen Highline canal. In this area steep slopes affect drainage and erosion patterns. Topography complicates development in the river basin within the Village limits because of the flatness of the valley bottom and the flood plain.

### 2. Soils

The constraints imposed by soil conditions have as much importance in determining development as topography. Two major soil areas occur

within the Village, and their general locations coincide with the topographical sectors just described. In the river basin the soils contain varying mixtures of clay and sand. West of the Belen Highline Canal the soils are predominantly sandy. Within each of the two soil areas are a number of soil types, each having specific physical and chemical characteristics. Each soil type was previously analyzed for development potential on a scale of good, fair, and poor according to overall results. The criteria used for evaluating the soils development potential were its suitability for topsoil, road base, foundations, septic tanks, shrink-swell tendency, water table level, utility excavation, and lawn-tree-vegetation growth. In general, the soils west of the Highline Canal are rated good and the soils of the river basin are rated fair to good by the evaluation. Both sectors contain soils that are rated poor, though their occurrences are confined to relatively small areas of each sector.

In the western sector poor soils occur on and around El Cerro de Los Lunas. The mountain itself is generally unsuited for development because it consists of basalt bedrock under a thin mantle of sandy soil. Utility service and road access are difficult because of the steep slopes and the expense of cutting through rock. Lack of good topsoil and erosion hazards also add to its unsuitability for development. Serious restrictions occur at the base of the mountain near natural water runoff courses and sandy areas that are subject to severe wind erosion and sliding. No other serious soil limitations occur in the western sector that impose similar development restrictions.

The river basin, a narrow middle section paralleling Los Lunas Ditch from the Isleta Pueblo boundary on the north to the Los Lunas Wasteway on the south, contain soil types that are high in clay content. These soils are rated fair by the evaluation, and they require a degree of caution when being considered for extensive development. The clayey soils have a high shrink-swell tendency that can crack foundations and walls. In addition, clayey soils have a low absorption rate, which places restrictions on septic tanks. Within this clayey soils area there are approximately 170 acres adjacent to the southwest Village boundary along Sichler Road that contain clay soils of a poor rating in nearly every evaluation category. Careful thought must be given to development in this particular area, and approval should not be given anywhere along the middle section until the proposed development exhibits adequate solutions to the clay limitations.

## **ENVIRONMENT AND NATURAL RESOURCES**

None of the soils in the Village prohibit development of a specific land use, however caution should be exercised and proper expertise consulted prior to undertaking development. The soils near El Cerro de Los Lunas have proven to be a challenge to development because of their porous nature. Examples of both successful and unsuccessful development can be found there and lessons have been learned by past developers. Engineering recommendations for this area should be strictly followed and closely monitored.

*LOS LUNAS SOILS*

*El Cerro de Los Lunas, the inactive volcano on the west side of Los Lunas, is surrounded by sandy-to-loamy alluvial and eolian deposits with small volcanic gravel and andesite inclusions, derived from the volcano. The West Mesa is composed of Santa Fe Group deposits of Bluepoint, Madurez-Wink, Armijo, and Calize-Bluepoint soils.*

*The Bluepoint series consists of well-drained soils on valley fill alluvial fans, mesas, and piedmonts along the Rio Grande. In many places the Bluepoint series has been modified by the wind.*

*The Madurez series is also well-drained and located on piedmonts that have formed on old unconsolidated alluvium which has been modified by wind. Vegetation, elevation, temperatures, and rainfall are similar to the Bluepoint series, slopes are 0 to 5%.*

*The Armijo series formed in old oxbow lakes or sloughs along the Rio Grande. They tend to have a higher clay content than either the Bluepoint or Madurez soils and the permeability is very slow and content tends to salinity.*

*Caliza series consists of well-drained soils on fan terraces and rolling hills and are formed in gravelly alluvium. Slopes are 1 to 25%*

*The valley consists of Bluepoint, Gila, Vinton, Armijo, and Agua soils.*

*Agua soils are located on the Rio Grande flood plain and are well-drained soils formed from recent alluvium. Elevations range from 4,750 to 4,950 feet.*

*The Gila series consists of well-drained soils and is located on the Rio Grande flood plain formed in recent alluvium. It is well-drained and is made up of fine to very fine sandy loam and loam. Slopes are 1 to 1%. The Gila series is frequently associated with soils of the Agua and Vinton series.*

*The Vinton series also consists of well-drained, flood plain soils, formed in recent alluvium, with slopes of 0 to 1%. Vinton clay loam and Gila loam are slightly saline and have a water table of about 50 inches.*

Source: General Land Use Plan for the Village of Los Lunas

**ENVIRONMENT  
AND NATURAL  
RESOURCES**



Winter sunset.

### 3. Air Quality

The Village’s climate and air quality are among its most attractive but least tangible environmental resources. Land use and transportation decision-making have a direct effect on air quality and special considerations should be taken. Traffic congestion is the primary contributor to reduced air quality. The transportation elements of this plan and the Master Transportation Plan address the need for congestion reduction and possible solutions including better pedestrian/bicycle trails, improved transit and thoughtful distribution of land uses.

Because it contributes to inhalable particulates, burning of residential garbage also has a negative effect on air quality. The Village regulates this activity through its code enforcement program and the vigilance of the fire department. Public education campaigns detailing health hazards may discourage future burning.

New construction excavation is another source of particulate pollution. A permit system for topsoil disturbance permits and dust control plans for construction sites need to be implemented by the Village. The landscaping of bare area and/or retention of native vegetation in areas not under active construction will reduce dust.

### 4. Water

Water availability is a factor in determining the amount of growth an area can sustain. The Village currently obtains its water from 4 active public wells and all water is pumped from ground water. In October of 2010 Lee Wilson & Associates completed the Los Lunas Forty Year Plan to Hold and Acquire Water Rights, a document that describes the Village’s water supply and conservation efforts, and projects demand for water for the period 2010-2050. The plan also summarizes the Village’s approach to acquiring water rights to meet this demand. In addition, the Village adopted a water conservation plan in January of 2006, which has been filed with the State Engineer. Following are the nine actions recommended by the water conservation plan.

1. Implement a water shortage plan;
2. Adopt a water waste ordinance;
3. Administre an ongoing leak detection and analysis program;

## ENVIRONMENT AND NATURAL RESOURCES

4. Expand of water meter inspections; and repair old or defective meters;
5. Review and update local regulations for water conserving landscapes;
6. Expand efforts on public education programs that promote conservation;
7. Replace older or high-flow plumbing fixtures in public buildings;
8. Implement local building codes requiring low water use plumbing fixtures and appliances; and
9. Initiate water rate structure with excess surcharge for water users.

The Village has taken actions to implement the recommendations and has made strides in water conservation, efficiency, and acquiring water rights to meet future demand. In recent years, prolonged drought has lead to a substantial decrease in water supply throughout the state of New Mexico. One of the greatest challenges that communities in the southwest face is the ability to provide water to a growing population. Los Lunas has been proactive in planning for growth since the adoption of the water rights ordinance in 1977; however, better conservation efforts and public education are a necessity in order to ensure that water is available for future generations. It will also be important to revisit the Forty

**TABLE E-1: WATER SERVICE 2012**

Annual Production:	750,250,000 Gallons	
Peak Daily:	6,500,000 Gallons	
Miles Of Water Line:	126 Miles	
Total Number Of Taps:	6,350	
Prices:	Inside Village Limits	\$16.43 for first 2,000 gallons plus \$3.25 per thousand thereafter
	Outside Village Limits	\$24.18 for first 2,000 gallons plus \$3.25 per thousand thereafter

**ENVIRONMENT  
AND NATURAL  
RESOURCES**

Year Water Plan and the water conservation plan to ensure that growth projections are updated and goals are being met.

**5. Wastewater**

During the last decade the Village has made great strides in extending sewer lines to all annexed areas in order to reduce the risk of contamination from septic tanks. Additionally, a new wastewater treatment plant was completed in the fall of 2010 with a starting capacity of 900,000 gallons treated per day. That capacity can be doubled with minimal construction and plans are underway to make those improvements..

**TABLE E-2: WASTEWATER SERVICE 2012**

Annual Treatment:	423,310,000 gallons	
Daily Treatment:	1,187,700 gallons	
Miles Of Sewer Line:	102 miles	
Prices:	Inside Village Limits	\$20.77 for first 2,000 gallons plus \$3.04 per thousand thereafter
	Outside Village Limits	\$28.50 for first 2,000 gallons plus \$3.04 per thousand thereafter
Total Water And Sewer Revenues:	\$6,186,600.00	

The wastewater treatment system now consists of two plants, the original built in 1983 and the recently constructed one. Generally the original plant receives flows from the east of Highway 314 while the new plant receives flows from west of Highway 314. In designing the improvements, options to divert flows from either area into either plant were included and are needed in case either plant goes off-line. The new plant is also designed for future expansion to meet the needs of the growing community including areas of unincorporated Valencia County to which service is extended upon request.

**ENVIRONMENT AND NATURAL RESOURCES**

## 6. Drainage

Storm water management is a high priority in the Village of Los Lunas. The existing policy, implemented in 1983 for new development, requires all storm water to be collected on site. The drainage and flood control plans must include flood control studies, analysis of watershed areas, hydrological studies and consideration of 100-year flood levels. All proposed drainage plans are reviewed by the Village’s consulting engineers and final drainage improvements are inspected for compliance prior to



Rio Grande

acceptance by the Community Services Department for maintenance. In addition the Community Services Department maintains and monitors all existing drainage structures to ensure proper operation.

The Village’s storm water drainage system was tested in August of 2006 when an unusually heavy monsoon season created flooding through the region. The drainage system worked as planned with no damage to infrastructure or improvements, while other communities struggled with flooded homes and streets.

## 7. Solid Waste

Growth in Los Lunas and the surrounding area will increase the quantities of both non-hazardous and hazardous waste generated by the community. Valencia County has long struggled with a solution to solid waste disposal and at one time partnered with Socorro County to develop a regional solid waste plan. The jurisdictions that participated in that group were the Village of Los Lunas, the City of Belen, the City of Socorro, Socorro County and the Village of Magdalena.

Some of the recommendations from the regional solid waste plan were implemented, such as the closing of independent landfills in favor of transfer stations strategically located throughout the region. This method ensures that storage, collection, disposal and recycling are done in an environmentally friendly and economically acceptable manner. Unfortunately, cooperation between the various entities dwindled and each are now managing their own solid waste. Some have contracted out their disposal while Los Lunas continues to provide solid waste disposal service within the Village.

## ENVIRONMENT AND NATURAL RESOURCES

In recent years, Los Lunas has placed greater emphasis on recycling and provides a recycling collection site in addition to semi-annual recycling events and glass collection once a month. Response from the community has been incredibly positive and there is demand for improved and expanded recycling services.

The greatest problem with solid waste is illegal dumping, particularly in the unincorporated County. This is an ongoing problem that requires inter-agency coordination to find effective solutions. Going forward, the Village should take a greater leadership role in reestablishing the regional solid waste effort and continue to provide quality solid waste disposal service in the Village.

### **8. Hazard Mitigation**

The Albuquerque Belen Basin was at one time a closed basin or an inland sea, with no outlet. The water became saline from evaporation with the minerals settling out. When the river finally broke through this basin, most of the mineral sediment was washed out and the water became fresh again. The Rio Grande of today is much different from what it was in the past. Before all the dams were built and flood control measures were taken, the river would change its course throughout the valley. Flooding was a serious problem, but it was a mixed blessing as it left rich sediment behind. Flooding is still possible, but unlikely in Los Lunas.

The Village of Los Lunas is in the middle Rio Grande valley (part of the Rio Abajo, or lower river). The entire valley is a rift zone that is slowly spreading apart. There are approximately 11 fault lines in the valley on either side of the river. The Manzano Mountains were created by a tectonic event called the Laramide Uplift. Although earthquakes are rare in Los Lunas, they do occur with varying intensity. They are much more common in the Bernardo/Socorro area to the south.

The biggest threat to Los Lunas is fire. With the drought and high winds, wildfires are always a possibility. There have been several huge fires in the state recently and the Bosque in Los Lunas has been closed temporarily because of extreme fire danger in 2011 and 2012.

Tornados are another very remote possible hazard for the Village of Los Lunas. There have been only 3 or 4 within recorded history. The Manzano Mountains act as a wind break from the east mountain area and change the wind patterns enough so that tornados don't form easily, and if they do, they have been small and not caused much damage. High winds,

## **ENVIRONMENT AND NATURAL RESOURCES**

however, are always a problem in the spring time. The winds frequently rip roofs off of buildings, blow down signs and trees, and cause extreme visibility problems. Of special concern is the stretch of I-25 just north of Los Lunas. It is much better now that the Wagner farm has moved to the old grasslands location, but poor visibility on the freeway during wind storms is still a very real danger.

In 2006, the Village of Los Lunas and other communities throughout the Southwest experienced extreme flooding that caused severe property damage in many places. Los Lunas was fortunate that the existing drainage system worked very well and there was minimal damage in the Village limits. That was not the case with other parts of Valencia County. As a result, Los Lunas worked with the City of Belen, the Village of Bosque Farms and Valencia County to develop the Valencia County Natural Hazard Mitigation Plan. Using the FEMA Hazard list, representatives from each community set out to do a risk assessment that involved public participation and inter-agency cooperation. The result was a planning document that provided detailed information on level of risk from each category assessed, an asset inventory, identifies critical facilities, estimates potential losses, and developed mitigation goals and implementation strategies.



Water frozen in the fountain located at Memorial Park.

The plan has been reviewed regularly and an interagency hazard mitigation committee has been convened as needed, most memorably during the freeze of February 2011 when the region experienced abnormal freezing temperatures and snow storms. Communities in New Mexico also experienced natural gas shortages and water pipe ruptures that caused various institutional facilities to close. The Valencia County hazard mitigation committee quickly established a method for disseminating information, set up a homeless shelter and organized supplies for any who might be in need. It was a successful effort that can be modeled in the future for any situation. It will be important to review the hazard mitigation plan regularly and ensure that mitigation measures are still current and interagency communication is ongoing.

## ENVIRONMENT AND NATURAL RESOURCES

**TABLE E-3: RANKING OF RISK LEVEL FOR VALENCIA COUNTY**

HAZARD	PROBABILITY	HAZARD	PROBABILITY
Avalanche	None	Hurricane	None
Coastal Erosion	None	Land Subsidence	Low
Coastal Storm	None	Landslide	Low
Dam Failure	Rare	Lightning	Moderate
Debris Flow	Low	Severe Winter Storm	Moderate
Drought	Moderate	Thunderstorm	Moderate
Earthquake	Low	Tornado	Rare
Expansive Soils	Rare	Tsunami	None
Extreme Heat	Low	Volcano	Rare
Flood	High	Wildfire	High/Moderate
Hail	High	Wind	High

Source: Valencia County Natural Hazard Mitigation Plan

**HIGH** - Ongoing or annual risk to the community in the present or near future.

**MODERATE** - Hazard may occur within the next five years depending on weather conditions.

**LOW** - Hazard may occur within the next ten years depending on weather conditions. Impact of the hazard would be very minimal.

**RARE** - Hazard is possible but unlikely to occur.

**NONE** - No risk of the Hazard exists in Valencia County.

**TABLE E-4: FEMA RISK ASSESSMENT**

FEMA Hazard	Valencia County	Village of Los Lunas
Dam Failure	Rare	Rare
Debris Flow	Low	Low
Drought	Moderate	Moderate
Earthquake	Low	Low
Expansive Soils	Rare	Rare
Extreme Heat	Low	Low
Flood	High/Moderate	High
Hail	High	High
Land Subsidence	Low	Low
Landslide	Low	Low
Lightning	Moderate	Moderate
Severe Winter Storm	Moderate	Moderate
Thunderstorm	Moderate	Moderate
Tornado	Rare	Rare
Volcano	Rare	Rare
Wildfire	High/Moderate	Moderate
Wind	High	High

Source: Valencia County Natural Hazard Mitigation Plan

**ENVIRONMENT AND NATURAL RESOURCES**

## F. COMMUNITY SERVICES

The Village of Los Lunas has always strived to provide quality services to its residents and many of the Village’s facilities are also utilized by residents of the entire County. Services that the Village provides fall under two distinct categories – those that are necessary for health, safety and welfare of the community and those that are considered quality of life services. Both types of services are impacted by population growth, demographic changes and development. It’s important to ensure that each Village department maintain a current strategic plan that takes projected growth into account and plans for future needs of the community. Information from each department’s plan is then used to update the Village’s capital improvement plan and to prepare the budget each fiscal year. This section describes the services that are provided by the Village.



Los Lunas Police Department Patrol Car

TABLE F-1: POLICE SERVICES 2012	
Officers	36
Square Miles Covered	14
Officers/1000 Population	2.4
Calls for Police Service	12,244

Source: Los Lunas Police Department

### 1. Police Protection

Proactive and adequate police protection is vital to create a safe environment for the citizens of Los Lunas. The Village of Los Lunas hired a new police chief in March of 2009 that initiated new crime fighting techniques. Crime has boundaries and crime moves to small rural areas due to the perception that it cannot cope with urban crime. This is due to the lack of man-power and crime fighting equipment. Los Lunas supports its law enforcement community with the latest resources and technology as it deals with crime issues. There is a multi-jurisdictional crime task force that enables police officers to pursue their cases outside their jurisdiction.

The Los Lunas Police Department is located in the Los Lunas Administrative Building at Main Street and Don Pasqual. It has a fleet of 48 cars. Other vehicles that are used are 3 motorcycles, 3 electric community-policing vehicles, and 10 mountain bikes.

The Los Lunas Police Department has 36 officers. The department has pursued a policy of being proactive and not reactive to law enforcement. This includes community policing, neighborhood watch programs, and crime task forces at the regional level.



Los Lunas Fire Department Logo

## 2. Fire Protection

The Village of Los Lunas Fire Department has 14 full-time firefighters, 16 volunteers, 1 Fire Inspector/Investigator, and an administrative assistant. The main Fire Department is located at 465 Main Street and a substation us at 1000 Main St., the old Los Lunas Training School grounds. There are also plans for a new westside fire station to be located in the commercial area west of I-25. The department responds 24-hours a day to fire and medical calls. The population growth along with emergency calls has doubled in the Village in the last 13 years. Table F-2 shows these increases. Medical calls have more than doubled in the last 13 years and fire incidents have shown a significant increase.

The Village has an Insurance Services Office (ISO) rating of five on a scale of one to ten with one being the highest rating. The ISO rating is an insurance rating based on number of full-time firefighters and volunteers, condition and adequacy of equipment, adequacy of water service, and enhanced 911 dispatch capabilities.

The existing water system has been upgraded in order to provide the minimum residential and commercial fire flow.

TABLE F-2: FIRE DEPARTMENT STATISTICS BY YEAR				
Year	Paid Staff	Volunteers	Fire Incidents	Medical Calls
1999	7	24	169	935
2000	7	22	150	1087
2001	7	25	191	1194
2002	9	25	183	1415
2003	11	27	178	1512
2004	13	25	220	1800
2005	13	24	320	1976
2006	13	24	342	2170
2007	14	25	346	2216
2008	15	25	354	2254
2009	16	25	333	2210
2010	16	23	301	2305
2011	16	26	317	2177
2012	16	22	373	2255

Source: Los Lunas Fire Department

## COMMUNITY SERVICES

### 3. Emergency Medical Service

In addition to fire protection, the Fire Department has three rescue units and two Fas-Tak vehicles that were purchased in 1997 and 2010. The vehicles are equipped with extrication equipment and water and foam for fire suppression. The Fire Department is equipped to provide basic life support (BLS) and intermediate life support (ILS). Transport to Albuquerque hospitals and advanced life support (ALS) are provided by a private ambulance service.

### 4. Library

The Los Lunas Public Library is committed to supporting the Village of Los Lunas' mission of providing the best possible services to our patrons, the entire community including citizens, businesses and all other government entities located in the area by providing convenient and effective access to high-quality library services, collections in a variety of formats, and information resources designed to meet the progressing educational, cultural, and recreational needs of the community.



Los Lunas Public Library

In keeping with this mission, the Library seeks to:

- Provide a pleasant, user-oriented learning environment for on-site users and the technical infrastructure and online environment, resources and services for the residents of the Village of Los Lunas and the surrounding communities
- Provide access to and assistance in using emerging technologies which serve as a gateway to information resources within and beyond our walls
- Support the instructional, information, research, and curriculum needs of the community through an effective, collaborative collection development and management program

## COMMUNITY SERVICES

- Promote communication and collaboration both within the community and externally through participation in cooperative efforts, projects, proposals, and agreements with neighboring libraries
- Provide a competent, skilled staff dedicated to meeting user needs by encouraging and providing opportunities for professional training and development

Due to the increased population in the Village of Los Lunas from 2000 to the present, the current Library does not fit the current needs of Village residents. The current library has outlived its size and location. Unfortunately federal funds for library construction that were used in the past are no longer available. In order to continue to serve the needs of the community, the library will have to be expanded with Village funding.



Los Lunas Museum of Heritage and Arts

## 5. Museum of Heritage and Arts

As a branch of the Los Lunas Public Library, the Museum of Heritage & Arts is a special collection library/museum that recognizes an obligation to acquire, provide and extend services to the Village of Los Lunas, the surrounding communities and state. The museum dedicates itself to supply ready-access to regional history and art by providing and collecting materials that provide information, enlightenment, entertainment, education, development, appreciation, stimulation and enrichment of the area's cultural heritage.

The Los Lunas Museum of Heritage & Arts connects the present generation to the history of Los Lunas, surrounding communities and the State of New Mexico, inspiring a deeper appreciation and understanding of the area's rich heritage. The Museum accomplishes this by providing exhibitions and programs that enable its users to understand and learn from the past in ways that enrich their present lives and help them shape a better future. In keeping with this mission, the Museum seeks to:

## COMMUNITY SERVICES

- Collect the oral histories, photos and artifacts of long-time area residents and businesses
- Preserve and archive the oral histories and artifacts collected
- Provide an educational outlet by exhibiting selected histories, arts, traveling displays and sponsoring guest speakers
- Provide genealogical materials in electronic and hard copy format for research purposes

### 6. Parks, Recreation and Open Space

Parks, Recreation and Open Space each operate as separate divisions of the Community Services Department. Each of these divisions plays a significant role in the overall quality of life for residents. The Village of Los Lunas plans to manage the design and construction of new parks, as well as the renovation and maintenance of existing parks, open space and trail facilities.

The three divisions are currently responsible for 17 community and neighborhood parks comprised of over 100 acres of park space. They also manage the El Cerro de Los Lunas Preserve, a 1444-acre preserve that was donated to the Village in 2007. The Recreation Division manages a number of facilities, including a recreation center, a multi-generational center, the Transportation Center, and the Visitor Center. Many recreational and educational programs utilize these facilities.



Two views of Main Street Memorial Park

The Village of Los Lunas will be required to increase its parks and open space areas consistent with future population growth. Additionally, the Village is in need of improving the connectivity of existing facilities

## COMMUNITY SERVICES

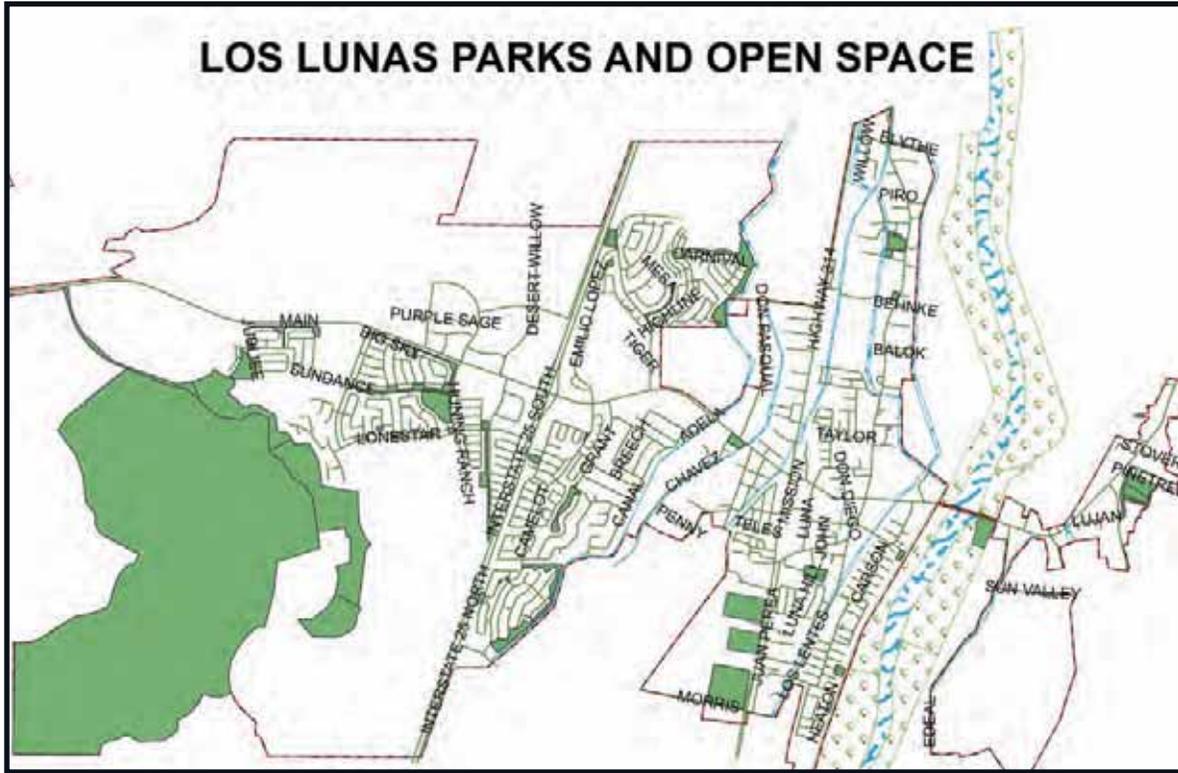


Figure F-1: Parks and Open Space

through a network of pedestrian and bike trails. Further consideration should also be given to preservation of the Rio Grande Bosque natural resource area.

While the standard ratio of parks to population varies by jurisdiction, the Parks and Recreation Division recommends 15.50 acres of park land per 1000 residents based on the National Park Service recommended ratio. The last calculation showed that the community was well below that standard at 9.82 acres per 1000 residents. That figure is also deceptive in that Los Lunas parks also serve the residents of the County outside its jurisdiction and the parks system is augmented by the 1444 acre preserve.

Los Lunas adopted an impact fee for parks in 2004 to assist with the cost of improving and creating new parks. Since that time, the community has seen the development of several parks with quality amenities.

## COMMUNITY SERVICES

## G. ECONOMIC DEVELOPMENT

Los Lunas is presented with a number of challenges in keeping its economy healthy and growing. Because the state of New Mexico as a whole faces a potentially slow or no growth future, only the most outstanding and vibrant communities will grow faster than the state average. Smaller communities in the Albuquerque Metro area that offer amenities such as better than average schools, high-quality medical care, competitive housing prices, quality fire and police protection, and job opportunities reasonable commuting range may be able to exceed the central city in attracting new development, both commercial and residential.

Los Lunas certainly has an opportunity to be one of the leaders and is well on its way to achieving that goal with its recent community branding campaign and more aggressive marketing. Plans for a new medical facility and another exit on I-25 with an east/west corridor and river crossing are further signs of progress. Still, there are a number of challenges to the development of the local economy and the Village needs to stay alert to opportunities to attract new employers and services for the community.

### 1. Valencia Regional Medical Center (VRMC)



The Cottonwood Plaza located on Main Street near the river provides much needed office space in the Village.

The number one priority for economic development in Los Lunas is the announced construction of a new hospital, Valencia Regional Medical Center (VRMC). This development will bring new jobs to the area in two ways: during construction and through permanent professional employment. The VRMC will also spur the development of auxiliary services and has the potential to encourage residential growth in the community.



Estimated impact of the VRMC:

- Construction- \$55 Million
- Size- 110,000 sq. ft.
- Number of Construction workers- 500
- Permanent Employment-450
- Non-hospital jobs created (estimate)-500

Los Lunas is currently engaged in a campaign to assist in the development of this medical facility which will have a broad impact on the entire county.

## ECONOMIC DEVELOPMENT

**THE LOCAL ECONOMY**

The U.S. Census of Business 2010 lists 451 business establishments in the Lunas Zip Code. These employed 5,635 workers.

**MAJOR EMPLOYERS**

New Mexico Correctional Center	Fresenius Medical	Grocery Stores
Los Lunas Public Schools	Lowe's	Restaurants
Valencia County	Home Depot	Construction Industry
Wal-Mart Distribution Center	Wal-Mart Retail	
Village of Los Lunas	Automobile Dealers	

\*Notable deficiency - in New Mexico 7.12 Restaurants/10,000 population  
 - in Valencia County 3.94 Restaurants/10,000 population

**VALENCIA COUNTY STATISTICS**

**POPULATION**

Hispanic	55.9%	Male	50.20%
White - Non Hispanic	37.8%	Female	49.80%
Native American	2.9%	Median Age	33.80%
Black	1.4%	Median Income	41,853
Other	1.1%	Median Income NM	43,028

**Employment Profile**

- Retail Trade (15%)
- Public Administration (12%)
- Educational Services (8%)
- Health Care & Social Assistance (5%)
- Construction (12%)
- Transportation & Warehousing (10%)
- Manufacturing (7%)

Source: Valencia County and U.S. Census Bureau American Fact Finder

## 2. Population Growth

<b>TABLE G-1: POPULATION CHANGE 1970 - 2012</b>					
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2012</b>
<b>Los Lunas</b>	973	3,525	6,013	10,034	15,168
<b>Belen</b>	4,823	5,617	6,555	7,327	7,255
<b>Bosque Farms</b>	1,699	3,353	3,824	3,980	3,889
<b>Socorro</b>	5,849	7,173	8,159	8,877	8,906
<b>Albuquerque</b>	244,105	332,335	384,736	448,607	555,417
<b>New Mexico</b>	1,016,000	1,302,894	1,515,069	1,819,017	2,085,538

Source: US Census Bureau

The State’s population is expected to grow at a modest annual rate of slightly over 1% per year over the next 30 years with the population of New Mexico estimated at 2,827,692 in 2040.

With Sandoval County (Rio Rancho) the fastest growing county, its population is expected to double in 30 years. Valencia County is expected to grow by 30,000 over the next 30 years – or about 1,000 per year. Los Lunas is projected to add about 6,000 over that same period or 200 per year. Measuring this in family units it translates into 62 new families per year. This pace of growth is manageable and can be planned for without over-extending services or infrastructure.

Other incorporated communities in Valencia County are predicted to grow at an even slower rate. This estimate, if correct, means Los Lunas and the unincorporated portion of the County will be the places of most growth within Valencia County.

<b>TABLE G-2: PROJECTED POPULATION NEW MEXICO COUNTIES</b>							
As of July 1, 2010							
	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>NEW MEXICO</b>	2,065,826	2,208,450	2,351,724	2,487,227	2,613,332	2,727,118	2,827,692
<b>Bernalillo</b>	664,636	721,153	780,244	835,325	886,564	932,091	970,371
<b>Sandoval</b>	132,434	154,048	176,276	198,950	221,644	243,897	265,607
<b>Valencia</b>	76,735	82,644	88,380	93,726	98,589	102,949	106,830

## ECONOMIC DEVELOPMENT

Source: *New Mexico County Population Projections July 1, 2010 to July 1, 2040*, Geospatial and Population Studies Group, University of New Mexico Released November 2012

### 3. Work Force

Where will the jobs be in the next 10 years?

The answer to this question will help shape the education system as well as help determine the unemployment rate. Predictors expect that health care related occupations will be the number one growth industry. (NM Labor Market Review Oct 2012) Factors such as the ageing of the population and the changes in the laws/rules of health care will drive this demand. Programs at the high school and college level will need to be oriented to jobs such as home health care workers as well as those requiring advanced degrees (doctors, nurses etc.) The University of New Mexico - Valencia Campus (UNM-VC) can play a major role in keeping Los Lunas competitive in this field. The coming of a new hospital to Valencia County in Los Lunas will bring excellent jobs to the community.

New Mexico is ranked low when a new major employer seeks first line management. If New Mexico and Los Lunas are going to compete for new employers they will need better training for entry level management. As the table below shows, the expected growth rate of this occupation is 15% in the next 10 years. With the exception of oil field workers there are no growth occupations that require less than a high school degree. For that segment of the population that fails to complete high school the future is quite bleak.

Goals for work force development should include:

- Strengthen the education system.
- Begin now to train workers for the jobs that will come through the new hospital and the changing health care system.
- Support UNM-VC. Help expand its curriculum and when the opportunity arises build the new campus on the west side of Los Lunas.
- Seek new employers who can utilize the workers already here and new entries into the labor market.

### 4. Migration

Census data shows that Valencia County is a low migration community with approximately 1.7% annual migration from other states compared with Bernalillo County at 2.5% and the state at 2.29%. Low migration is a reflection of low job growth, and proximity to Albuquerque which allows for commuting rather than moving.

## ECONOMIC DEVELOPMENT

**TABLE G-3: NEW MEXICO PROJECTIONS**

EMPLOYMENT					
OCCUPATION	2010	2020	GROWTH JOBS	GROWTH RATE	AVERAGE ANNUAL WAGE
Registered Nurses	15,145	19,06	3,920	25.90%	\$66,660
Elementary School Teachers (Ex. Special)	9,660	12,54	2,880	29.80%	\$51,990
Middle School Teachers (Ex. Special & Vocational)	4,540	5,895	1,355	29.80%	\$51,450
1st-Line Supvs/Mgrs of Office & Admin. Workers	9,645	11,140	1,495	15.50%	\$44,610
Management Analysts	3,555	4,285	730	20.50%	\$71,130
Clinical/Counseling/School Psychologists	3,255	3,900	645	19.80%	\$65,020
Business Operations Specialists, All Other	3,900	4,555	655	16.80%	\$63,580
Secondary School Teachers (Ex. Special & Vocational)	5,905	7,015	1,110	18.80%	\$52,370
Licensed Practical & Licensed Vocational Nurses	4,470	5,240	770	17.20%	\$45,910
Truck Drivers/ Heavy/Tractor- Trailer	8,675	10,325	1,650	19.00%	\$38,230
1st-Line Supvs/Mgrs of Retail Sales Workers	12,640	14,190	1,550	12.30%	\$36,600
Oil & Gas Workers	2,935	4,110	1,175	40.00%	\$34,150
Bookkeeping/Accounting/Auditing Clerks	13,690	15,455	1,765	12.90%	\$32,910
Teachers, Primary/Secondary/Adult, All Other	3,045	3,745	700	23.00%	\$31,700
Interpreters & Translators	375	535	160	42.70%	\$53,200
Meeting & Convention Planners	145	210	65	44.80%	\$49,500
Diagnostic Medical Sonographers	470	655	185	39.40%	\$67,240
Derrick Operators, Oil and Gas	805	1,120	315	39.10%	\$49,910

Source: NMDWS Economic Research & Analysis Bureau

If more jobs were available and the housing market improved, more people would migrate to Valencia County.

Public transportation such as the Rail Runner will increase the number of commuters, and new retirees will add to growth. While both of these categories are small numbers, they will help stabilize the housing market. The new hospital and support service providers, when they're developed, will bring more growth and new jobs to the county than other projects that are on the horizon.

**ECONOMIC DEVELOPMENT**

### 5. Education in Los Lunas

The Los Lunas School District serves a number of communities in Valencia County including Bosque Farms, Peralta, Valencia, Tome, Meadow Lake, El Cerro, and Isleta Pueblo. This covers a population of about 36,000. Because this is a Plan focused on Los Lunas, this section is limited to Los Lunas High School, the School of Dreams Academy (SODA) charter school and UNM-Valencia Campus. While public schools in Los Lunas perform above other schools in the state, there is still much room for improvement. The addition of SODA to the Village has been a welcome alternative to the local high school with its robotics program and focus on self-paced learning.

TABLE G-4: EDUCATIONAL ATTAINMENT						
			Los Lunas		USA	
			Number	Percent of Total	Number	Percent of Total
Population 25 years and over			8,626		202,048,123	
Less than 9th grade			468	5.4%	12,397,019	6.1%
9th to 12th grade, no diploma			889	10.3%	17,121,916	8.5%
High school graduate (includes equivalency)			2,193	25.4%	57,861,283	28.6%
Some college, no degree			2,479	28.7%	42,350,233	21.0%
Associate's degree			786	9.1%	15,344,048	7.6%
Bachelor's degree			1,053	12.2%	35,852,277	17.7%
Graduate or professional degree			758	8.8%	21,121,347	10.5%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

In order to compete in the job market it is imperative for Los Lunas' students to have access to quality education. Many national studies show that jobs for those with less than a high school education are disappearing. Education is an element that outside the scope of this plan, however, there is a strong correlation between economic development and educational attainment. At a minimum, the Village should strengthen partnerships with Los Lunas School District and provide opportunities for other private or charter schools to locate here.

## ECONOMIC DEVELOPMENT

### The University of New Mexico-Valencia Campus

UNM-VC, located southeast of Los Lunas in the Tome area, has a student body of 1,141 full-time and 1,126 part-time students. The school reports a 100% admission rate which indicates that there is room for more. As a two-year community college it provides associate degrees, certificate and credential programs. As a feeder school it makes the first two years of college affordable prior to transferring to a four-year institution.

A goal of the Village of Los Lunas is to create a campus for UNM-VC on the west side of Interstate 25. In order to reach this goal there are obstacles to be overcome.

- Funding is limited and the legislature is not inclined to authorize new campuses.
- The current campus is not at capacity. However, the new westside campus could fill a different need such as continuing education and professional development.

## **6. Developing the Economy**

### Certified Communities Initiative Program

In July 2012, Los Lunas submitted an application for the New Mexico Certified Community Initiative Program (CCI). In joining this program, Los Lunas agreed to work toward the goals of the program. When a community meets the program goals it is eligible for \$5000 annually from the state as an incentive. The funding may be used for any purpose that promotes economic development in the community.

Los Lunas needs to complete the following objectives to qualify for certification:

- Develop a 3-year economic development plan, including a marketing plan.
- Create a business retention/expansion plan.
- Create and maintain a website devoted to economic development.
- Develop a training plan for those involved in economic development, both employees and volunteers.

## **ECONOMIC DEVELOPMENT**

Los Lunas must complete these objectives by July 2014 in order to receive the financial incentive. Some of these goals have already been achieved, including the economic development website, which was launched as this plan was being adopted.

The Village must also maintain other program objectives, including having a paid position in economic development, a local incentive package pursuing a business incubator and identifying entrepreneurial programs.

Live/Work Los Lunas

In May of 2010 the Village launched an initiative geared toward incentivizing and providing support for home-based business. The Live/Work Los Lunas program, as it came to be known, was initially part of a statewide pilot program spearheaded by the Community Economics Lab, a private entity that was looking for innovative solutions to grow the local economy in rural communities. Los Lunas was the first community in New Mexico to commit to the program and three years later is the only one that has stayed the course, providing mentoring and training opportunities to home-based entrepreneurs.

Local Economic Development Act

Los Lunas has passed the Local Economic Development Act (LEDA) and should pursue the goals identified in that act including:

- Create job opportunities.
- Keep a list of competitive and up-to-date local incentives.
- Provide community financial assistance such as utilities and streets when it will help meet economic development and employment goals.
- Join/work with regional economic development groups to plan and support

Community Branding

Los Lunas has embarked on a program of identifying and marketing the Village, commonly known as “Branding.” Once a “brand” is adopted it must be sold to the community and “the market.” A brand is not just a slogan or a logo, it is a feeling. It creates interest and trust. In order to be branded successfully, a community must deliver on what it promises.

Los Lunas is a small community in the Albuquerque Metro Area which has made it difficult to be noticed. Possible ways to attract attention:

**ECONOMIC  
DEVELOPMENT**

- A website promoting visitors and commercial development -- updated weekly.
- News releases/feature stories bringing attention to positive attributes of Los Lunas.
- Evaluate the market position; look at what other towns are doing.
- Identify a target audience – demographics, income, gender, lifestyle, employment, etc.

#### Local Incentives

Los Lunas provides certain incentives to encourage jobs and economic development. The Village should review these incentives annually after the legislature has met to ensure that they are in compliance with any new legislation. In this annual review, any opportunities for new incentives should be evaluated.

### 7.

### Development

#### Industrial

On the west side of I-25, there is a large area of undeveloped land both industrial and commercial. Assuming the new hospital locates west of I-25 there will still be land properly zoned to meet community needs for many years.

#### Commercial

Los Lunas loses gross receipts tax income as residents shop in Albuquerque or elsewhere. It is expected that some items are only available in the “big city.” Los Lunas needs more retail development, particularly restaurants and specialty stores (for example, women’s clothing). Los Lunas should continue its aggressive efforts attract more commercial enterprises.

#### Highways/Roads

Los Lunas needs to concentrate its efforts on obtaining a new I-25 interchange south of the current exit. Los Lunas spearheaded an effort to develop a plan for the identification of an alignment, and is currently pursuing the acquisition of properties along the alignment. However funding for the construction of the new east/west corridor is still several years in the future. Los Lunas should continue to place a high priority on lobbying the legislature and the Highway Commission to provide funding for this project.

## ECONOMIC DEVELOPMENT

Gross Receipts per Capita

Los Lunas’ annual gross receipts per Capita are about average for the metro area. Rio Rancho’s GRT per capita is unusually low because too many people shop in Albuquerque, likewise, Los Ranchos and Corrales. Santa Fe benefits from tourists and higher prices.

**TABLE G-5: GROSS RECEIPTS TAX PER CAPITA**

Metro Area Cities	Est. Population as of July 1, 2011	Total Annual Gross Receipts Tax 2011	Annual Gross Receipts Tax per Capita 2011
<i>Los Lunas</i>	14,933	\$16,760,472	\$1,122.38
<i>Belen</i>	7,313	\$8,146,439	\$1,113.97
<i>Socorro</i>	9,055	\$6,771,671	\$747.84
<i>Albuquerque</i>	552,804	\$655,560,630	\$1,185.88
<i>Rio Rancho</i>	89,320	\$5,577,698	\$62.45
<i>Bernalillo</i>	8,482	\$7,818,127	\$921.73
<i>Santa Fe</i>	68,642	\$162,036,727	\$2,360.61
<i>Grants</i>	9,332	\$12,237,361	\$1,311.33
<i>Los Ranchos</i>	6,101	\$4,248,707	\$696.40
<i>Corrales</i>	8,501	\$3,418,548	\$402.13

**8. Plans for the Future**

Los Lunas is on the right track and is beginning to see success from an aggressive policy toward economic development. The key to future success will be to keep the momentum and stay on the cutting edge of innovations in economic development. Some of the goals and policies that are outlined in the Plan of Action are already being planned or implemented, among the most crucial are the development of the Valencia Regional Medical Center, the beautification of the I-25/NM 6 Interchange, the development of the UNM-VC west side campus, and the construction of a new I-25 exit and river crossing.

**ECONOMIC DEVELOPMENT**

## H. HOUSING

Los Lunas is the second fastest growing community in New Mexico, having experienced 47.8% growth since 2000, with a population of 14,835 according to the 2010 United States Census. Located within the Albuquerque metropolitan area, it is the core of a newly designated Urbanized Area (UZA) by the U.S. Census. The Los Lunas UZA encompasses much of the developed land in Valencia County, including the incorporated areas of Peralta, Bosque Farms and Belen.

### 1. Existing Housing

Having started as an agricultural community, homes in the Village core are built primarily on large lots, many of which are still farmed. Over the years, the Village has expanded to include medium and some high density housing. The most common and readily available housing product is the single-family detached residence that has been developed in greater abundance in newer subdivisions on the west side of Los Lunas along Interstate Highway 25. A few multi-family apartment complexes also exist in the Village. Table H-1 shows the trend in population versus household size since 1950. The correlation is inversely proportional with persons per dwelling decreasing as population in the Village grows. This trend serves to underscore the increasing need to provide housing for projected growth.

**TABLE H-1 LOS LUNAS POPULATION AND HOUSING UNITS**

Year	Population	Dwelling Units	Persons/Dwelling
1950	889	193	4.61
1960	1186	264	4.49
1970	973	267	3.64
1980	3525	1043	3.38
1990	6013	2272	2.65
2000	10034	3845	2.61
2010	14835	5916	2.51

Source: US Census Bureau

## 2. Managing Growth

A socioeconomic profile of the Village prepared by the Mid-Region Council of Governments (MRCOG) in 2008 shows that the percentage of Valencia County’s population residing in Los Lunas has increased steadily over the last decade with a sharper increase after 2005. (See Table H-2) As population has grown, the Village’s land area has steadily increased. Most of the annexation growth has been in the western quadrants near Los Lunas High School and west of Interstate 25. Both areas contain large tracts of developable, vacant lands. Subdivision activity during the last seven years indicates that future population growth will continue to occur in these areas. The Huning Ranch master planned community west of Interstate 25 offers opportunities for low, medium, high, and mixed densities as well as institutional and commercial services. It is estimated that at completion there will be close to 7,000 housing units, more than doubling the Village’s current housing stock.

TABLE H-2: PERCENTAGE OF VALENCIA COUNTY POPULATION											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>Valencia County</b>	66,453	67,591	68,401	68,850	69,021	70,093	71,661	73,703	74,879	75,770	76,569
<b>Los Lunas</b>	9,919	10,401	10,870	11,281	11,650	12,146	12,746	13,424	13,963	14,446	14,835
<b>Percentage of County</b>	14.93%	15.39%	15.89%	16.38%	16.88%	17.33%	17.79%	18.21%	18.65%	19.07%	19.37%

Source: US Census Bureau

Fortunately, there is available, developable land to accommodate growth projections for the next twenty-five years. However, the pressure to provide transportation infrastructure for Valencia County’s growing population has greatly influenced the Village’s plans for the development of the community. Ways to increase density in the core and develop in a manner that is more favorable to alternate modes of transportation are essential to continued orderly growth. The adoption of the Los Lunas Rail Runner Express Station Area Plan in June of 2008 was a great leap forward in helping to reshape the community for higher density and more walkable corridors. The new zoning districts also allow for a variety of housing types to be introduced including condominiums and live/work units.

## HOUSING

Careful planning for infrastructure demand has placed Los Lunas in a position to accommodate the sharp growth that occurred during the last decade, as well as absorb projected population increases. While the variety of housing choices in the Village have improved in recent years, affordability constraints still places quality housing beyond the reach of many residents in the County. According to the 2010 US Census, Los Lunas had 1,303 renter and 4,160 homeowner housing units for a 23.9% rental rate compared to the national rate of 34.9%. The rental rate for New Mexico is 31.5% and Valencia County has a rate of only 20%. While a high homeownership rate is generally favorable, the median household income and poverty levels in Los Lunas and Valencia County indicate that there may be a shortage of quality, affordable rental units. This is supported by the waiting lists at the few multi-family complexes in town.

<b>TABLE H-3: MEDIAN HOUSEHOLD INCOME AND POVERTY LEVEL COMPARISON</b>		
	<b>Median Household Income</b>	<b>Individuals Below Poverty Level</b>
<b>Los Lunas</b>	\$46,934	16.30%
<b>Valencia County</b>	\$41,388	21.10%
<b>New Mexico</b>	\$44,631	19.00%
<b>Unites States</b>	\$52,762	14.30%

Source: US Census Bureau

### 3. Diversifying Housing Options

The Housing Element of the Comprehensive Plan provides policy guidance in the Village’s housing stock and the future location and mix of housing within the Village. It emphasizes the importance of providing a range of housing types throughout Los Lunas and the importance of providing housing opportunities for all segments of the Village’s population. The critical housing issues addressed here include the need for quality rental housing and the need for more diverse housing choices, including higher and mixed-density housing.

New housing choices will allow much closer coordination of land use and transportation with the creation of diverse and affordable housing opportunities near the transportation center and other infill areas. The Village’s ability to manage growth in the future will depend on its ability to move away from the monoculture of large-lot, single-family subdivisions

## HOUSING

to a more land-efficient model that accommodates a variety of housing styles, including smaller infill units. Additionally, achieving and maintaining prosperity in the community cannot occur without equal access to housing and new affordable housing opportunities. Providing affordable and varied housing options will ensure that Los Lunas employers have access to a vibrant and diverse workforce well into the future.

The Economic Development Element of this plan provides additional policies and actions for developing jobs and work force skills that will help residents meet their housing needs. Mixed-use development is discussed in the Land Use and Community Character Elements. The Master Transportation Plan addressed issues of mobility and access to public transit.



Entrance to the Jubilee Retirement Community with El Cerro de Los Lunas in the background

### **Green House Gas Emissions**

As noted in the Land Use chapter, constructing, heating, cooling and powering homes consume fossil fuels and contribute to greenhouse gas emissions. Steps taken to trim energy use, such as home weatherization, increased insulation, and solar panel installation, not only reduce greenhouse gas emissions but also provide long-term savings to homeowners.

## **HOUSING**

Los Lunas' housing policies expressed in this document will go a long way toward helping curb the increases in greenhouse gas emissions that would be expected to accompany its increasing population. Increasing density at the Village core, where consumers of housing and other services have access to the rail station, bus transit, walking and bicycle paths, will help decrease the number of automobile trips, cutting down on greenhouse gas emissions. New zoning that allows for a variety of housing types, including condominiums and live-work units, will shift some residents away from large, single-family homes and into more compact units that use less energy. The same is true of the Huning Ranch master planned community on the Village's west side, which will offer a mix of densities and include institutional and commercial services close by, lessening the need to travel downtown.

Los Lunas' typically warm and sunny climate offers ample opportunities to use solar energy for heating, either through passive solar buildings or photovoltaic panels, saving on the use of fossil fuels and their resulting GHG emissions. The Village could consider offering incentives for builders to use these more energy-conserving building practices. It could also perform or encourage residents and building owners to perform home energy audits and better weatherize their residences.

## HOUSING



Installation of solar panels on a car cover behind the Village Hall.

# I. COMMUNITY CHARACTER

The Village of Los Lunas is a transitioning rural community that encompasses a growing variety of land uses. The land area within the Village is composed, in part, of cohesive neighborhoods with distinct identities. Similarities in building style, use and density unify certain sections and distinguish them from other neighborhoods. The Village can be roughly divided into three sections that share commonalities in character - the area west of the Belen Highline Canal, the area between the Belen Highline Canal and the River, and the area east of the River. Within each section, further divisions in character can be made as well. It's important to note that the core of the Village as it was incorporated in 1928 is a small section of the current municipal boundary. Figure I-1 below illustrates how the Village boundary has grown throughout the years.

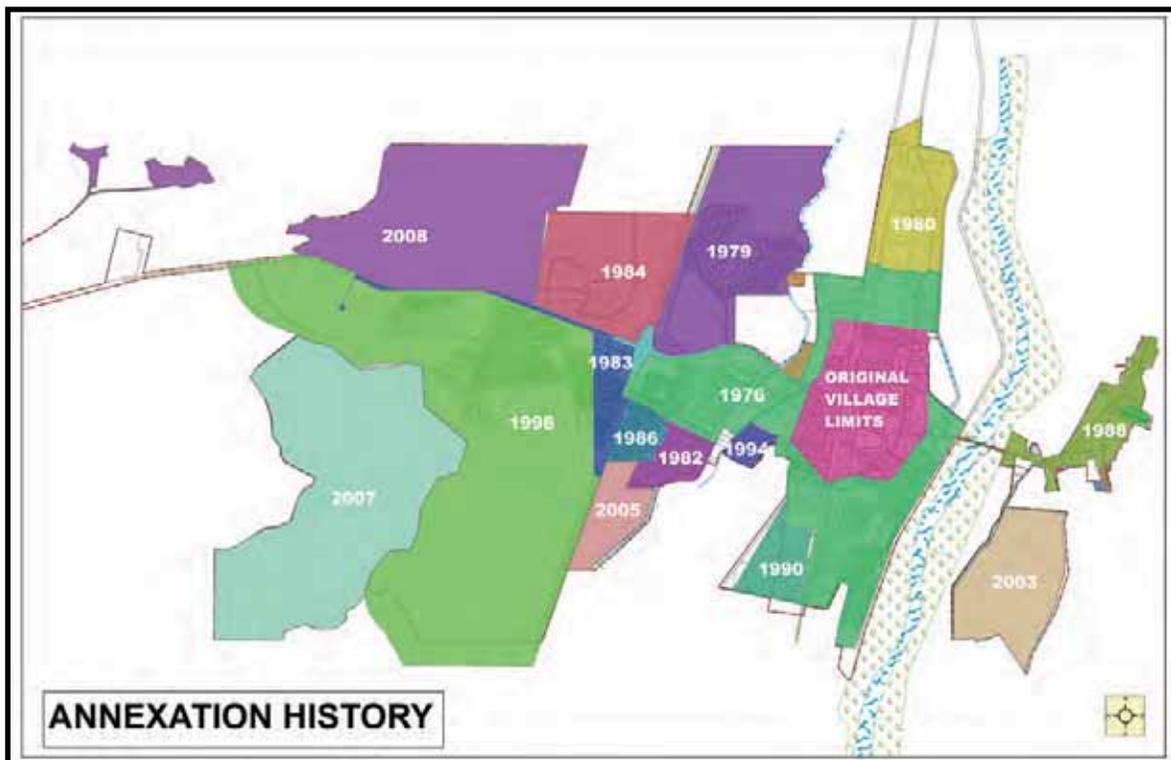


Figure I-1: Annexation History

The area west of the Belen Highline Canal that has developed along both sides of Interstate 25 is the newest part of the Village, with neighborhoods and commercial services that were constructed largely within the

last 20 years. East of I-25 is Los Lunas High School, recently constructed commercial services, and a variety of single family homes. West of I-25, existing development resulted from a large annexation and master plan that includes an industrial/commercial complex and a residential community with potential for mixed densities and walking/biking trails throughout. The network of trails also leads to Huning Ranch Park which features a playground, basketball courts and grassy fields.

The most prominent feature of this area is the El Cerro de Los Lunas Preserve, approximately 1,444 acres of natural open space with a system of existing trails that can be accessed from the adjacent neighborhoods. One trail head is complete and another trail head is proposed, along with a paved parking and picnic area.

In the last few years, commercial development in this area has also increased with the addition of the Wal-Mart Supercenter and satellite businesses.



The Luna Mansion.

The central area of the Village features NM Highway 314 and the railroad line. The portion of this corridor that extends south of NM Highway 6 is primarily commercial. There are a few historic buildings remaining in this area, most notable is the Luna Mansion near the corner of Main Street and NM 314.

In recent years, this Village has begun to improve the core area with better pedestrian trails and landscaping as a complement to the Los Lunas Transportation Center, and as recommended by the Village of Los Lunas Rail Runner Station Area Plan. However, Better efforts need to be made along Main Street and NM 314 to preserve older buildings and ensure that new development is compatible with the pedestrian oriented character that is desired.

## COMMUNITY CHARACTER

In the area immediately surrounding the Village Core are the North Los Lentes and South Los Lentes areas that have transitioned from primarily agricultural neighborhoods to mixed-use corridors with medium density residential and commercial services along the main arterial. In the North Los Lentes area, as well as the Sichler and Don Pasqual corridors, there are still large areas of agricultural land with lower density housing.

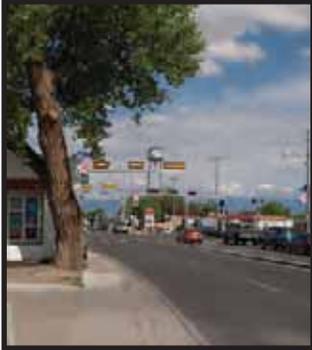
East of the river is an area that is primarily commercial and features a variety of services and retail establishments. A large tract of rural land was annexed in this part of the Village that was intended for a planned residential development, but has not yet been implemented.

Throughout the Village the unifying element is NM Highway 6, a portion of which is a pre-1937 section of Route 66. This major arterial serves as a transportation corridor for much of Valencia County, but is also the Main Street for Los Lunas. The public input process revealed that many Village residents desire to see Main Street beautified and made more pedestrian friendly. Such an effort would face many challenges, however, the Village has already begun the process by embarking on the Interstate 25/NM Highway 6 interchange beautification project and the Route 66 Corridor Management Plan.



Above: Tondre Road. Right: A window in the River Park. Both are elements that help define the Village’s aesthetic character.

## COMMUNITY CHARACTER



Main Street.

## J. TRANSPORTATION

Streets and highways are a critical element of planning and determining the location and characteristics of land uses. In the past, the Village of Los Lunas has not followed a long-range plan for the development and improvement of streets, responding reactively to increases in traffic congestion as population growth and economic development have occurred.

### 1. Existing Network

The Village has developed along several transportation corridors. Interstate 25 traverses the western edge of the Village and links Los Lunas with the Albuquerque metropolitan area to the north. NM 314 and NM 47 also traverse the Village from north to south and provide linkages to I-25 south of the Albuquerque metropolitan area. These two state highways have developed parallel to the Rio Grande. They are historically the main north-south routes used by the valley residents as farm to market routes. The only east-west axis roads that exist are NM 6 and NM 49, which together comprise Main Street. This road was once one of the scenic byways associated with historic Route 66 that connected Chicago, Illinois and Sacramento, California. In the northern half of Valencia County this road is the only river crossing which links the populous unincorporated east mesa with Interstate 25. Efficient traffic circulation is severely hampered by the absence of east/west corridors effectively linking the north/south corridors.

### 2. Challenges

With the exception of the state highways, Los Lunas is basically a community of roadways developed as residential streets. There is an absence of a hierarchy of roads necessary to avoid congestion. Developing a roadway classification system will help to insure that the roadway system functions at optimum levels.

There are numerous private access roads and easements in the Village. These primitive roadways along with the ditch bank roads on the MRGCD irrigation and drainage ditches have created a hazardous access problem for emergency services. As the community continues to grow these situations must be minimized.

### 3. Master Transportation Plan

In recent years, there has been a more proactive approach to transportation planning by the Village and this plan has been adopted in conjunction with the Village of Los Lunas Master Transportation Plan (MTP) that will provide a much needed guide for the development of future roadways as well as a plan for improving connectivity and capacity on the existing roadway network. A prominent aspect of the MTP is that it seeks to carry out a vision for a community with diverse transportation options and lower auto-dependence. Particularly in the older neighborhoods where the road network is already established, it will be important to implement opportunities for alternate modes of transportation in order to reduce congestion and assist in the redevelopment of mixed-use areas. The MTP designates two areas that are ripe for redevelopment and where mixed-use will be encouraged through land use policy and regulation.

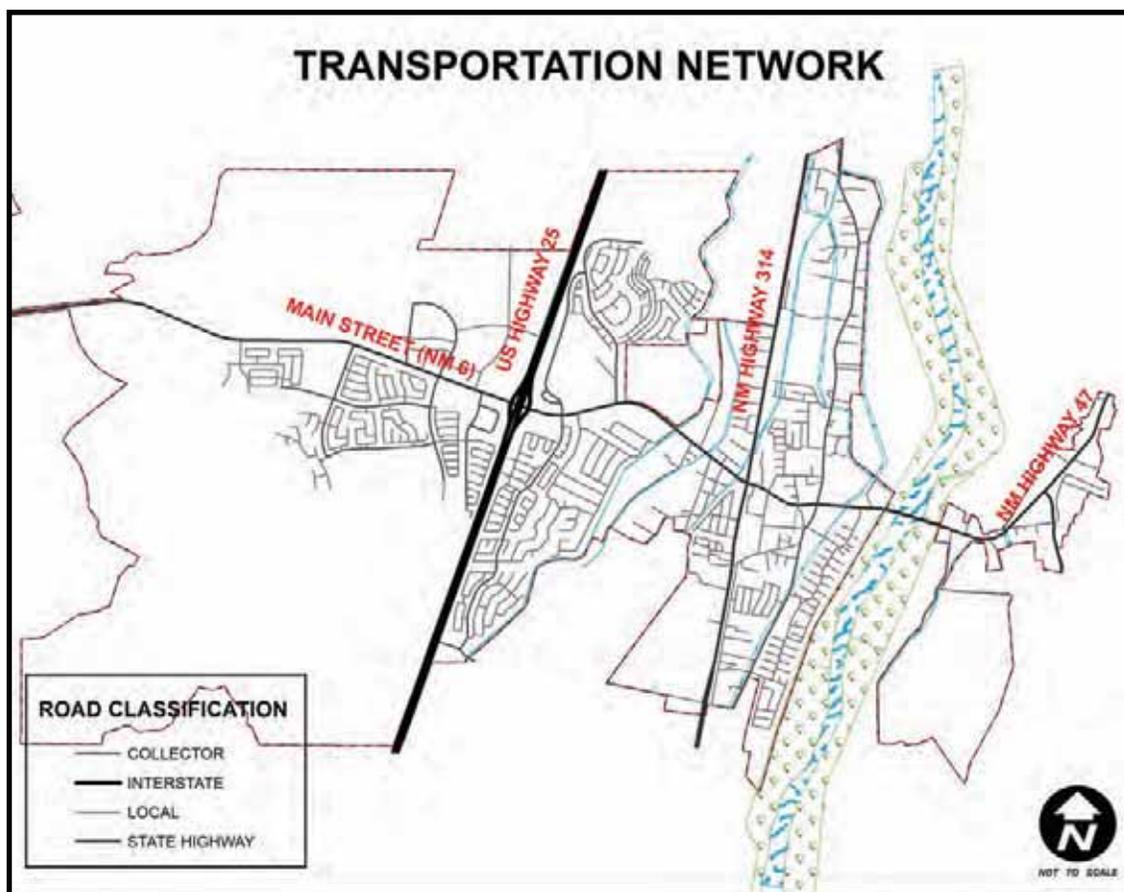


Figure J-1: Functional Road Classification

Through incorporation, the Village of Los Lunas Master Transportation Plan is a part of the Comprehensive Planning effort. This section summarizes the key policy recommendations in the MTP, however the MTP should be referred to for more detailed information on transportation characteristics, planning assumptions, and recommendations.

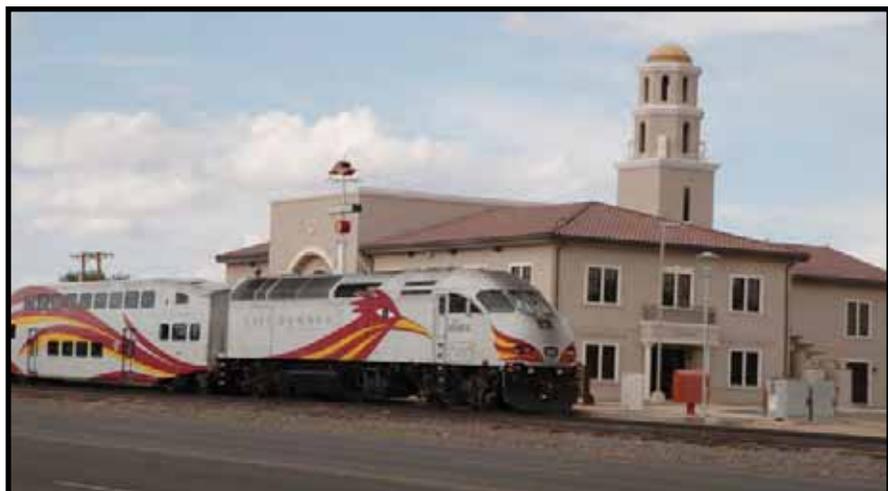
#### 4. Greenhouse Gas Reduction

Automobile transportation is a significant source of greenhouse gas emissions in the state due to the burning of fossil fuels. Roadway congestion, such as that experienced in rush hour traffic on Main Street in Los Lunas, contributes even more to these emissions.

The Village is taking steps to shift the land use pattern from one of sprawl connected by a few major roadways to higher density and mixed use development in specific areas that will allow residents to live closer to where they work and shop, reducing the number and length of vehicle trips. Village policies in this plan also support construction of an exit off I-25 near the southern end of the Village, which will help ease bumper-to-bumper congestion on NM 6 during rush hours.

In addition to changing the development pattern, Los Lunas is continuing an effort to provide more multi-modal connections throughout the Village to offer residents travel alternatives to the automobile. These include bike and pedestrian paths, bicycle lanes, bus service around town and to the rail station, and crossings over ditches. Greenhouse gas-causing auto trips will drop as residents grow more aware of and choose to use these alternative modes of travel.

## TRANSPORTATION



Los Lunas Transportation Center with the Rail Runner in the foreground.

## K. PLAN OF ACTION

### 1.0 FUTURE LAND USE AND GROWTH

#### 1.1 **Goal: Preserve the rural character of the community.**

1.1.1 Objective: Identify areas where growth and density are appropriate and encourage growth in those areas through incentives and zoning regulations.

1.1.2 Objective: Identify appropriate areas for infill development based in access to infrastructure and public services.

1.1.3 Objective: Investigate the use of zoning tools such as transfer of development rights for protection of rural land and open space.

1.1.4 Objective: Retain rural character in the Agricultural-Residential Zone and specific districts in developing areas by establishing overall densities rather than establishing lot size.

1.1.5 Objective: Encourage cluster development where it will yield open space that can remain in active agriculture.

#### 1.2 **Goal: Create a town center in the Village.**

1.2.1 Objective: Encourage Transit Oriented Development (TOD) in the area surrounding the Transportation Center as per the Los Lunas Rail Runner Station Area Plan adopted in June 2008.

1.2.2 Objective: Continue to implement public improvements in the core of the Village that encourage bicycle and pedestrian traffic, improve the character of the streetscape, and encourage economic development that is compatible with pedestrian traffic.

1.2.3 Objective: Investigate the use of redevelopment tools such as Tax Increment Finance District and Redevelopment District that would support the redevelopment of a designated area for a town center.

#### 1.3 **Goal: Assure that new development will pay for expanded capital improvements attributable to that development.**

1.3.1 Objective: Land development shall be permitted only where capital facilities exist or are assured.

1.3.2 Objective: Update and maintain the existing impact fee structure in accordance with New Mexico enabling legislation.

**1.4 Goal: Expand the Village municipal limits within the Extra Territorial Zone (ETZ) through phased annexation.**

1.4.1 Objective: Adopt a procedure for evaluating each proposed annexation in terms of feasibility, its cost/benefit, and the concern of affected parties. Reject proposals if the Village cannot provide services or infrastructure to the area proposed for annexation within a predictable time frame.

1.4.2 Objective: Phase annexation of suitable areas within the ETZ over a 20-year period, in accordance with the annexation policies of the Village.

1.4.3 Objective: Use impact fees, assessment districts, tax increment financing, and other financial strategies to help offset the costs of public services in newly annexed areas while being sensitive to affordable housing needs.

**1.5 Goal: Improve facilities in existing annexed and developed areas.**

1.5.1 Objective: Identify neighborhoods, subdivision, or areas that can benefit from an assessment district overlay to improve or install capital facilities.

1.5.2 Objective: Use assessment districts only for the improvement of capital facilities.

1.5.3 Objective: Conduct public meetings with stakeholders where assessment districts are desired.

**1.6 Goal: Coordinate land use and growth management with the extension of infrastructure.**

1.6.1 Objective: Continue to maintain a current Water Master Plan and Sewer Master Plan based on real population projections.

1.6.2 Objective: Limit the sale of new sewer connections outside the Village limits to dwellings that are connected to the Village water system.

**PLAN OF ACTION - 1.0**

1.6.3 Objective: Develop criteria for transfer of water rights whenever a property is connected to the water line in newly annexed areas or within the ETZ.

**1.7 Goal: Implement zoning policies that achieve a desirable mix of different land uses and densities, preserve existing neighborhood character, and respect the rights of private property owners.**

1.7.1 Objective: Conduct a thorough update to the Village’s zoning ordinance in order to provide flexibility for a finer mix of zoning and broaden the range of densities and housing types, types of office and commercial development, and appropriate industrial areas.

1.7.2 Objective: Continually review the Village’s zoning and development codes to ensure they implement the land use goals.

1.7.3 Objective: Maintain a current land use map.

1.7.4 Objective: Maintain and continually review a future land use map.

**1.8 Goal: Achieve orderly development in rural areas by providing adequate access, infrastructure and services.**

1.8.1 Objective: Conduct a thorough update of the Village’s subdivision ordinance in order to ensure that regulations are compatible with long-range goals and policies.

1.8.2 Objective: Implement logical addressing policies that eliminate confusion for emergency response.

1.8.3 Objective: Examine how water rights may be transferred when one lot is divided into two.

1.8.4 Objective: Ensure access is adequate for vehicles and utilities.

1.8.5 Objective: Ensure infrastructure is adequate for fire protection.

**PLAN OF ACTION - 1.0**

### **Commercial and Industrial Development**

**1.9 Goal: Allow and encourage appropriate commercial development in Los Lunas to create a stable and sufficient revenue source that will permit the Village government to perform necessary services.**

1.9.1 Objective: Provide for sufficient land areas in a variety of sites to diversify and improve commercial facilities.

1.9.2 Objective: Enforce the zoning ordinance to ensure the grouping of compatible commercial activities, which provide adequate parking, attractive landscaping and good access.

1.9.3 Objective: Continue to expand economic development efforts to encourage local revenue generating commercial enterprises.

**1.10 Goal: Actively recruit industrial development that achieves the economic, aesthetic and environmental aspirations of the Village.**

1.10.1 Objective: Establish or adopt performance standards, or enforce existing standards regulating the adverse effects of air and water pollution, toxic and hazardous material, and noise exposure and vibration.

1.10.2 Objective: Establish criteria for evaluating the infrastructure needs of proposed industrial developments to ensure the Village can provide it.

**2.0 ENVIRONMENT AND NATURAL RESOURCES**

**2.1 Goal: Become involved in regional planning efforts regarding issues that affect natural resources and the environment.**

2.1.1 Objective: Coordinate with Valencia County on land use and development policies and decisions for the Village’s extra-territorial zone.

2.1.2 Objective: Use the resources available through the Middle Rio Grande Council of Governments to inform the Village of regional planning concerning the environment.

**2.2 Goal: Maintain air quality based on federal air quality attainment standards.**

2.2.1 Objective: Implement dust control standards for construction.

2.2.2 Objective: Set or adopt standards for industry emissions.

**2.3 Goal: Maintain a dependable, quality water supply.**

2.3.1 Objective: Coordinate with the County on reducing the potential for groundwater contamination resulting from on-site liquid waste disposal systems, leaking underground storage tanks, and improper disposal of hazardous materials.

2.3.2 Objective: Investigate alternative methods for collection, treatment, and disposal of wastewater effluent in areas not served by the Village sewer system to reduce the potential for groundwater contamination.

2.3.3 Objective: Promote the education of residents on the environmental benefit of maintaining water quality and alternative methods for wastewater and solid waste disposal in areas not serviced by the Village sewer system.

2.3.4 Objective: Protect groundwater by preventing land uses that pollute the groundwater from locating in floodplains and groundwater recharge areas.

2.3.5 Objective: Regulate polluting land uses in groundwater recharge areas, and areas proximate to well heads.

**PLAN OF ACTION - 2.0**

**2.4 Goal: Manage water resources efficiently and provide incentives for conservation of water.**

2.4.1 Objective: Follow the water conservation recommendations in the Water System Master Plan and the Water Conservation Program; and periodically review and update both plans.

2.4.2 Objective: Periodically evaluate the Village's future water supplies, storage requirements, water demands, and water rates.

2.4.3 Objective: Aggressively pursue the acquisition of water rights and additional long-term water supplies.

2.4.4 Objective: Promote the education of water users on the value of water conservation and specific water conservation techniques and practices.

2.4.5 Objectives: Implement water conservation practices at public facilities, including schools, such as using low-flow fixtures and xeriscape landscaping.

2.4.6 Objective: Encourage the use of native and drought tolerant plants and water saving irrigation techniques in residential and commercial landscaping.

2.4.7 Objective: Plan, design, and fund the infrastructure required to facilitate the recycling and reuse of wastewater for irrigation purposes at parks, schools, and other facilities.

2.4.8 Objective: Investigate the potential of utilizing surface water to augment groundwater supplies.

**2.5 Goal: Prevent flooding and protect public health, safety, and welfare by requiring storm water and drainage plans for all new development.**

2.5.1 Objective: Develop a comprehensive drainage management plan.

2.5.2 Objective: Evaluate alternative stormwater retention techniques.

**PLAN OF ACTION - 2.0**

2.5.3 Objective: Investigate a management plan for storm water pollution.

**2.6 Goal: Maintain arroyos and drainageways in their natural condition and minimize the destruction of native flora and habitat.**

2.6.1 Objective: Develop criteria to minimize the amount of site grading and clearing of mature trees and native vegetation in newly developed land.

**2.7 Goal: Work with other Valencia County Agencies to assess and mitigate hazards**

2.7.1 Objective: Continue to follow the recommendations in the Valencia County Natural Hazard Mitigation Plan.

2.7.2 Objective: Convene an interagency hazard mitigation committee regularly to review hazards and update the mitigation plan.

**PLAN OF  
ACTION - 2.0**

### **3.0 COMMUNITY SERVICES**

#### **3.1 Goal: Provide equal access and distribution of all public services to properties throughout Los Lunas.**

3.1.1 Objective: Examine existing community service needs and implement improvements as needed to meet the evolving needs of the community.

3.1.2 Objective: Evaluate current staffing levels within the departments responsible for delivery of public services and implement a plan to resolve any staffing deficiencies.

3.1.3 Objective: Require that all public service departments within the Village develop and maintain long-range plans that address the needs of the Community.

#### **Emergency Services**

#### **3.2 Goal: Improve the level of fire protection and emergency services throughout the Los Lunas Village limits.**

3.2.1 Objective: Develop a plan to achieve a higher Insurance Service Office (ISO) rating for fire protection services in order to decrease costs for homeowner's insurance.

3.2.2 Objective: Develop and maintain a schedule for replacement of fire-fighting equipment.

3.2.3 Objective: Create a plan to achieve the National Fire Protection Association (NFPA) standard of 2-3 firefighters per 1,000 residents.

3.2.4 Objective: Raise the operational standard of the department through training and adequate staffing.

3.2.5 Objective: Pursue the development of the Westside Fire Station as well as a staffing plan and equipment schedule (including a ladder truck) for the operation of the new station.

3.2.6 Objective: Pursue training and certification of the fleet maintenance mechanics to do repairs on fire protection vehicles.

## **PLAN OF ACTION - 3.0**

**Library and Museum**

**3.3 Goal: Objective: Provide convenient and effective access to high quality library services including collections in a variety of formats and information resources designed to meet the progressing educational, cultural, and recreational needs of the community.**

3.3.1 Objective: Maintain a pleasant, user-oriented facility with quality equipment and resources.

3.3.1.1 Action: Pursue capital improvements to the library and equipment acquisition based on public library standards for population served and the library's long-range plan.

3.3.2 Objective: Maintain an effective, collaborative collection development and management program.

3.3.3 Objective: Engage in communication and collaboration both within and outside the community through participation in cooperative efforts with neighboring libraries.

3.3.4 Objective: Provide a competent, skilled staff dedicated to meeting user needs by encouraging and providing opportunities for professional development.

3.3.5 Objective: Continue to provide ready access to a wide variety of programs and materials for all members of the community.

3.3.5.1 Action: Ensure free public access to the internet and free public training on the use of technology resources.

3.3.5.2 Action: Maintain a current and popular collection of materials for all ages.

3.3.5.3 Action: Continue to enhance and develop programming for children, adults and young adults.

**PLAN OF  
ACTION - 3.0**

**3.4 Goal: Continue to provide and enhance ready access to regional history and art through the Village’s Museum of Heritage and Arts collections, exhibits and programs.**

3.4.1 Objective: Provide community and area residents with the opportunity to contribute their oral histories and historical materials to help preserve the history of the area, and provide ready access to these collected materials.

3.4.2 Objective: Provide community and area residents with ready access to educational programs, exhibits and materials to inspire a deeper appreciation and understanding of the area’s rich history.

3.4.2.1 Action: Sponsor regular speaker programs year round.

3.4.2.2 Action: Develop exhibits that display the cultural heritage of the area.

3.4.3 Objective: Provide community and area residents with free ready access to genealogical resources in the museum and from their home.

**Parks, Recreation and Open Space**

**3.1 Goal: Provide diversified parks and recreational facilities and services throughout the Village in areas convenient to residential developments.**

3.1.1 Objective: Maintain and update a park master plan that maps parkland, identifies areas where new parks and recreational facilities are needed, establishes a priority list for development, identifies possible future acquisitions, and tracks maintenance.

3.1.2 Objective: Develop active recreational facilities such as: additional parks and picnic sites, athletic play fields, and trails for walking, jogging, biking, and horseback riding.

3.1.3 Objective: Pursue funding sources for continued park development such as legislative funding and impact fees.

3.1.4 Objective: Work towards the joint use of recreational facilities with the public schools and other governmental entities.

**PLAN OF  
ACTION - 3.0**

**3.2 Goal: Maintain a high quality standard for existing parks. Design new parks to maintain high quality standards.**

3.2.1 Objective: Develop guidelines for park design and operations and maintenance standards to include plant material, lighting, site design, and appropriate playing fields.

3.2.2 Objective: Evaluate current staffing levels dedicated to parks and recreation operations and maintenance.

**3.3 Goal: Provide a wide variety of recreational and educational opportunities to residents of all ages.**

3.3.1 Objective: Engage the youth and senior citizens in the community to provide input and assist in the development of appropriate recreational activities and programming.

3.3.2 Objective: Partner with other metro area youth organizations to host events.

3.3.3 Objective: Continue, enhance and expand on summer youth recreation employment programs.

3.3.4 Objective: Work with youth and seniors to develop mentoring programs.

3.3.5 Objective: Incorporate public school facilities in the Village's recreational program.

3.3.6 Objective: Encourage community youth organizations, athletic clubs, and service groups to become involved in the development and maintenance of community recreational facilities and programs.

3.3.7 Objective: Provide a venue for senior citizens to volunteer to organize and implement recreational activities.

3.3.8 Objective: Develop more and better services for the older americans program.

3.3.9 Objective: Pursue the development of a Village operated regional multi-generational center.

3.3.10 Objective: Pursue the development of a multi-use aquatic center.

**PLAN OF ACTION - 3.0**

3.3.11 Objective: Investigate the potential for the development of a shooting range on the west side.

3.3.12 Objective: Investigate the potential for the development of an ATV park.

**3.4 Goal: Incorporate the the Rio Grande Bosque into the Village’s open space plan and preserve it within the Los Lunas area for recreational purposes.**

3.4.1 Objective: Work with the Middle Rio Grande Conservancy District to develop an open space plan for the Bosque.

3.4.2 Objective: Encourage volunteerism to clean and maintain the Bosque.

3.4.3 Objective: Work with neighboring jurisdictions to develop a trail system and open space park in the Bosque from Santo Domingo Pueblo to Bosque Apache.

3.4.4 Objective: Pursue the creation of an outdoor amphitheater in the Village River Park.

3.4.5 Objective: Provide water and sewer service at the River Park.

**3.5 Goal: Develop open space for the establishment of pedestrian/equestrian trails that parallel the Middle Rio Grande Conservancy District irrigation and drainage facilities.**

3.5.1 Objective: Work with the Middle Rio Grande Conservancy District to define acceptable irrigation and drainage facilities for development of trails.

3.5.2 Objective: Keep track of the ditches that may be vacated to see if they are on potential trail alignments. If so, insure that the corridor will remain open for future trails.

3.5.3 Objective: Utilize existing maintenance roads along ditches as walking trails.

3.5.4 Objective: Develop a plan to put signs on the trails.

3.5.5 Objective: Map the trails and designate the desired degree of development.

**PLAN OF ACTION - 3.0**

**3.6 Goal: Explore ways to preserve open space in suitable areas.**

3.6.1 Objective: Determine areas that would benefit from open space protection. Look carefully at space along scenic byways, river corridors and mesas with views.

3.6.2 Objective: Include those areas in the Parks and Recreation Master Plan as open space possibilities.

3.6.3 Objective: Work with the Mid-Region Council of Governments (MRCOG), Valencia County and other municipalities on an area-wide open space initiative.

3.6.4 Objective: Work with citizen groups to plan and establish objectives.

3.6.5 Objective: Consider clustering of residential and commercial development to preserve open space.

3.6.6 Objective: Require open space in new planned unit developments.

3.6.7 Objective: Explore methods to finance open space purchase or compensate landowners for possible zoning restrictions to lands particularly desirable for open space.

3.6.8 Objective: Continue to develop and maintain recreation facilities and trails on the Los Lunas Hill, as well as access to the trails from nearby neighborhoods.

**3.7 Goal: Develop a system of pedestrian and bicycle trails to provide recreational opportunities as well as connectivity between parks, schools and neighborhoods.**

3.7.1 Objective: Ensure the development of trails, both in newly developing areas and developed areas, based on the Village's bicycle plan.

3.7.2 Objective: Develop and maintain an inventory of pedestrian gaps throughout the Village.

**PLAN OF ACTION - 3.0**

#### **4.0 ECONOMIC DEVELOPMENT**

##### **4.1 Goal: Continue to develop and promote the Village of Los Lunas Community Brand Essence and establish a positive image for the Village.**

4.1.1 Objective: Educate the Albuquerque media and public about the location of the Village in relation to the County in order to avoid negative publicity from the County being attributed to the Village.

4.1.2 Objective: Establish a marketing campaign using a variety of media outlets to showcase Los Lunas as a future catalyst for economic development in the region.

4.1.3 Objective: Create an aggressive Economic Development web site in conjunction with the Community Branding campaign to create an awareness from the outside communities in NM and the US about the Village of Los Lunas.

##### **4.2 Goal: Continue to support a diverse mix of economic development and employment opportunities that balance social, economic and environmental values and goals.**

4.2.1 Objective: Work with existing local businesses to encourage retention and expansion.

4.2.2 Objective: Foster more sensible/realistic local economic development incentives.

4.2.3 Objective: Work with the local school system and UNM-VC to provide practical educational training to help students find well trained jobs and in turn create a work force that will attract businesses as well as retain our young work force.

4.2.4 Objective: Work with the UNM-VC to help young people obtain their GED so they can have marketable job skills.

4.2.5 Objective: Evaluate the permitting process for ways to further streamline in order to attract and promote economic development in Los Lunas.

## **PLAN OF ACTION - 4.0**

**4.3 Goal: Encourage regional economic development efforts with coordination amongst the Village, County and various economic development groups.**

4.3.1 Objective: Encourage economic development cohesion with the existing government entities in Valencia County to create sound and equitable economic growth.

4.3.2 Objective: Work in conjunction with other government entities to sponsor various events such as art fairs, trade shows, car shows in the spirit of “Economic Development Cooperation among municipalities in Valencia County.”

4.3.3 Objective: Encourage cohesion among the area chambers to promote economic development.

**4.4 Goal: Create a tourism program that showcases the region’s culture and heritage.**

4.4.1 Objective: Work with the Museum of Heritage and Arts to engage the artistic community and partner on art projects.

4.4.1.1 Action: Work with the Museum to display historic photographs in local business establishments.

4.4.1.2 Action: Start a local postcard design competition that will benefit the Museum.

4.4.2 Objective: Start a public art program to beautify the community and showcase Los Lunas history.

**PLAN OF  
ACTION - 4.0**

**5.0 HOUSING**

**5.1 Goal: Encourage the development of a variety of housing types to meet the current and future needs of the community.**

5.1.1 Objective: Encourage the development of quality affordable rental housing within the Village.

5.1.1.1 Action: Investigate potential incentives that may be offered to affordable housing developers.

5.1.2 Objective: Continue to encourage development in the TOD area to spur alternative housing options.

5.1.2.1 Action: Continue to seek funding and invest in public enhancements and beautification projects within the TOD area.

5.1.2.2 Action: Investigate potential incentives that may be offered to mixed-use housing developers.

5.1.2.3 Action: Continue to seek funding opportunities in order to implement the vision for the Master Transportation Plan that will include a plaza and other public gathering spaces.

5.1.3 Objective: Implement zoning and subdivision policies in order to allow more flexible development options.

5.1.4 Objective: Identify areas where infill development in the Village may be appropriate for housing development.

5.1.5 Objective: Sponsor a market study to determine the need for affordable and rental housing in the Village and County.

5.1.6 Objective: Continue to support single-family development and growth in areas of the Village that are appropriate and have access to adequate infrastructure.

**5.2 Goal: Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.**

5.2.1 Objective: Encourage the return of Habitat for Humanity to Valencia County, or another non-profit organization with a similar mission.

**PLAN OF ACTION - 5.0**

**6.0 COMMUNITY CHARACTER**

**6.1 Goal: Improve the visual appearance of public areas and corridors.**

6.1.1 Objective: Identify corridors that may benefit from design guidelines or standards that encourage community enhancement and beautification.

6.1.2 Objective: Identify an area along Main Street and New Mexico Highway 314 appropriate for the development of a façade improvement program.

6.1.3 Objective: Identify corridors that would be appropriate for a landscape easement as an economic development incentive.

6.1.4 Objective: Identify public improvements that could be implemented to beautify Main Street to include identification of potential areas for parking, landscaping and street furniture.

6.1.5 Objective: Expand public education programs, partnering with public schools, to strengthen litter control and community pride.

6.1.6 Objective: Strengthen and enhance the Village’s graffiti control program.

6.1.7 Objective: Continue to pursue the beautification and enhancement of the interchange at NM Highway 6 and US Interstate Highway 25 using the community brand as a theme.

6.1.8 Explore and design other major entryways into the Village to define and enhance the entry appearance of the community.

**6.2 Goal: Define and protect neighborhoods in the Village that have distinct character.**

6.2.1 Objective: Encourage the formation of neighborhood associations to preserve unique qualities and cultural traditions.

**PLAN OF ACTION - 6.0**

6.2.2 Objective: Identify areas where landscaping and/or signage can be used to define the boundaries of unique neighborhoods.

6.2.3 Objective: Engage neighborhoods through public education in order to maintain community cleanliness and code compliance.

6.2.4 Objective: Partner with other agencies such as the Valencia County Cooperative Extension to provide public education on native landscaping and water harvesting practices.

6.2.5 Objective: Partner with neighborhoods on neighborhood beautification projects.

**6.3 Goal: Preserve community history and culture.**

6.3.1 Objective: Conduct an historic resource inventory throughout the Village and consider partnering with Valencia County and the Valencia County Historical Society on a county-wide inventory.

6.3.2 Objective: Work with the New Mexico State Historic Preservation Officer and/or the National Trust to establish a local marker program for significant buildings and sites.

6.3.3 Objective: Develop partnerships with community organizations that have an interest in historic preservation.

6.3.4 Objective: Establish a program to preserve significant buildings and sites.

**6.4 Goal: Reinforce community identity through new public and private developments.**

6.4.1 Objective: Pursue the beautification and enhancement of the interchange at NM Highway 6 and US Interstate Highway 25.

6.4.2 Objective: Beautify and update other major gateways into the Village to define and enhance the entry into the community.

**PLAN OF  
ACTION - 6.0**

6.4.3 Objective: Use existing community identity as a reference when evaluating new public or private development.

6.4.4. Objective: Encourage development that preserves the views of the Bosque and the mountains.

6.4.5 Objective: Require the use buffers and screening to separate incompatible uses.

6.4.6 Objective: Develop standards for commercial design that are pedestrian and bicycle friendly and allows access to residential development where uses are compatible.

6.4.7 Objective: Evaluate landscape standards for new construction for potential improvement.

6.4.8 Objective: Encourage permeable paving alternatives.

**PLAN OF  
ACTION - 6.0**

## 7.0 TRANSPORTATION

### 7.1 **Goal: Enhance the existing roadway system to reduce congestion and improve east-west mobility.**

7.1.1 Objective: Make roadway and intelligent transportation system (ITS) improvements consistent with the MTP and the TIP.

7.1.2 Objective: Require developers to design roads and rights-of-way to accommodate anticipated future growth or full build-out conditions. Provide and maintain a network of arterial, collector, and local streets that provide smooth traffic flows and relieve congestion on existing roadways.

7.1.3 Objective: For new and redevelopment projects along major roadways such as NM 6 and NM 314, require developers to limit and consolidate access in accordance with the NMDOT Access Management Manual, including shared access if feasible.

7.1.4 Objective: Provide LOS D (desireable) or LOS E (minimum) performance during peak travel periods.

### 7.2 **Goal: Expand the existing roadway network to reduce congestion on NM 6 and improve access to I-25, improving connections between the west side, inner valley, and east side of the Village.**

7.2.1 Objective: Construct a new, limited access east-west arterial roadway from I-25 to NM 47. The location of this facility should follow the recommendations of the Los Lunas Corridor Study (MRCOG, 2012) and should follow the locally preferred Morris Alignment, with an interchange at I-25, and connecting to future development west of I-25.

7.2.2 Objective: Manage access for the new east-west arterial by limiting connections to the recommended access points listed below. Additional access points should be considered only if the access will not diminish the function of the proposed roadway and if it meets the spacing requirements for a small urban principal arterial as specified in the NMDOT Access Management Manual.

## PLAN OF ACTION - 7.0

- Connection between Morris Road and Camelot Boulevard
- Sichler Road/Central NM Corrections Facility Main Driveway (north and south)
- Future Access Road between Sichler Road and NM 314 to access New Mexico General Services Department (GSD) lands south of Morris Road (south side only)
- Connection to existing Morris Road immediately east of the Valencia County Courthouse to provide access to the lands along the north side of Morris Road (north side only)
- Los Lentos Road (north and south)
- Driveway to the Los Lunas Water Treatment Plant property (south side only)
- Edeal Road (north and south)
- Future Access Road serving the planned master plan east of Edeal Road (north and south)
- Access road between the Peralta Main Canal and La Costancia Acequia (north and south)
- NM 47

**7.3 Goal: Improve safety and emergency response efficiency within the Village.**

7.3.1 Objective: Make intersection improvements such as constructing curb extensions, improved pedestrian signalization, and high visibility striping to minimize walking distances and enhance safety and traffic operations, consistent with the MTP and the TIP.

7.3.2 Objective: Consider traffic calming measures that do not interfere with emergency response or change traffic flows through existing neighborhoods.

**PLAN OF ACTION - 7.0**

**7.4 bicy- Goal: Provide access and connectivity for pedestrians and cyclists.**

7.4.1 Objective: Implement the bikeways plan.

7.4.2 Objective: Implement the Safe Routes to School program.

7.4.3 Objective: Establish an ongoing program for sidewalk repair and replacement, remedying the ADA obstacles identified in the street inventory and installing sidewalks where missing, and requiring sidewalks in new developments. Sidewalks should be a minimum of six feet wide.

7.4.4 Objective: Establish additional sidewalk and bicycle connections, first addressing the connectivity issues identified in the street inventory.

7.4.5 Objective: Ensure that future major roadway projects integrate bicycle and pedestrian improvements as appropriate.

7.4.6 Objective: Identify funding sources for and construct bridge crossings at ditches/canals identified in the Master Thoroughfare Plan.

7.4.7 Objective: Ensure that future major roadway projects integrate bicycle and pedestrian improvements as appropriate.

**7.5 Goal: Improve access to transit service**

7.5.1 Objective: Work with the Rio Metro Transit District to provide routes that improve circulation and regional access for all citizens.

7.5.2 Objective: Build bus shelters with lighting to improve safety and convenience.

7.5.3 Objective: Develop walkable streetscape with buffers and 6-foot sidewalks, lighting and amenities. Create secure facilities.

**PLAN OF ACTION - 7.0**

## IMPLEMENTATION PLAN

The 2035 Comprehensive Plan is a guide to the future well-being of the Village of Los Lunas. Implementation of this plan provides goals and strategies that are important for a lasting impact. The adoption of this Comprehensive plan, then, is not the end of a process; it is the beginning.

### **Commitment to Implementation**

The Community Development Department will be the lead facilitator for implementation. It will work with a range of implementation partners, including concerned citizens, community leaders, the Village Council, and the Planning & Zoning Commission. The Village of Los Lunas is committed to implementing the Plan in a way that preserves the unique characteristics of the Village and promotes responsible action for future growth and welfare.

### **Overall Implementation Responsibility**

1. *Citizens* – are encouraged to stay informed on the strategies laid out in the Plan by attending public hearings and making their voices heard.
2. *Village Council* – should take the role of defining the priorities as set forth in this Plan. Their decisions should consider both the feasibility and the possibilities of actions that promote and preserve the Village of Los Lunas.
3. *Planning and Zoning Commission* – should be a catalyst of implementation for the Plan. Their recommendations should reflect the strategies for growth, land use and development.
4. *Village Staff*—are responsible for aligning daily activities with long-term strategies. Actions and decisions should reflect the overall goals of the Plan.

## L. IMPLEMENTATION PLAN

Goal	Strategies	Responsible Agency	Time-Frame		
			Short	Mid	Ongoing/ Long-range
<b>LAND USE/GROWTH</b>					
Preserve Rural Character	<ul style="list-style-type: none"> <li>Protect A-R and R-R zoning from high density development</li> <li>Align development practices with Comprehensive Plan</li> <li>Research zoning tools for development</li> </ul>	Community Development, Village Council, P&Z Commission	X		X
Create Town Center	<ul style="list-style-type: none"> <li>Implement TOD plan</li> <li>Research other strategic nodes</li> </ul>	Community Development, Streets Department		X	
Facilities Improvement	<ul style="list-style-type: none"> <li>Firestation for west side</li> <li>Library Expansion</li> <li>Departments monitoring facility needs</li> </ul>	Facilities Department		X	
Mixed Use	<ul style="list-style-type: none"> <li>Proceed with zone change process for designated TOD-MU</li> <li>Identify more areas/nodes for mixed use</li> </ul>	Community Development, Economic Development		X	X
<b>ENVIRONMENT AND NATURAL RESOURCES</b>					
Regional Participation	<ul style="list-style-type: none"> <li>Implement regional solid waste</li> <li>Continue regional hazard mitigation participation</li> </ul>	Community Development, Village Council, other regional agencies		X	X
Air Quality	<ul style="list-style-type: none"> <li>Continue efforts with MRCOG (quality standards)</li> <li>Implement a long-term strategy for congestion reduction</li> </ul>	Community Development, MRCOG			X
Water Quality Management	<ul style="list-style-type: none"> <li>Water Master Plan</li> <li>Water/Wastewater PERS</li> </ul>	Public Works	X		X

Goal	Strategies	Responsible Agency	Time-Frame		
			Short	Mid	Ongoing/ Long-range
Storm Water and Drainage	<ul style="list-style-type: none"> <li>▪ Strict requirements for new development</li> <li>▪ Monitor and maintain existing system</li> </ul>	Open Space			X
Arroyo Preservation	<ul style="list-style-type: none"> <li>▪ Continue cooperation with Water Commission</li> <li>▪ Maintenance and enforcement</li> </ul>	Open Space			X
<b>COMMUNITY SERVICES</b>					
Infrastructure Access	<ul style="list-style-type: none"> <li>▪ Improve and expand infrastructure per strategic plan</li> </ul>	Public Works		X	X
Emergency Services	<ul style="list-style-type: none"> <li>▪ Improve E911 address points</li> </ul>	911, Community Development, Fire Dept, Police Dept		X	X
Library Services	<ul style="list-style-type: none"> <li>▪ Assess services and improve regional service capabilities</li> </ul>	Library		X	X
Village Museum	<ul style="list-style-type: none"> <li>▪ Continue historic documentation of community</li> <li>▪ Continue art exhibits (local art and traveling exhibits)</li> </ul>	Library	X		X
<b>EMPLOYMENT AND ECONOMIC DEVELOPMENT</b>					
Promote Village Brand	<ul style="list-style-type: none"> <li>▪ Use of new logo in outreach materials</li> <li>▪ Pursue a Strategic Marketing Plan</li> </ul>	Community Development, Economic Development	X		X
Diverse mix of Economic Development and Employment Opportunities	<ul style="list-style-type: none"> <li>▪ Continue ED outreach to retailers, light industrial and green technologies</li> <li>▪ Continue to pursue a hospital facility</li> </ul>	Community Development, Economic Development	X		X

## IMPLEMENTATION PLAN

Goal	Strategies	Responsible Agency	Time-Frame		
			Short	Mid	Ongoing/ Long-range
Regional Development Efforts	<ul style="list-style-type: none"> <li>Work with State and Regional economic development agencies to promote County, Region and State</li> </ul>	Community Development, Economic Development	X		X
Tourism Program	<ul style="list-style-type: none"> <li>Create signature event on an annual basis for Village</li> <li>Work with Chamber of Commerce and private partners on promotional activities and events</li> </ul>	Community Development, Economic Development, Parks Dept		X	X
<b>HOUSING</b>					
Variety of Housing Types	<ul style="list-style-type: none"> <li>Continue to pursue TOD area for mixed use and housing options</li> </ul>	Community Development, Economic Development			X
Preservation of Existing Structures	<ul style="list-style-type: none"> <li>Maintaining and improving quality of existing housing stock</li> </ul>	Community Development, Code Enforcement	X		X
<b>COMMUNITY CHARACTER</b>					
Public Areas and Corridors	<ul style="list-style-type: none"> <li>Corridor Management Plan</li> <li>Overpass Beautification</li> </ul>	Community Development, Streets Dept	X		X
Neighborhood Character and Distinction	<ul style="list-style-type: none"> <li>Pursue “identifiable gateways” through neighborhood assoc and community outreach</li> <li>encourage development patterns that fit with character of area</li> </ul>	Community Development, Code Enforcement	X		
Community Historic and Cultural Preservation	<ul style="list-style-type: none"> <li>Conduct inventory of Historic Structures</li> <li>Continue museum program to promote cultural and historical roots of Village</li> </ul>	Library, GIS, Community Development	X X		X

## IMPLEMENTATION PLAN

Goal	Strategies	Responsible Agency	Time-Frame		
			Short	Mid	Ongoing/ Long-range
Community Identity	<ul style="list-style-type: none"> <li>▪ Continue use of branding in Village marketing and economic development</li> <li>▪ Continue community gatherings and celebrations</li> </ul>	Community Development, Economic Development	X  X		X  X
<b>PARKS AND OPEN SPACE</b>					
Diverse Parks and Recreation Facilities	<ul style="list-style-type: none"> <li>▪ Increase parks and recreation facilities and access</li> </ul>	Parks and Open Space			X
Quality Parks	<ul style="list-style-type: none"> <li>▪ Continue to maintain high standards for both existing parks and new parks/recreational areas</li> </ul>	Parks and Open Space			X
Variety of Recreational and Educational Opportunities	<ul style="list-style-type: none"> <li>▪ Increase programs to include opportunities for:                             <ul style="list-style-type: none"> <li>▪ Seniors</li> <li>▪ Youth</li> <li>▪ Families</li> <li>▪ Young Adults</li> </ul> </li> </ul>	Parks and Open Space		X	
Rio Grande Bosque	<ul style="list-style-type: none"> <li>▪ Include the Rio Grande Bosque into the Open Space Plan</li> </ul>	Parks and Open Space			X
Pedestrian/ Equestrian Trails	<ul style="list-style-type: none"> <li>▪ Identify and designate pedestrian and horse trails along the Rio Grande.</li> </ul>	Parks and Open Space			X
Open Space Preservation	<ul style="list-style-type: none"> <li>▪ Continue to maintain and preserve existing open space programs</li> <li>▪ Create program for newly acquired/constructed facilities, per Open Space Plan</li> </ul>	Parks and Open Space		X	X

## IMPLEMENTATION PLAN

Goal	Strategies	Responsible Agency	Time-Frame		
			Short	Mid	Ongoing/ Long-range
<b>TRANSPORTATION AND CIRCULATION</b>					
Congestion and Mobility	<ul style="list-style-type: none"> <li>Address existing conditions per Master Transportation Plan (MTP)</li> </ul>	Streets Dept, Community Development			X
I-25 access and connectivity	<ul style="list-style-type: none"> <li>Per MTP, move forward with Transportation System Improvement Actions</li> </ul>	Streets, Community Development			X
Safety and EMS efficiency	<ul style="list-style-type: none"> <li>Construct a new Fire Station on the West Side</li> </ul>	Streets, Fire Dept, Police Dept		X	
Pedestrian and Bicycle Access	<ul style="list-style-type: none"> <li>Per MTP, prioritize ped and bike infrastructure to encourage usage</li> </ul>	Community Development, Streets Dept	X		X
Transit Improvements	<ul style="list-style-type: none"> <li>Continue partnership with RioMetro and Railrunner to address increased transit needs</li> <li>Move forward with Transportation Center Improvements</li> </ul>	Community Development, Streets Dept, MRCOG	X		X

## IMPLEMENTATION PLAN

## APPENDIX A: REFERENCES

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## **APPENDIX A: REFERENCES**