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Anthony Water and Sanitation District

Master Plan for the Community
of Anthony, New Mexico

Prepared by:

sites
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TABLE OF CONTENTS

Acknowledgements.....	2
Table of Contents.....	i
Tables	iv
Figures	v
Abbreviations	vi
Executive Summary.....	ix
I. Introduction.....	1
A. Purpose of the Plan	1
B. Legal Basis for Planning	1
C. Related Documents	2
D. Planning Process.....	4
II. Community Profile	7
A. History of Anthony	7
B. Community Description.....	8
C. Demographics.....	10
III. Vision for Anthony	19
A. Vision Statement	19
B. Issues	19
C. Plan Goals	22
IV. Land Use	25
A. Community Character	25
B. Zoning and Land Use Regulations	28
C. Future Housing Density Scenarios.....	32
D. Preferred Housing Density Scenario.....	34
E. Future Growth Areas	37

F. Master Plan Concept	39
G. Goals and Recommendations.....	43
V. Transportation	53
A. Local Roads.....	53
B. Trails, Pedestrian Access and Bikeways.....	57
C. Transit.....	58
D. Goals and Recommendations.....	60
VI. Public Infrastructure.....	69
A. Background.....	69
B. Water.....	69
C. Wastewater	70
D. Solid Waste.....	71
E. Drainage	72
F. Goals and Recommendations.....	78
VII. Housing.....	83
A. History of Housing Development	83
B. Data	84
C. Future Land Use Scenarios: Housing Densities	91
D. Goals and Recommendations.....	93
VIII. Economic Development.....	97
A. Existing Businesses	97
B. Workforce Characteristics	97
C. Future Economic Development Opportunities	101
D. Goals and Recommendations.....	106
IX. Community Facilities and Services	115
A. Municipal Services.....	115
B. Parks and Recreation.....	115
C. Education.....	122

D. Public Health and Safety	122
E. Community Development	124
F. Goals and Recommendations.....	124
X. Environment	131
A. Issues	132
B. Goals and Recommendations.....	132
XI. Hazard Mitigation	137
A. Goals and Recommendations.....	138
XII. Implementation	139
A. First Steps for Incorporation	139
B. Capital Improvement Project Priorities	140
C. Regulations.....	141
D. Regional Planning Efforts	142
E. Integrated Project: Downtown Anthony	143
XIII. Appendices	145
Appendix A. Bibliography	145
Appendix B. Public Input	147
Appendix C. Alternative Land Use Scenarios.....	159
Appendix D. Rural Street Guidelines	161
Appendix E. Resource Guide	162

TABLES

Table 1. Generalized Age Groups, 2000.....	13
Table 2. Ethnicity, 2000	14
Table 3. Household Characteristics, 2000	15
Table 4. Educational Attainment for the Population 25 Years and Older, 2000	16
Table 5. Median and Per Capita Income, 2000.....	16
Table 6. People Living in Poverty	17
Table 7. Housing Density Scenarios	33
Table 8. Total Housing Units	85
Table 9. Housing Occupancy, 2000.....	85
Table 10. Housing Tenure, 2000	85
Table 11. Types of Housing Units, 2000.....	86
Table 12. Change in Housing Units, Anthony CDP	86
Table 13. Value of Specified Owner-occupied Units, 2000.....	87
Table 14. Housing Units with Overcrowded Conditions, 2000	87
Table 15. Heating Fuel in Occupied Housing Units, 2000	89
Table 16. Housing Units with Various Facilities, 2000	89
Table 17. Housing Cost Burden, 2000.....	90
Table 18. Population in Labor Force, 2000	98
Table 19. Monthly Unemployment Rates, 2009	98
Table 20. Class of Worker, Census Tract 18.03, 2000.....	99
Table 21. Industry of Employed Civilian Population, Census Tract 18.03, 2000	99
Table 22. Occupation of Employed Civilian Population, Census Tract 18.03, 2000	100
Table 23. Park Standards and Needs	116
Table 24. Regional Planning Efforts	142
Table 25. Selected Recommendations for Revitalizing Anthony's Downtown	143

FIGURES

Figure 1. Anthony, New Mexico Location Map	vii
Figure 2. Anthony Plan Area Boundary.....	9
Figure 3. Anthony Census Areas	11
Figure 4. Population Projections, Anthony	12
Figure 5. Age Distribution by Sex, Census Tract 18.03, 2000.....	13
Figure 6. Existing Land Use	27
Figure 7. Existing Zoning.....	31
Figure 8. Housing Mix, Land Use Scenarios	34
Figure 9. Medium Intensity Housing Density Scenario	36
Figure 10. Land Ownership	38
Figure 11. Future Land Use Concept for Anthony, New Mexico	40
Figure 12. Future Road Network	56
Figure 13. Proposed Future Trails and Bikeways	59
Figure 14. Flood Insurance Rate Map for Doña Ana County, 1538G	73
Figure 15. Flood Insurance Rate Map for Doña Ana County, 1539G	75
Figure 16. Year Structure Built.....	88
Figure 17. Density of Existing Housing Units	92
Figure 18. Visual Simulation of Downtown Anthony.....	102
Figure 19. Existing Parks	117
Figure 20. Future Parks Map.....	120
Figure 21. Future Recreational Facilities: Trails and Parks	121
Figure 22. Low Intensity Housing Density Scenario	159
Figure 23. High Intensity Housing Density Scenario	160
Figure 24. Rural Street Guidelines	161

ABBREVIATIONS

ABED – Anthony-Berino Economic Development

AHEOP – Doña Ana County/City of Las Cruces All-Hazard Emergency Operations Plan

AWSD – Anthony Water and Sanitation District

BEA – Bureau of Economic Analysis, US Department of Commerce

BLM – Bureau of Land Management

CAASNM – Community Action Agency of Southern New Mexico

CARTA – El Camino Real de Tierra Adentro Trail Association

CDC – Colonias Development Council

CDP – Census Designated Place

DPAC – University of New Mexico Design Planning and Assistance Center

DWS – Department of Workforce Solutions

EPMPPO – El Paso Metropolitan Planning Organization

FEMA – Federal Emergency Management Agency

GPCD – gallons per capita per day

HAC – Housing Assistance Council

LEDA – Local Economic Development Act

MFA –Mortgage Finance Authority

NRPA – National Recreation and Parks Association

SCRTD – South Central Regional Transit District

TDS – Tierra del Sol Housing Corporation

Figure 1. Anthony, New Mexico Location Map



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EXECUTIVE SUMMARY

In 2009, the Anthony Water and Sanitation District contracted Sites Southwest LLC and Engineers, Inc. to draft a master plan for its service area that would describe the preferred future land use for the community. On January 5, 2010, residents voted in favor of Anthony's incorporation as a municipality. Because the boundaries for the plan coincide with the boundaries of the proposed area of incorporation, this master plan will now serve as the guiding document for future development of the new municipality.

The master plan addresses the following topic areas: Land Use, Transportation, Public Infrastructure, Housing, Economic Development, Community Facilities and Services, Environment, and Hazard Mitigation.

Throughout the planning process, residents identified a number of concerns about the city's development. Among the most prominent were:

- Major flooding in some areas
- Streets in need of paving and repair
- Vacant and underutilized downtown
- Need for parks and recreational facilities, especially for youth
- Need for housing to meet growth projections for the area

A complete list of issues can be found in Chapter III. The master plan was developed with a holistic view of the range of issues. Each chapter analyzes existing conditions and issues, and puts forth recommendations and potential funding sources to address these. Additional resources can be found in the Appendix. Capital improvement projects will be incorporated into an Infrastructure Capital Improvements Plan prepared in accordance with the state's capital outlay process to help identify funding sources and prioritize capital expenditures by the City.

The following strategies are deemed to be the highest priority issues for the new municipality.

1. Develop zoning for the area within the municipal boundary in accordance with the master plan land use concept (Figure 11) and preferred housing density scenario (Figure 9). (Land Use)
2. Develop subdivision regulations for Anthony that promote the health, safety, and welfare of citizens; encourage the desired types of development; and promote environmental sustainability. (Land Use)
3. Perform a detailed drainage study of the Anthony area. (Public Infrastructure)

4. Take the appropriate measures to alleviate drainage and flooding problems based on the drainage study. (Public Infrastructure)
5. Perform a detailed street and pavement condition survey and report. (Transportation)
6. Adopt a road paving and improvement plan, based on the results of the street survey. (Transportation)

These strategies will address the most urgent needs of the community, and most impact long-term growth and development. Other priorities include creating a MainStreet organization to help rehabilitate Anthony's downtown; developing a network of trails and parks; and implementing a hazard mitigation plan.

The Implementation Chapter groups the recommendations by priority and type for ease of use.

I. INTRODUCTION

A. PURPOSE OF THE PLAN

Anthony, New Mexico is a small town in southern Doña Ana County. It lies on the New Mexico-Texas border, adjacent to Anthony, TX. A rapidly-increasing population has led to unorganized development and put stress on public infrastructure and services in the area. Furthermore, there is strong public desire to improve the community's socioeconomic and environmental wellbeing as well as recreational facilities. For these reasons, the Anthony Water and Sanitation District (ASWD) obtained funding to develop a master plan for the town. During the development of the plan, the community voted to incorporate Anthony as a city. This creates the opportunity for the newly-formed municipality to have more control over the town's development through the use of zoning, subdivision regulations, and other ordinances.

The purpose of the master plan is to create a guide for the physical development of the community over the next 20 years, along with supportive goals and strategies. It is based on existing physical and socioeconomic characteristics and population projections, and is firmly rooted in public input. The plan analyzes issues facing the community, and strategizes comprehensive and complementary ways to address these. Elements addressed in the plan include: land use, transportation, public infrastructure, housing, economic development, community facilities and services, parks and recreation, environment, and hazard mitigation. Each of these topics was viewed holistically to determine the relationships between elements and create one unified plan.

The master plan should not be considered a rigid document, but rather one that can adapt with changing conditions and resources. It is recommended that the plan be reviewed and updated at least every five to ten years to ensure that it is best meeting the public need.



Photo 1. A quiet Anthony street

B. LEGAL BASIS FOR PLANNING

During the time of the plan writing, the Anthony Water and Sanitation District was the only autonomous (quasi-governmental) agency in the community. Anthony otherwise has been under the purview of Doña Ana County. According to Section 73-21-3 NMSA 1978 (New Mexico Statutes Annotated), the purview of a Water and Sanitation District can include making street improvements and recreational improvements and engaging in economic development activities.

The AWSD exercised those powers by commissioning a master plan which addresses all of these areas. As noted, Anthony residents voted to incorporate on January 5, 2010. Future updates to the plan will fall under the jurisdiction of the local municipality.

C. RELATED DOCUMENTS

1. VISION 2040, SEPTEMBER 2009 (DRAFT)

Vision 2040 is the concept for development in Doña Ana County for the next three decades. It identifies the shared direction for Las Cruces and the county in the face of anticipated population growth and the need to carefully manage resources. Vision 2040 provides overall guidance and informed the development of the comprehensive plans for Las Cruces and Doña Ana County, which provide the specific details of how to achieve the goals supporting the vision.

2. COMPREHENSIVE PLAN FOR DOÑA ANA COUNTY, SEPTEMBER 2009 (DRAFT)

The Doña Ana Comprehensive Plan was developed concurrently with the Anthony Master Plan. It is guided by Vision 2040, and like that document emphasizes community health and sustainability, both environmental and economic. The Comprehensive Plan notes that the southern portion of the county is the area most likely to experience growth, and identifies Anthony as a Developing Rural Growth Area. It proposes the development of a new visitor center and enhanced gateways in Anthony. The plan makes a number of other recommendations that are noted in the Master Plan where appropriate.

3. FORTY-YEAR WATER PLAN FOR THE ANTHONY WATER & SANITATION DISTRICT, ANTHONY, NEW MEXICO, 2008-2048

This plan describes the anticipated water resource needs of the District for a forty-year planning period. It estimates that the AWSD has access to enough high quality water through 2018, at which point it will need to acquire additional water rights or seek other solutions. The population projections in the water plan, which assume a 5% annual growth rate, were used to inform the population estimates of this Master Plan.

4. SOUTH CENTRAL COUNCIL OF GOVERNMENTS TRANSIT SERVICE AND FINANCIAL PLAN EXISTING CONDITIONS REPORT, 2008

The planning region for the South Central Council of Governments includes Doña Ana, Otero and Sierra Counties, even though some areas, including Anthony, form part of the El Paso Urbanized Area, rather than the Las Cruces Urbanized Area. The plan evaluates individual communities' transit needs based on five demographic indicators. Anthony was identified as having "major transit needs."

5. DOÑA ANA COUNTY/CITY OF LAS CRUCES ALL- HAZARD EMERGENCY OPERATIONS PLAN, 2006

The purpose of this plan is to identify and prioritize natural and man-made disasters that have the potential to impact the region. It is inclusive of Doña Ana County and all municipalities within the county. It lays out responsibility and chain of command at the local and county level for a variety of situations and types of hazards.

6. CONSERVATION PLAN, ANTHONY WATER & SANITATION DISTRICT, ANTHONY, NEW MEXICO, 2005

This document details ways that the AWSD has already significantly reduced water usage by making system improvements. It also outlines existing incentives and programs used to encourage residential and commercial water conservation. Goals include a maximum residential consumption of 100 gallons per day per capita and having unmetered water use (such as that used for testing, line flushing, etc.) as less than 10% of total water production.

7. THE NEW MEXICO LOWER RIO GRANDE REGIONAL WATER PLAN, 2004

This plan describes water needs and issues for the Lower Rio Grande Water Users Organization, located primarily in Doña Ana County. It analyzes current and projected water demand and puts forth strategies for future management of the region's water. This plan also identifies high, medium, and low growth population projections for subareas in the region, including Anthony. The medium growth projection is very close to the estimate in the Forty-Year Water Plan for the AWSD.

8. TRANSBORDER 2035 METROPOLITAN TRANSPORTATION PLAN, 2007

This is the transportation planning document for the El Paso Metropolitan Planning Organization. The travelshed for this area encompasses the southern portion of Doña Ana County, including Anthony. The plan lays out goals for a number of transportation-related topics. Among these is the desire to extend transit service to Las Cruces, and portions of Doña Ana County, which is critical to Anthony, NM, as it is currently underserved.

D. PLANNING PROCESS

Gathering public input and creating community support for the plan was a key part of the planning process. This was done primarily through a series of public meetings. Relevant plan information was also displayed at public locations in Anthony. Meeting notices were provided through AWSO mailings, flyers at prominent locations, and through press releases and articles in local newspapers. The consultants also participated in the annual community fair, where attendees could review and comment on the master plan concepts.

The first public meeting was held on Thursday, April 2, 2009. Over 70 people were in attendance, in addition to the consultants. At this meeting, the public received information about what a master plan is and how they could get involved. Participants then worked in small groups to discuss the assets, issues and potential vision for the following topic areas: 1) Physical Characteristics, Land Use and Housing, 2) Economic Development, 3) Transportation, Utilities and Infrastructure and 4) Parks, Recreation, Public Facilities and Environment. Each group was asked to prioritize the overall top assets and issues as well as a summary vision statement, and present those to the larger group. The entire meeting was conducted in both English and Spanish, and all questions/comments from the participants were translated into both languages. All materials were available in English and Spanish as well. The following day, April 3, the consultants took a walking/driving tour of the community with members of the public to gather more information.

The second public meeting was held on Wednesday, May 27, 2009. Thirty-four people attended. The consultants displayed posters of the summarized issues, as well as potential goals and an overall vision statement developed from the first public meeting, on which people were encouraged to write and add comments. This information was also provided as a packet in English and Spanish. At this meeting, participants worked in small groups on a land use planning activity. Each group was asked to determine the ideal locations for future housing, commercial/employment centers and recreational facilities on



**Photo 2. Participation at the
April, 2, 2009 public meeting**

a large aerial map, using population projections for 2030. The groups then worked on a separate map to identify existing pathways and important community destinations, as well as define priority areas for roadway and sidewalk improvements and future trails and bikeways. This meeting was conducted primarily in English, as all participants used English as their primary language. A Spanish-speaker who arrived later was partnered with a bilingual group and given instructions individually in Spanish.

The third public meeting took place on Thursday, August 13, 2009. There were 27 people in attendance. At this meeting, the consultants presented three land use scenarios ranging from high to low intensity housing density development, based on their analyses as well as public input from the previous meetings. The consultants also presented maps proposing locations for future parks, trails, bikeways and sidewalk improvements. Participants were encouraged to comment and ask questions. After a general discussion, attendees filled out a brief survey asking which housing density scenario they preferred and which areas outside of the plan boundary were best for growth, among other things. This meeting was conducted in English and Spanish, based on attendee needs. After the meeting, the maps of the housing density scenarios were placed in the AWSO lobby along with copies of the questionnaire so that other community members could provide their input.

On October 31, 2009, Anthony-Berino Economic Development held its annual Community Awareness Fair. This event brought together neighbors and families to participate in a parade, play games, enjoy live entertainment and visit various booths about programs and services in the area. Sites Southwest had a booth displaying graphics of the preferred housing density scenario and land use concept, the proposed parks and trails maps, and other maps used in the master planning process. Handouts in Spanish and English were available describing the plan elements and process, as well as the issues identified by the community and the draft plan goals. Members of the public were invited to review the maps and materials and make comments. In addition, over 100 flyers were handed out advertising the next public meeting.

The fourth public meeting was held on December 8, 2009. Thirteen community members were in attendance. At the meeting, a representative from Engineers Inc. presented information regarding Anthony's drainage and transportation network, describing the issues and recommending initial strategies of how to address these. Then the participants worked in small groups organized around plan chapters to discuss, revise, and add to the proposed strategies for each topic. The groups were asked to prioritize each strategy as high, medium, or low importance, and choose the top three strategies for their topic, which they later presented to the larger group. Everyone had the opportunity to work on two different plan topics, which were: Land Use, Housing, Economic Development, Public Infrastructure/Transportation/Hazard Mitigation,

Environment, and Community Services/Facilities. This meeting was conducted in English and Spanish due to participant needs.

The draft plan was completed in January 2010 and made available via the AWSD website for one month, during which time public review and comment was welcomed. Hard copies of the draft plan were also available at the AWSD building. Final edits to the plan were made during February, and the last public meeting was held on February 25, 2010. The consultants presented the draft plan, answered questions and took feedback.

Please note that meeting summaries and other relevant documents public input can be found in the Appendix.

II. COMMUNITY PROFILE

A. HISTORY OF ANTHONY

Anthony lies in the Mesilla Valley along the rich agricultural lands that flank the Rio Grande from El Paso to Las Cruces. The area was originally inhabited by various Native American peoples – first roaming hunters and later agriculturally-based communities who lived in villages along the river. The Spanish began exploring the area as early as the 16th century, and the first European settlements were founded in 1598 by the conquistador Juan de Oñate. The Spanish followed El Camino Real, or the Royal Road, that linked Mexico City with Santa Fe for nearly three centuries. Today, El Camino Real aligns with NM 478 along Anthony's westernmost border.

After Mexicans achieved independence from Spain in 1821, the new government issued land grants to spur the settling of the northern parts of the Mexican territory, including the Mesilla Valley lands. Meanwhile, Americans were heading west claiming lands for themselves. The brief Mexican-American War (1846-1846) ended with the Treaty of Guadalupe Hidalgo, which granted the United States the right to land from California to Texas. Additional land, including present-day Anthony, was bought by the US in the Gadsden Purchase of 1854. Although the land officially changed hands, many Mexican settlers remained in the area, creating the base for the cultural heritage that remains strong in the region today.

The Butterfield Overland Mail trail (1857-1861) was the first organized, commercial system of transportation linking the eastern United States to the west. It briefly looped through New Mexico's southern border on its way to California. The Cottonwoods Station was located just north of present-day Anthony.

The railroad arrived to the Mesilla Valley in 1881, where a train depot was established in Anthony, TX (then called La Tuna). The town of Anthony was divided between the two states, but functioned as a single community. (It was later nicknamed "the best little town in two states"). In addition to businesses around the railroad, there was a flour mill north of the border. A post office was also established on the New Mexico side of Anthony in 1884, and continues to serve both towns today.

Anthony, TX was incorporated in 1953, and began to develop with commerce, infrastructure and a growing population. Much of Anthony, NM, was platted during this time, although it was not incorporated. In 1978, the Anthony Water and Sanitation District was formed "to serve a public use and promote the

health, safety, prosperity, security and general welfare of the inhabitants of the district.” It is a quasi-governmental agency, and brought clean drinking water and sewer services to the town. It also engages in community development activities.

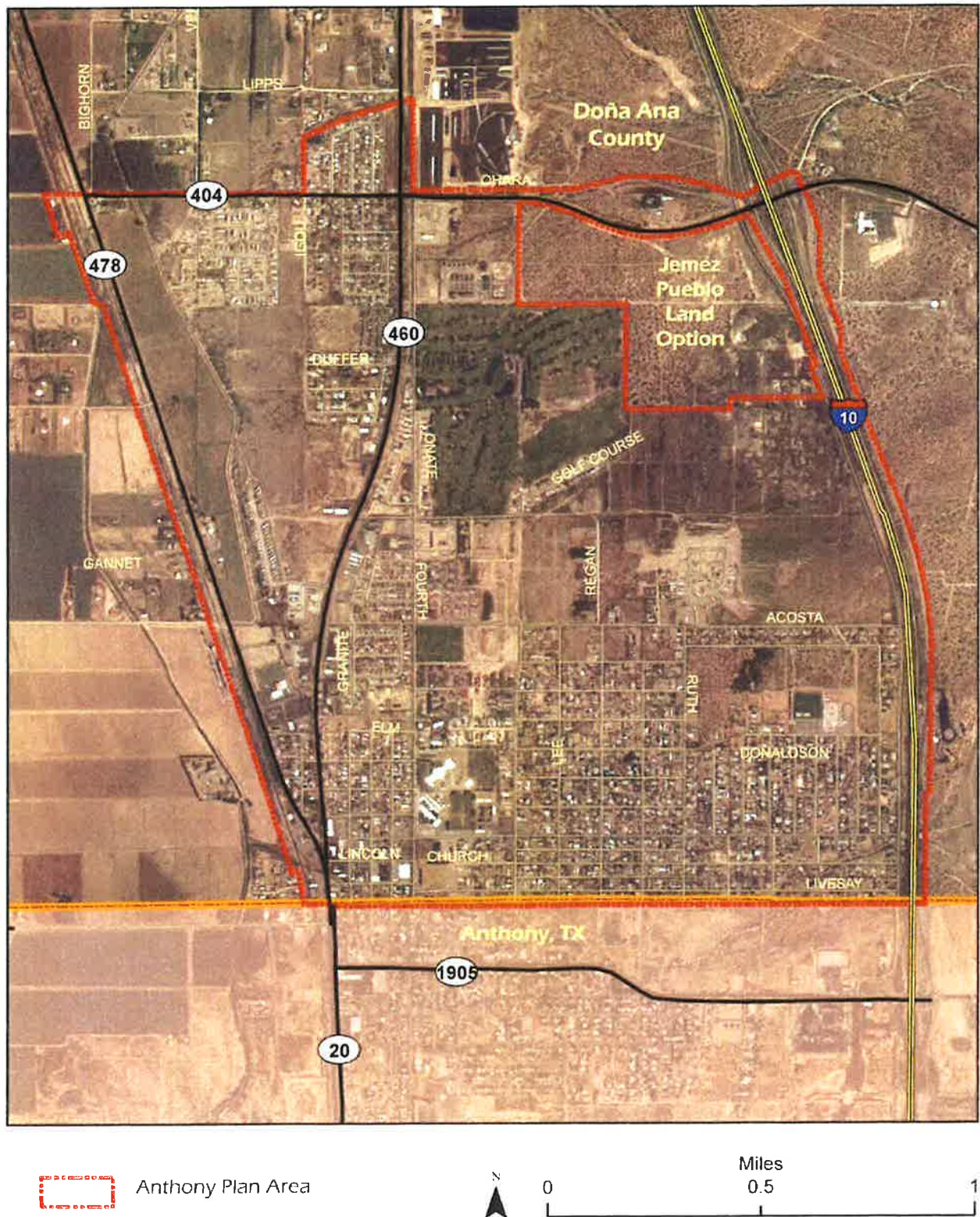
Despite major infrastructure improvements, Anthony was classified as a *colonia* by the State of New Mexico in 1989. A *colonia* is defined as a community in the border region that generally lacks basic infrastructure such as clean water, electricity and paved roads. Colonias often have high rates of poverty and substandard housing. Section 916 of the National Affordable Housing Act created set-aside programs whereby states with colonias must use at least 10% of their Community Development Block Grant (CDBG) funds for colonias. Anthony is one of 35 colonias in Doña Ana County.

In 2009, the community began the process of seeking incorporation. They received approval from the County Commission to go forward, and registered voters in the proposed area went to the polls on January 5, 2010, voting in favor of incorporation. As of July, 2010 Anthony will be its own incorporated entity. The community will elect a Mayor and City Council. The new city will be able to draft its own zoning, subdivision regulations and other ordinances, as well as initiate its own services, such as police and garbage collection, if it desires.

B. COMMUNITY DESCRIPTION

The community of Anthony, as defined by the plan area boundaries (see Figure 2), covers approximately 2.6 square miles. It is bordered by desert lands to the east, rural communities and farms to the north, and farmlands to the west. It sits on the New Mexico-Texas state line, and abuts the town of Anthony, TX to the south. Anthony is located about halfway between Las Cruces, NM and El Paso, TX, and is about 25 miles north of the republic of Mexico, providing its residents with access to urban areas and jobs. Interstate 10 runs along the eastern part of Anthony, while the railroad flanks its western border.

Figure 2. Anthony Plan Area Boundary



Anthony is a primarily residential community, with some vacant and open spaces in the northern part of the plan area. There are a few small businesses, including home-based businesses, scattered throughout the plan area, but most commercial activity is centered along NM 460. This street is also known as Anthony Drive or Main Street, as it is the community's most important arterial. Anthony is home to two elementary schools (with a third under construction), a post office, several public and nonprofit agencies, and a golf course.

During the public participation process, residents highlighted the small town, rural feeling of their community as its most important asset. They noted that people in Anthony know each other, get involved in community activities, and patronize local businesses. At the same time, residents value Anthony's proximity to a major highway and three cities (Las Cruces, NM, El Paso, TX and Ciudad Juarez, Mexico). Anthony residents appreciate the recent improvements made to NM 460, which include widening the road to four lanes, the installation of a roundabout at the intersection with NM 478, and the development of a walking trail.

C. DEMOGRAPHICS

This section provides the most recent demographic data available for the community of Anthony. It must be interpreted, however, with some prudence. First, the data is almost ten years old, and therefore does not take into account changes that have occurred since 2000. Where possible, this plan makes notes of recent trends and attempts to estimate shifts in demographic attributes based on these. Until the next decennial census data is available in 2011, the information presented is the best available.

The second issue is that the plan area does not align with a single Census designation. Rather, there is data for the core of Anthony – the Anthony Census Designated Place (CDP), and for the Census Tract that encompasses the community – 18.03 (see Figure 3). Data for both of these designations is included, when relevant, to provide the most complete picture possible. For the most part, there is little difference between the two areas, reflecting the low level of growth outside of the core Anthony area in the 1990s. In cases where there is little difference, the Census Tract is used.

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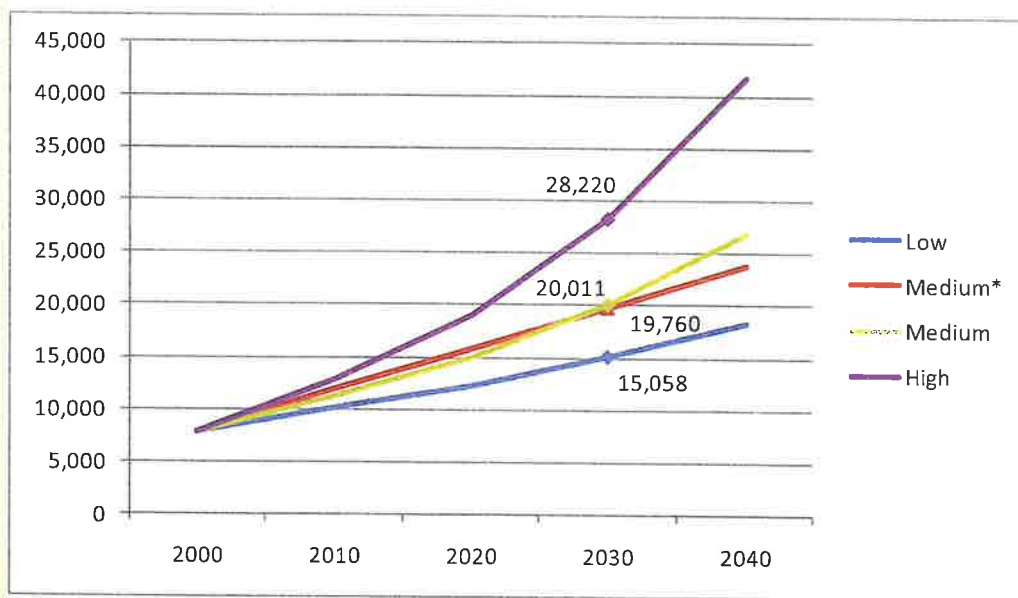
1. POPULATION: CURRENT AND PROJECTED

According to the 2000 Census, there were 7,904 people in the Anthony CDP, and 8,388 in Census Tract 18.03. This reflects a 53% increase over 1990. In the last decade, the Anthony population has increased even more. According to the Vision 2040 Comprehensive Plan, people are moving to Doña Ana County from Texas, California, and other parts of New Mexico. The El Paso region, in particular, has seen out-migration to New Mexico. The planned expansion of the Fort Bliss Military Base will create even more growth in the area. The southern part of the Doña Ana County, including Anthony, is expected to receive much of this growth.

Up-to-date detailed population counts for Anthony are not available. However, population can be estimated by the number of new water meter connections. In 2000, the Anthony Water and Sanitation District had 2,036 residential water connections; by end of year 2007, there were 2,418¹. Using the average household size for the census tract, Anthony had an estimated population of 9,236 people as of 2007.

Anthony is expected to continue to grow. The New Mexico Lower Rio Grande Regional Water Plan (2004) puts forth high, medium, and low growth projections, with average annual growth rates for Anthony of 10.7%, 6.0%, and 3.3%, respectively. The medium growth projection is expected to be the most accurate. The Forty-Year Water Plan for the Anthony Water and Sanitation District (2008) uses an average annual growth rate of 5.0% in its estimates (shown in the figure below as Medium*). Both the medium growth projection from the Regional Water Plan and the 5.0% projection from the Forty-Year Plan converge in the year 2030, with an approximate estimated population of 20,000.

Figure 4. Population Projections, Anthony



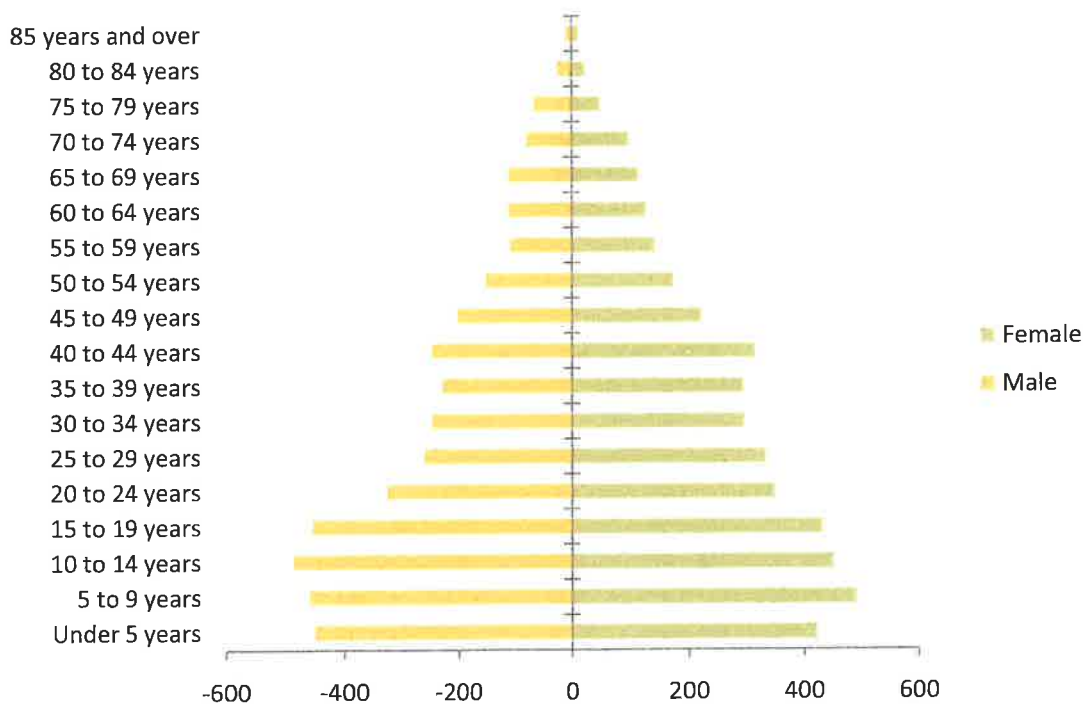
Source: New Mexico Lower Rio Grande Regional Water Plan, 2004 and Forty-Year Water Plan for the AWSD, 2008

¹ Forty-Year Water Plan, 2008.

2. AGE AND SEX

Anthony is a young community, compared with the county and state. The median age in both the Anthony CDP and Census Tract 18.03 in 2000 was 24.1, significantly lower than both Doña Ana County (30.2) and New Mexico (34.6). The bottom-heavy age distribution chart and age group table below also illustrate the young population. Nearly 40% of the Anthony community is under age 18, and about 53% are in the 18 to 64 group, compared with about 60% in the county and state. Finally, Anthony has a lower proportion of senior residents – only about 7%.

Figure 5. Age Distribution by Sex, Census Tract 18.03, 2000



Source: US Census Bureau, 2000

Table 1. Generalized Age Groups, 2000

	Census Tract 18.03	Doña Ana County	New Mexico
17 and under	39.6%	29.7%	28.0%
18 to 64	53.4%	59.7%	60.4%
65 and over	7.1%	10.6%	11.7%

Source: US Census Bureau, 2000

3. RACE , ETHNICITY AND NATIONALITY

In the 2000 Census, 57.8% of Anthony residents identified themselves as White, 37.8% as “some other race” not listed, and 2.8% as two or more races. Less than one percent identified in each of the following categories: Black or African American, Native American, and Asian.

In terms of ethnicity, over 96% of Anthony area residents identified themselves as Hispanic or Latino in 2000, a much higher proportion than both the county and the state.

Table 2. Ethnicity, 2000

Ethnicity	Census Tract 18.03	Doña Ana County	New Mexico
Hispanic or Latino	96.3%	63.4%	42.1%
Not Hispanic or Latino	3.7%	36.6%	57.9%

Source: US Census Bureau, 2000

In addition, many Anthony residents speak Spanish – 88.4% – and nearly half of the population (46.6%) spoke English “less than very well.”

Finally, 39.1% of residents in the Anthony area were born in a foreign country. The vast majority (99.2%) were born in Mexico, with less than 1% from Iran, Chile, and Canada. Of all foreign-born residents, 20.8% moved here since 1990, 41.1% moved here in the 1980s, and the remainder (38.1%) came before 1980. About 72% of foreign-born Anthony residents are not citizens.

4. HOUSEHOLDS

In 2000, there were 2,195 households in Census Tract 18.03. As noted previously, there were 2,418 residential water hook-ups in Anthony in 2007, indicating that there are also approximately 2,400 households.

Households in Anthony are significantly larger than those in the county and state, with an average size of 3.82, compared to 2.85 and 2.63, respectively. This is related to the higher proportion of family households with children in Anthony (89.7% of all households) and the lower proportion of one-person households (8.7%)

Another notable difference is that Anthony has a higher percentage of single parent households (19.0%), including nearly twice as many female-headed

single parent households (16.7%). However, Anthony has about half the percentage of seniors living alone (3.8%), compared to the state. The vast majority of seniors live in families, as there are no group homes or other senior living facilities.

Table 3. Household Characteristics, 2000

	Census Tract 18.03 (Totals)	Census Tract 18.03 %	Doña Ana County %	New Mexico %
Total Households	2,195			
Family Households	1,970	89.7%	72.1%	68.8%
Married couple family, with own children under 18	858	39.1%	25.9%	23.3%
Married couple family, with no own children under 18	469	21.4%	26.5%	27.2%
Single parent family with own children under 18	418	19.0%	12.5%	11.4%
Male-headed single parent household	51	2.3%	2.8%	3.1%
Female-headed single parent household	367	16.7%	9.7%	8.3%
Nonfamily Households	34	1.5%	6.6%	5.8%
Householder Living Alone	191	8.7%	21.3%	25.4%
Householder living alone, age 65 or older	83	3.8%	6.9%	8.2%
Average Household Size (number of persons)	3.82		2.85	2.63

Source: US Census Bureau, 2000

5. EDUCATIONAL ATTAINMENT

Data from the 2000 Census indicates that Anthony severely lags behind the county and state in level of education. Over 45% of residents age 25 or older did not receive any high school education, which is more than twice the proportion of Doña Ana County residents, and five times the state level. An additional 13.6% of students attended high school, but did not graduate or obtain the equivalent (GED certificate). Finally, only 8.5% of Anthony residents have obtained an Associate's, Bachelor's or Graduate degree, compared to nearly 30% in the county and state.

Table 4. Educational Attainment for the Population 25 Years and Older, 2000

	Census Tract 18.03	Doña Ana County	New Mexico
Less than 9th grade	46.7%	18.2%	9.3%
9th to 12th, no diploma	13.6%	11.7%	11.9%
High school graduate or equivalent	17.4%	22.4%	26.6%
Some college, no degree	13.7%	19.9%	22.9%
Associate degree	3.3%	5.4%	5.9%
Bachelor degree	3.9%	13.1%	13.6%
Graduate degree	1.3%	9.2%	9.8%

Source: US Census Bureau, 2000

These statistics are alarming, but do not reflect advancements that may have occurred in the last decade. There are several innovative educational projects in the planning stages, including a charter school and a community farm with an educational component, that are discussed later in the plan.

6. INCOME AND POVERTY

Anthony also lags behind the county and state in income levels. Median income, as reported in the 2000 Census, was \$22,583, about 75% of the county's median income, and 66% of the state's. Per capita income was even lower, comparatively. It was \$6,796, less than half of average per capita income in the county, and less than 40% of the state's. This is likely a function of the large proportion of children to working-age adults in Anthony.

Table 5. Median and Per Capita Income, 2000

	Census Tract 18.03	Doña Ana County	New Mexico
Median Household Income	\$22,583	\$29,808	\$34,133
Per Capita Income	\$6,796	\$13,999	\$17,261

Source: US Census Bureau, 2000

More recent income information is available at the county level from the Bureau of Economic Analysis (BEA). In 2007, the Doña Ana County per capita income was \$25,106, a 79% increase since 2000, and the state's was \$30,706, an increase of nearly 78%. If Anthony's per capita income increased at the same rate as the county's, it would be about \$12,188 in 2007.

Anthony also has a high poverty rate, more than double that of New Mexico. In Anthony, 33.6% of all families are living below the federally-designated poverty level, compared to 20.2% of Doña Ana County families and 14.5% of all families

in the state. Of Anthony families living in poverty, nearly 85% have children, and nearly 40% are female-headed single parent families.

Table 6. People Living in Poverty

	Total Number	Percent total	Percent of those living in poverty
Total Families	1,997	% Total families	% Families in poverty
Families under poverty level	671	33.6%	
Families with children under 18	569	28.5%	84.8%
Female-headed families	266	13.3%	39.6%
Total Individuals	8,364	% Total individuals	% Individuals in poverty
Individuals under poverty level	3,212	38.4%	
Individuals under 18 years	1,562	18.7%	48.6%
Individuals 65 and over	90	1.1%	2.8%

Source: US Census Bureau, 2000

7. IMPLICATIONS

In sum, Anthony is a fast-growing community that is younger, poorer and less educated than the county and state. It is primarily Hispanic and Spanish-speaking, consists of multi-generational families, and has a large average household size. These unique demographic characteristics point to several planning needs and issues, some of which are not within the scope of a land use plan. Nevertheless, they have been kept in mind throughout the planning process.

Housing is a key need as the community grows, and is addressed in the plan in a way that both meets future demand but remains consistent with the existing character of the town. In addition, there is a need for appropriate recreational facilities that can directly serve the youth while also providing venues for educational programs and services. The land use plan must allow for appropriately-scaled economic development, both to assist the current adult working population as well as provide jobs for future generations. Finally, the planning process was conducted in a way meant to be open and available to all members of the community, including non-English speakers, and puts forth recommendations regarding the community's historical and cultural heritage.

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III. VISION FOR ANTHONY

A. VISION STATEMENT

The Anthony of tomorrow, as envisioned by its residents, is a well-planned community that accommodates for growth while retaining its rural, small town roots. It has a strong small business core and provides good job opportunities for residents. It has adequate infrastructure, public services, and recreational opportunities. This future Anthony is clean, safe, and healthy, and provides a positive quality of life for all of its residents.

B. ISSUES

The following issues were identified by community members during public meetings and the community tour, as well as through independent analysis by the consultants. Elaboration on these issues is provided in the specific chapters. The master plan attempts to address these through both land use and policy strategies.

LAND USE

Growth Management

- Growth has occurred in an unplanned way
- Desire to preserve area farmlands and retain rural character of community

Town Center

- No town center, plaza or central community gathering place
- Vacant and underutilized downtown

Town Appearance

- Trash and junk in alleys and properties
- Vandalism and graffiti on homes, businesses, street signs, and fences
- Abandoned and dilapidated buildings
- Need for screening of industrial uses from roadways and residential areas

TRANSPORTATION

Local Roads

- Streets in need of paving and repair
- No curb and gutter on many streets
- Need to plan for future growth and street network
- Some intersections may need improvements

Transit

- No public transportation

Trails, Pedestrian and Bicycle Access

- Many areas lack safe sidewalks, curbs, and street lights
- Lack of connectivity to existing multi-use trail
- No dedicated bikeways

PUBLIC INFRASTRUCTURE

Sewer System

- Need to ensure it has sufficient capacity for the future

Water

- Need to ensure quality and quantity of drinking water

Drainage

- Major flooding in some areas

HOUSING

Quantity

- Not enough housing stock to meet future projected need (an additional 3,260 units by 2030)

Affordability

- Continued need for low and moderate income housing assistance

Quality

- Concern among community members that subsidized multifamily housing projects bring in an undesired element, leading to crime, gangs, and other social ills
- Homes in need of repair

ECONOMIC DEVELOPMENT

Jobs and Businesses

- Need more jobs and economic prosperity in the community
- Need more local businesses based in Anthony, NM (rather than Anthony, TX)
- Existing businesses need more support

Tourism

- No obvious gateways to community
- No recognition of the town's historical significance
- Underutilization of town's prime location on I-10

Downtown Area

- Vacant and underutilized downtown

Green Economy

- Desire to protect farmland and agriculture-based businesses
- Desire to develop green (ecologically-sound) industries

COMMUNITY FACILITIES AND SERVICES

Public buildings

- Need facilities to house future City offices

Law Enforcement

- Crime
- Need to improve police response time and increase presence

Parks

- Existing parks need shade and other improvements
- Need more parks, green areas, and playgrounds

Animal Control

- Existing County services inadequate

Youth

- Need additional services, programs, and activity centers for youth
- Community needs better information and coordination about existing youth programs
- Presence of gangs, drugs, graffiti

Medical Services

- Not enough medical services to meet the community need

ENVIRONMENT

Environmental sustainability

- Desire to become a green community

Air quality

- Issues related to dust, non-particulate matter in the air

Brownfields – abandoned industrial sites

- May be areas that require special environmental clean-up

HAZARD MITIGATION

Preparation

- Need to prepare for future man-made or natural disasters

C. PLAN GOALS

1. LAND USE GOALS

1. *Growth and development in Anthony will*
 - a. *Occur in a well-planned, organized fashion.*
 - b. *Separate incompatible uses.*
 - c. *Conform to the Master Plan.*
 - d. *Preserve existing farmlands and retain the community's rural character.*
2. *NM 460, or Anthony Drive, will be enhanced as the community's Main Street with a revitalized downtown core and other commercial and public services activity centers.*
3. *Anthony will be a clean, well-maintained, attractive community.*

2. TRANSPORTATION GOALS

1. *Anthony's roadways will be made safer and more amenable to drivers and pedestrians by*
 - a. *Paving roads.*
 - b. *Adding curb and gutter.*

- c. *Improving intersections.*
 - d. *Developing sidewalks.*
 - e. *Adding street lights.*
- 2. *Anthony will plan for roadway extensions to accommodate future growth in a way that maintains the existing community character.*
- 3. *Anthony will have a well-developed system of trails and bikeways connecting important community destinations.*
- 4. *Anthony will be well-served by public transportation to nearby urban centers.*

3. PUBLIC INFRASTRUCTURE GOALS

- 1. *Anthony's water and wastewater facilities will meet the current need and have the capacity to meet future needs.*
- 2. *Anthony will address the solid waste needs of the community.*
- 3. *Anthony's flooding problems will be addressed.*

4. HOUSING GOALS

- 1. *There will be an adequate supply of a range of housing options to meet existing and future needs of diverse households, including those that are low-income.*
- 2. *The housing stock in Anthony will be improved to protect the public's health, safety and welfare.*

5. ECONOMIC DEVELOPMENT GOALS

- 1. *Anthony will have a strong local economy based on both small and large businesses that provide jobs to local people.*
- 2. *Anthony will have a vibrant downtown commercial district.*
- 3. *Anthony will develop its potential as a tourism destination.*
- 4. *Anthony will develop green businesses opportunities.*

6. COMMUNITY FACILITIES AND SERVICES GOALS

1. *Anthony will develop adequate facilities to house City offices, if incorporated.*
2. *Parks and recreational services in Anthony will meet the public need.*
3. *There will be adequate youth services and facilities to meet the public need.*
4. *Anthony will have improved law enforcement and animal control services.*
5. *There will be sufficient medical services to meet the community's need.*

7. ENVIRONMENT GOALS

1. *Anthony will be a green community that reduces its use of nonrenewable resources and conserves water.*
2. *Anthony will have clean air, land and water.*

8. HAZARD MITIGATION GOALS

1. *Anthony will be prepared to face potential threats from man-made or natural disasters.*

IV. LAND USE

Doña Ana County is projected to be among the fastest-growing counties in the country. One reason is the Fort Bliss Military Base expansion; projections maintain that the associated population increase in the area will be up to 260%. Anthony is one of the communities expected to be strongly impacted by this growth, due to its location on I-10, halfway between El Paso and Las Cruces. Hence, it is imperative to plan for the future, ensuring that future land uses are compatible and complementary to the community vision, and able to accommodate this anticipated growth.

A. COMMUNITY CHARACTER

Existing land use in Anthony is shown Figure 6.

The town has an eclectic mix of small, single-family homes and mobile homes on lots generally smaller than 0.3 acres. The most frequent lot size is 0.14 acres, creating a fairly dense development pattern in the traditional core of the community, located south of Acosta. Nevertheless, community members describe their town as rural, and highlighted the importance of retaining this quality. When asked what features made Anthony rural, the most common response was its proximity to farmland and open spaces. Large plots of vacant land are located north of Acosta, east of the Dos Lagos Golf Course, and between NM 460 and NM 478. The entire area east of I-10 is undeveloped open space, and areas to the west and north of the plan area are interspersed with both fallow and productive agricultural lands.

Residential development in Anthony's core follows a traditional grid pattern. Newer subdivisions, including Tierra Huichol, developments between Fourth Street and NM 460, and those to the north and south of NM 404 have a more closed-off pattern that does not allow for pass-through traffic. In some cases this may be problematic for long-term planning efforts that will need to link larger roadways such as NM 404 with Acosta, for example.

Some houses are old and deteriorating, though there has been recent development of new, high-quality homes. In the Anthony core, many houses have unique decorative fences and native landscaping that create a sense of cohesiveness and southwest character in the community.



Photo 3. A charming stone fence in Anthony

There is currently no identifiable town center, plaza, or gathering place in Anthony. NM 460, also known as Anthony Drive or Main Street, hosts the majority of commercial activity in the area. There is a convenience store and small shopping complex north of NM 404, and several commercial centers as well as public services along NM 460 in the middle of the plan area. The southernmost portion of NM 460, covering just a few blocks north of the Texas state line, was the downtown area, but is mostly vacant and deteriorated today. Finally, there are several small commercial uses scattered within the residential areas.

As noted in Chapter IV, there is a large parcel south of NM 404, abutting I-10, which was excluded from the plan area. The Jemez Pueblo currently has a land option on this parcel, and seeks to develop it with a casino and entertainment complex. If and when this development takes place, it will form an important source of jobs, entertainment, and dining opportunities for the community. It should be integrated with the community as best as possible, and adjacent land uses must be compatible and aware of this development possibility.

There are currently no major industrial areas in use in Anthony. There are, however, several utilities facilities located on the southeast corner of the NM 460/NM 404 junction. A dairy is located to the north, just outside of the plan area. Together, the visual impact and odors from these uses make this part of town more appropriate for industrial uses rather than residential development. Nevertheless, screening the utilities would make the area more attractive, particularly as NM 404 is the main entrance to the town from I-10, and there is a well-used walking path along NM 460.

Recreational facilities in Anthony include the baseball park, located south of the Anthony Elementary School, and the walking path. The walking path was recently installed along the east side of NM 460.

In the Anthony core, there are several small vacant lots that could be used for residential infill. There are also a number of dilapidated and/or abandoned buildings in this area. Residents expressed concern with code enforcement on these properties, as well as the prevalence of junk and trash. There is also a significant amount of graffiti on homes, fences, businesses, and street signs.

Finally, Anthony lacks gateways announcing entrance to the community. There is a small sign marking the state line, but other than that, there are no defining features highlighting Anthony, NM as its own place. In addition, Anthony's downtown area may have buildings of historic value, and is noted in the Vision 2040 plan as a Historic Center, but is not formally recognized in any way. These issues are addressed in the Economic Development chapter under tourism.

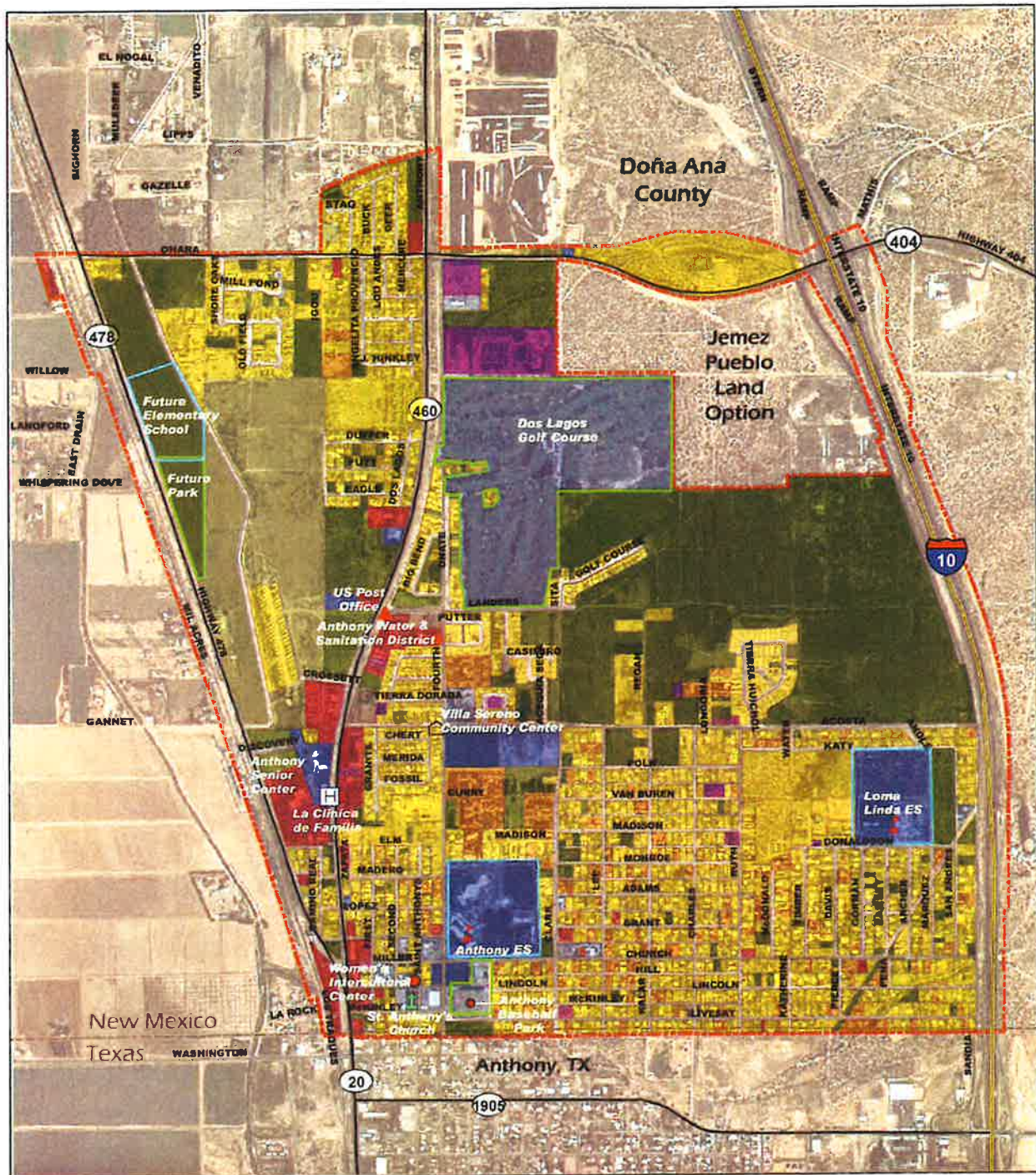


Photo 4. An abandoned building



Photo 5. Graffiti contributes to the run-down appearance in parts of the community.

Figure 6. Existing Land Use



Anthony Plan Area Boundary

Single Family Residential

Multi Family Residential

Commercial

Public Assembly Facilities

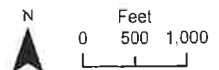
Institutional

Parking

Utilities

Agricultural

Open Space, Vacant



B. ZONING AND LAND USE REGULATIONS

As a previously unincorporated community, Anthony has been under the jurisdiction of Doña Ana County. Currently the following ordinances influence land use and development in the county:

Building Codes

- 2003 International Building Code
- 2003 International Residential Code
- 2003 International Energy Conservation Code
- 2003 International Mechanical Code
- 2003 International Plumbing Code
- 2003 International Existing Building Code
- 2003 International Property Maintenance Code
- 2005 National Electrical Code
- Doña Ana County Commercial Building Code
- Doña Ana County Residential Code
- Doña Ana County Earthen Building Code
- Doña Ana County Non-Loadbearing Baled Straw Construction

Land Use Regulations

- Zoning Regulations
- Subdivision Regulations

Doña Ana County has several districts within its zoning code that establish different standards. Mapped zoning districts include Community Districts and Village Districts. Community Districts were designated in larger areas of the county that are partially developed and experienced rapid growth. Village Districts were created in communities with historical significance that have town sites platted prior to 1930. The purpose of standards in these districts was to maintain traditional development patterns while still allowing growth.

The remainder of the county is considered a Performance District. A range of land uses are permitted provided that they meet specific development requirements.

All three types of districts are found within the Anthony plan area boundary (see Figure 7). The downtown area and a small residential portion to the east of downtown are classified as a Village District, with both commercial and residential areas. The remainder of the town is zoned as a Community District, with the exception of a small parcel in the northwest corner that is in the Performance District.

The majority of Anthony is zoned with residential designations, primarily for single family and mobile homes. There are a few areas near the middle of the plan area that allow for multifamily development, corresponding with existing land uses.

Areas zoned for commercial use are found primarily along NM 460. Most of this area is zoned CC-1 Neighborhood Commercial, which allows for retail, offices, mini-storage and personal services. The VC-1 Village Commercial zone allows the same uses as the CC-1 zone, and differs in that it allows for slightly smaller side setbacks and has a maximum building height of 35 feet, compared to 40 feet in the CC-1 zone. There are two areas zoned CC-2 Commercial Activities, which allows adult entertainment, hospitals, hotels, and RV parks, among others, in addition to CC-1 uses. The strip of land immediately bordering I-10, as well as the eastern portion of NM 404 is designated as CC-3 Regional Commercial. This higher intensity zone allows automobile sales, recycling centers, agricultural packaging and warehousing, recycling centers, and wholesale storage, among other uses. One hindrance of these commercial zones is that they prohibit most types of residential use, hence preventing mixed use types of development. The county does have designated Mixed Use zones, but not in the Anthony plan area.

There are several industrial zones in Anthony. These are found on the edges of the plan boundary – in the southeast junction of NM 460/NM 404 where the utilities facilities are found, in the northeastern portion of the plan area near I-10, on the eastern side of NM 478. The CI-1 Light Intensity Industrial allows many of the CC-3 uses in addition to agricultural and food processing, foundries and manufacturing. The CI-2 Medium Intensity Industrial zone, bordering the railroad, adds the use of borrow pits and asphaltic mixing plants, and prohibits office uses and restaurants. As this zone encompasses the railroad, however, it is not likely to be developed with any other uses.

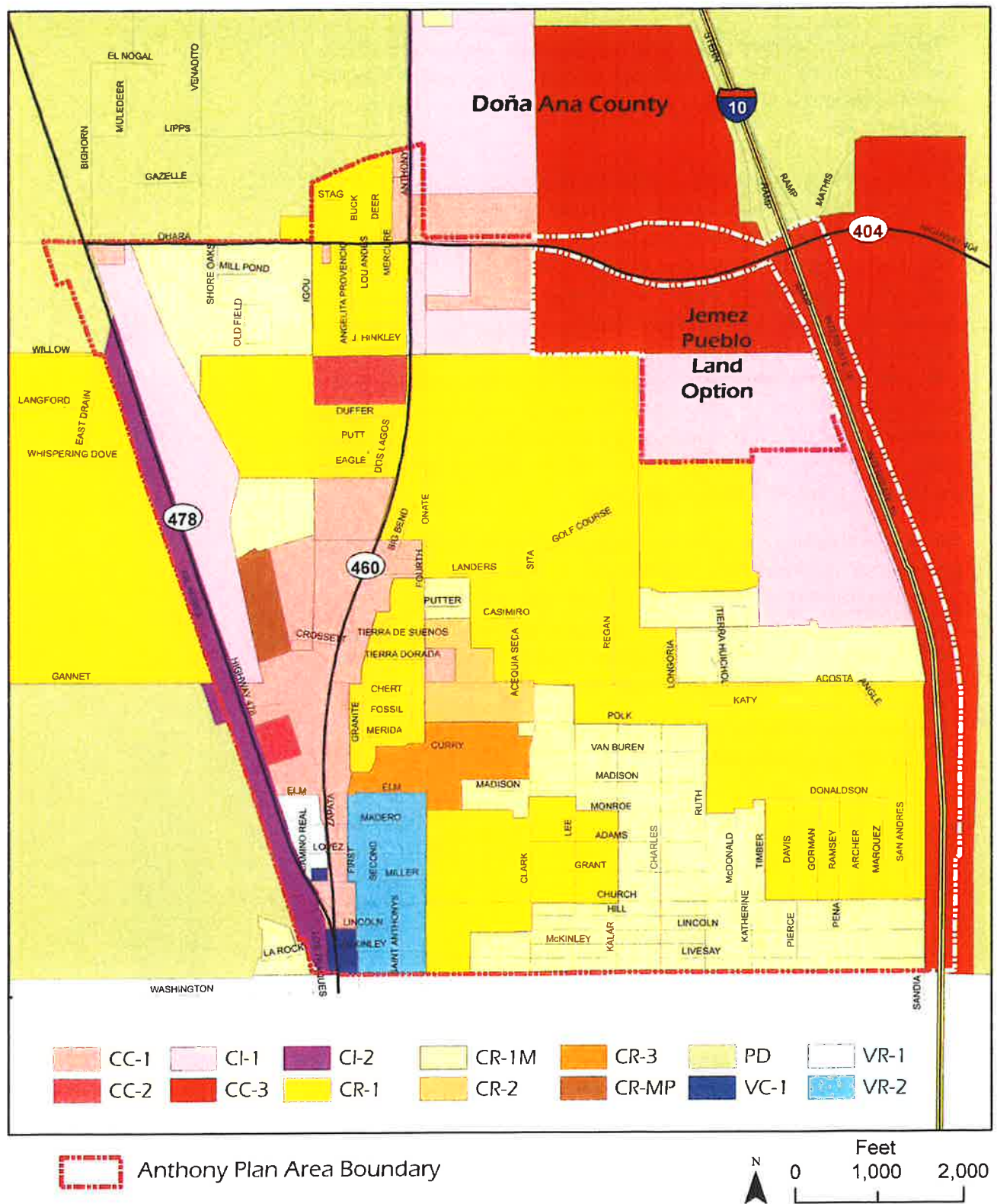
The specific zoning designations in the Anthony master plan area are:

CC-1	Community Commercial: Neighborhood Commercial
CC-2	Community Commercial: Commercial Activities
CC-3	Community Commercial: Regional Commercial
CI-1	Community Industrial: Light Intensity Industrial
CI-2	Community Industrial: Medium Intensity Industrial
CR-1	Community Residential: Single Family
CR-1M	Community Residential: Single Family, Mobile Homes
CR-2	Community Residential: Medium Intensity
CR-3	Community Residential: Apartments and High Intensity
CR-MP	Community Residential: Mobile Home Park
PD	Performance District
VC-1	Village Commercial: Neighborhood Activities
VR-1	Village Residential: Single Family
VR-2	Village Residential: Multi-family

The Doña Ana County Comprehensive Plan recommends consolidating the county's zoning regulations into fewer designations, and also developing appropriate zoning for mixed use development centers.

Now that Anthony will be incorporated, it will have the opportunity to develop and adopt its own zoning code. This code should model the land use concept and preferred housing density scenario described in this chapter, and should attempt to simplify the existing County designations. It should be noted that zoning should be developed with the legal advice of a land use attorney or planner, so as not to infringe on property owners' rights. Anthony will also have planning and platting jurisdiction in an extraterritorial zone of three miles from its incorporated boundaries, and will need to decide how to address this in the future.

Figure 7. Existing Zoning



C. FUTURE HOUSING DENSITY SCENARIOS

The consultants developed three potential housing density scenarios. These were based on the following information: existing land uses and development intensity, population projections for 2030, and community-identified issues facing the area.

The Forty-Year Water Plan for the Anthony Water and Sanitation District projects that the population served by the AWSD will increase at a rate of 5.0% per year for the next forty years. This is on par with the medium growth trend population projections for the town of Anthony put forth in the New Mexico Lower Rio Grande Regional Water Plan, which anticipates 5.1% average annual growth through 2030. The five percent annual growth projection indicates that by 2030 Anthony will have a population of 19,760 people. This means that the town will have to accommodate approximately 10,670 new people, or 3,260 additional households. (This assumes an average household size of 3.3 persons, halfway between Anthony's average of 3.8 and Doña Ana County's average of 2.85. As more people move in to the area from the outside, Anthony's large average household size is likely to go down).

Because existing land uses and commercial areas are already firmly established in Anthony, the main differing factors among the scenarios was housing density, and hence the number of new housing units that could be accommodated. The scenarios also featured different proportions of single to multifamily housing units. Finally, the medium and higher intensity options included an additional neighborhood commercial area on Acosta.

The chart below details the total housing provided in the future housing density scenarios at full build-out.

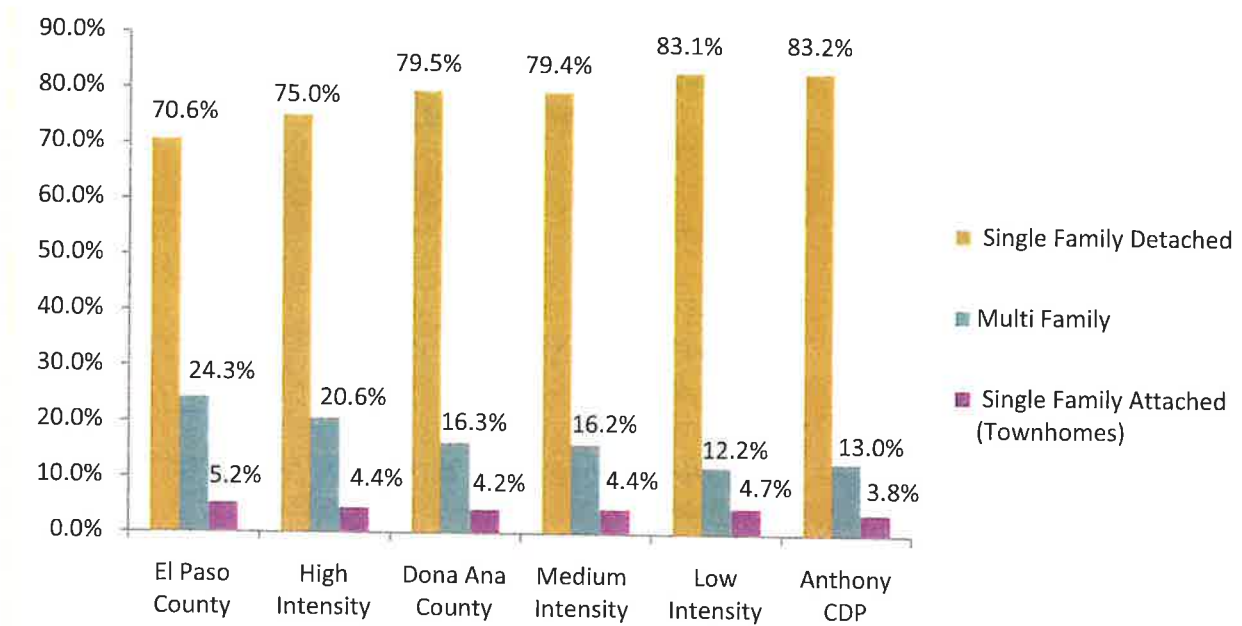
Table 7. Housing Density Scenarios

	Low Intensity	Medium Intensity	High Intensity
Total New Housing Units Provided in Plan Area	1577	1857	2276
Percent of Total Housing Need Met	48.4%	57.0%	69.8%
New Single Family Detached	1311	1475	1707
Average Density	3.5 - 5 du/ac	5.0 - 5.5 du/ac	6.5 du/ac
New Single Family Attached (Townhomes)	74	82	100
Average Density	9 du/ac	9 du/ac	9 du/ac
New Multi Family	192	300	469
Average Density	18 du/ac	18 du/ac	18 - 25 du/ac
Housing Mix: SF - MF - TH	83.1% - 12.2% - 4.7%	79.4% - 16.2% - 4.4%	75.0% - 20.6% - 4.4%
Additional Units Needed Outside of Plan Area	1693	1403	984
Additional Single Family Detached	1400	1115	738
Additional Single Family Attached (Townhomes)	78	62	44
Additional Multi Family	205	226	202
Total Additional Acreage Needed Outside Plan Area	300.1 acres	222.2 acres	129.0 acres

Source: Sites Southwest, LLC, 2009

One of the main public concerns was regarding the amount of multifamily units in Anthony. The figure below shows how each of the land use scenarios compares to other regions. Multifamily housing options and strategies to reduce crime in those units are discussed in the Housing chapter.

Figure 8. Housing Mix, Land Use Scenarios



Source: Sites Southwest, LLC and US Census Bureau (2000) for El Paso County, Doña Ana County and Anthony CDP

D. PREFERRED HOUSING DENSITY SCENARIO

After reviewing the above information, as well as maps detailing the three housing density scenarios, members of the public filled out a questionnaire about which option they preferred. The most popular choice was the medium intensity option, followed by the high intensity option. People felt that the medium intensity scenario would help maintain the small town rural feeling of the community while also providing enough population to support business growth. Others noted that with the medium and high intensity options, development would be more compact and therefore allow more of the surrounding land to be preserved as open space.

This scenario complements the vision for Anthony laid out the Doña Ana County Comprehensive Plan. That plan designates Anthony as a Developing Rural Growth Area. It recommends a central mixed use shopping, working and living area (such as those proposed for the Anthony downtown and commercial strip on NM 460) surrounded by suburban residential development. Each Growth Area should also have community facilities and open space near the center of the community. One difference between the two plans is that the Comprehensive Plan calls for a total population of up to 15,000 people, while

this Master Plan follows projections that the area will experience growth of up to nearly 20,000 people by 2030. In addition, the medium intensity preferred land use scenario promotes higher residential density in Anthony than does the Comprehensive Plan. The Comprehensive Plan recommends densities of six to units per acre in the mixed use center surrounded by suburban areas of two to four units per acre. The Master Plan preferred housing density scenario has an average single family residential density for the whole plan area of five to 5.5 units per acre, as well as several small areas where townhomes and higher density multi-family options would be allowed. These higher densities allow development to be clustered within Anthony, reducing the need for suburban “sprawl” into previously undeveloped areas.

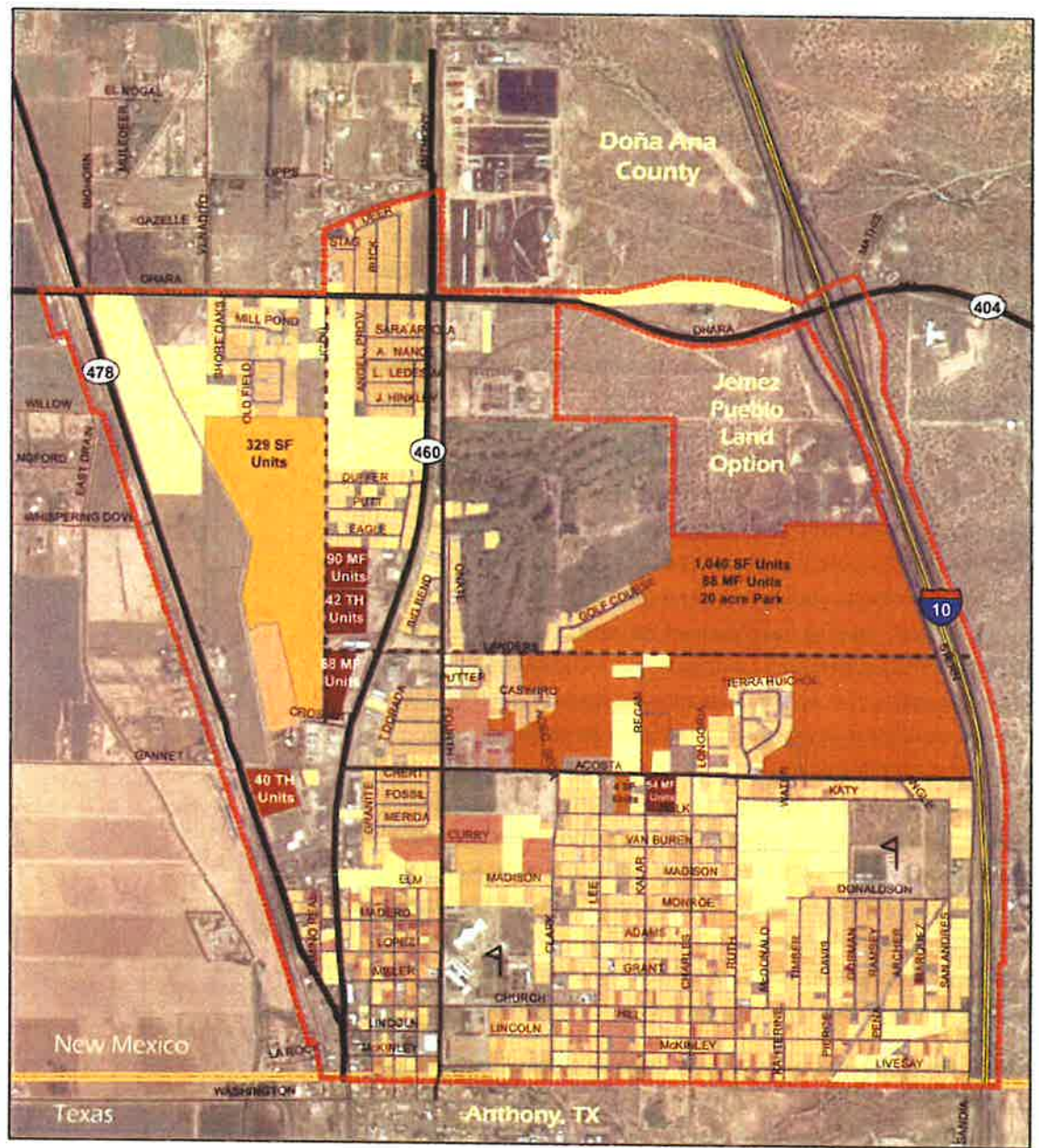
The following points outline the justification for the preferred housing density scenario and the higher densities it embodies:

- **Economic.** The higher concentration of population will help support the development of local businesses and the creation of a vibrant downtown.
- **Transit.** The higher concentration of population will provide greater justification for future public transit options in the community, including a potential RailRunner stop in downtown Anthony.
- **Government – Fiscal.** Keeping development clustered saves money by reducing the need to extend sewer and water lines and maintaining fewer roads. Providing police, fire, waste collection and mail service is also less expensive and uses fewer resources in a more tightly clustered area.
- **Environmental.** Clustering development retains more land for open space, farmland and habitat, and creates less land disturbance. Multifamily housing, particularly multistory, creates fewer impervious surfaces such as roofs, roads, and driveways, which cause rainwater to flow into drainage systems rather than getting absorbed into the soil. Clustered development also creates less automobile dependency, which has both environmental and human health impacts. In addition, multifamily units tend to be smaller, using less gas, electricity and water due to landscaping.

The medium intensity housing density scenario is shown below. The faded back transparent parts of the map represent existing housing density. The opaque colors indicate recommended residential development at the various densities indicated.

The low and high intensity housing density scenarios can be found in the appendix, while a map of existing housing densities is in the housing section.

Figure 9. Medium Intensity Housing Density Scenario



Anthony Plan Area Boundary

Dwelling units per acre:

- Less than 1
- 1.01 to 3
- 3.01 to 5
- 5.01 to 8
- 8.01 to 12
- More than 12

Note: Transparent areas shows existing residential land uses; opaque areas are proposed future housing development

E. FUTURE GROWTH AREAS

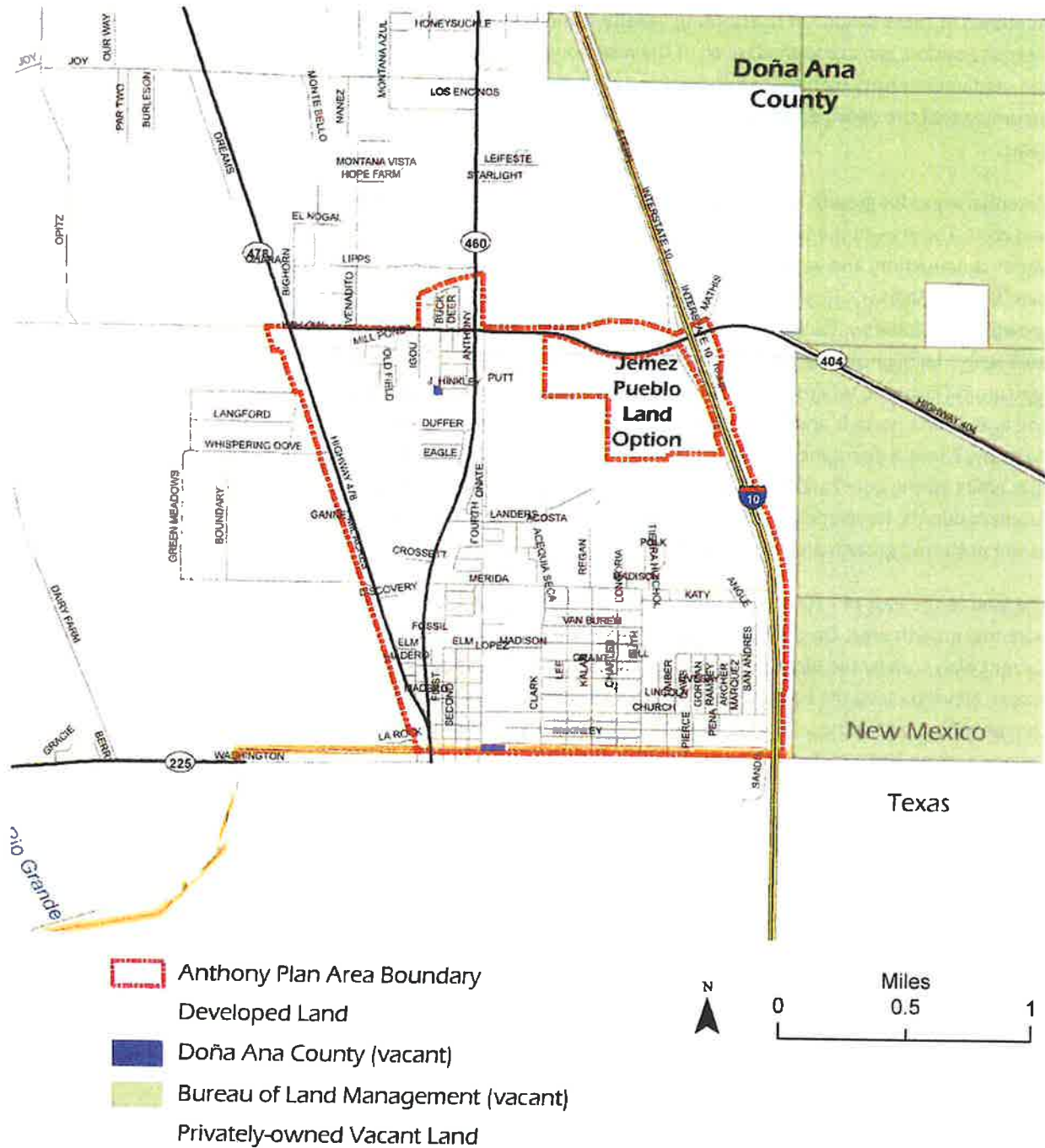
As shown in Table 6, none of the housing density scenarios, including the high intensity option, can accommodate all of the new housing units needed. Under the medium intensity scenario, an additional 222 acres will be needed, assuming that the densities and single to multifamily housing ratio remain the same.

Potential areas for growth include the north, east and west. Each area has pros and cons. The area to the west is adjacent to the elementary school currently under construction, and would keep the congruity of the town without crossing over a major highway. However, there is strong public opposition to western growth, as residents value the scenic and productive farmland in this area. This area is also highlighted in the Doña Ana County Comprehensive Plan as an agricultural corridor, where residential and commercial growth is discouraged. The area to the north is another possibility that would not require crossing the highway. There is also agricultural land in this area, however, as well as a dairy that emits strong odors and may make housing development less attractive to future residents. Nevertheless, this area is identified in the Comprehensive Plan as the preferred growth area for Anthony.

The land to the east of I-10 was the most favored by Anthony residents as a potential growth area. On the downside, this area is separated from the current plan area by the highway, which would limit pedestrian and vehicle access. Nevertheless, the I-10 intersection with Route 404 creates an important commercial opportunity, as does the location of the Doña Ana Community College east on NM 404. Furthermore, ASWD has already extended some utility lines east of I-10 so adding new infrastructure would not be problematic in this area. Finally, much of the land east of I-10 is owned by the Bureau of Land Management (BLM). It may be possible for the new Anthony municipality to broker a land trade or purchase deal with the BLM. If not, there is some privately-owned land in that area that could potentially be used for development.

Land ownership of undeveloped parcels is shown in the Figure 10.

Figure 10. Land Ownership



F. MASTER PLAN CONCEPT

The master plan concept for Anthony was developed with a variety of objectives in mind. It had to provide adequate housing and services for the projected future population of the area, complement the community vision for Anthony, and address as many of the issues facing the town as possible. It was also created with the Doña Ana County Comprehensive Plan goals and vision in mind. The land use concept shown in Figure 11 attempts to fulfill all of these requirements. Elements of the concept include:

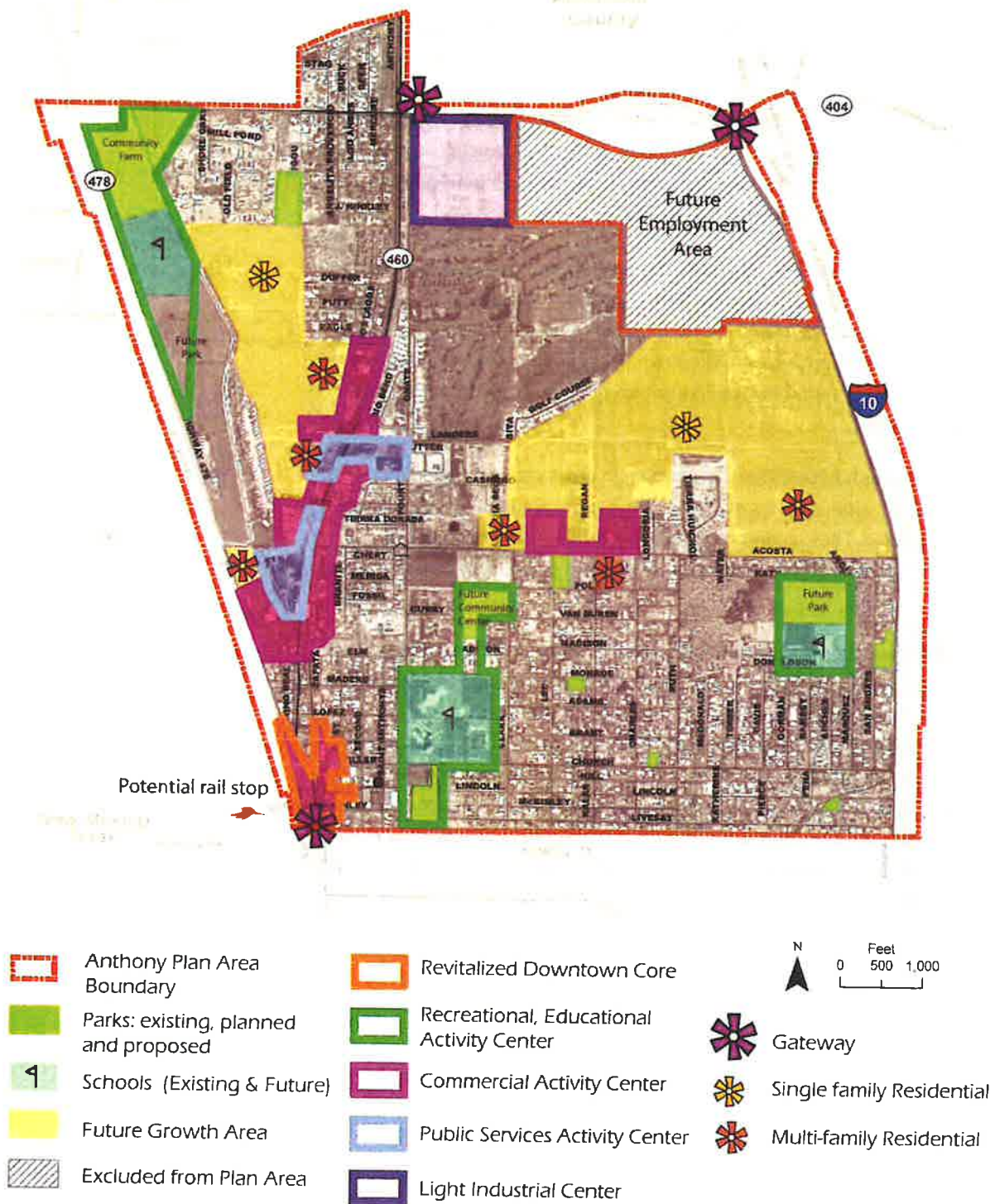
Community Gateways: Gateways are proposed for up to three areas – the interchange with I-10, the NM 404/NM 460 junctions, and NM 460 in Anthony’s downtown area. Gateways help create a sense of place in the community, and help visitors orient themselves to the town. This element complements the Doña Ana County Comprehensive Plan, which also recommends installing a gateway in Anthony.

Residential Growth Areas: There are two main areas recommended for residential expansion. These were chosen due to vacant land availability and drainage patterns. They incorporate both single-family and multifamily development growth areas, as shown in the preferred housing density scenario.

Revitalized Downtown Core: The Master Plan envisions Anthony’s downtown core as a revitalized, pedestrian-friendly area with mixed use shopping and residential areas that highlight the historic nature of the district. It is complemented by a nearby school, park, churches, and other neighborhood amenities, and would be further enhanced by a weekly farmer’s market. This area would also be a prime location for a future RailRunner stop, should the light rail train extend in the future from Albuquerque to Las Cruces and El Paso. This goal is consistent with the Doña Ana County Comprehensive Plan’s growth concept for the area.

Public Services Activity Center: There is currently a cluster of public services and health facilities on NM 460, including the Sheriff’s substation and the Department of Health. An additional governmental activity center is proposed farther north on 460 to house a municipal complex with room for administrative offices and other related services. It would have a plaza that should be oriented to the street and have visual elements such as landscaping, artwork or a fountain, and should have adequate outdoor seating. It could serve as a gathering space for community events, festivals and concerts. The center should be accessible to pedestrians and bicyclists.

Figure 11. Future Land Use Concept for Anthony, New Mexico



Land Use Concept



Gateways

Welcome signs, celebration of the Camino Real, highlight Anthony's rural and cultural identity

Public Services Activity Center

Future municipal complex with civic plaza
Existing public services and health care



Revitalized Downtown Core

Mixed Use: commercial at street level - cafes, specialty shops, farmer's market with residential/offices on second floor



Commercial Activity Center

Retail, offices, higher density residential



Future Growth Area



Multi-family residential



Single family residential

Recreational, Educational Activity Center

Schools, parks, trails, community farm and community center



Commercial Activity Centers: There are several areas called out to serve as commercial activity centers in the plan area. They include three areas along NM 460 – the downtown area, the central strip (where much of the existing commercial uses are located), and north of 404. In addition, a neighborhood-scale commercial center is proposed along Acosta Road to serve residents in the future growth area, as well as area schools and the proposed community center.

Educational/Recreational Activity Centers: These centers include the two existing elementary schools (Anthony and Loma Linda) as well a proposed community center centrally located in the plan area. An additional park is recommended to the north and east of Loma Linda.

Agricultural/Recreational/Educational Activity Center: This area encompasses a swath of land in the western portion of the plan area that is a flood zone, and therefore less desirable for other types of development. This center includes the elementary school under construction on NM 478, the future park that will be developed to the south of the school, and the community farm planned on the parcel north of the school.

Park and Trail Network: The Master Plan identifies a number of vacant parcels that could be developed as recreation areas, ranging from small mini-parks to larger neighborhood and community facilities, in areas that are currently not served. These will be linked with a multi-use trail system that connects to other community amenities such as schools and commercial centers. The plan also recommends areas to install bicycle lanes and make sidewalk improvements.

Future Employment Center: Although not part of the plan area, the Master Plan recommends the I-10 interchange as a future employment center that could be developed with an entertainment complex and other highway-oriented businesses (restaurants, lodging, filling stations, etc). In the future, portions of this area will likely be served by the AWSD and annexed into Anthony, so it would be remiss not to make note of them here.

Light Industrial Area: There are currently a few areas suitable for industrial development. The area highlighted on the land use concept map encompasses the utilities complex, and is across from the dairy. This would be an ideal location for additional industrial development. Land on the plan's westernmost border is currently zoned for light industrial uses, but encompasses the future elementary school, a new park, and the future community farm. The farm could undertake food processing under current zoning, but some uses may be incompatible with the nearby school and park. Any industrial uses should be buffered from neighborhood uses through landscaping or attractive fencing.

G. GOALS AND RECOMMENDATIONS

GOAL 1

GROWTH AND DEVELOPMENT IN ANTHONY WILL

- a. Occur in a well-planned, organized fashion.
- b. Separate incompatible uses.
- c. Conform to the master plan.
- d. Preserve existing farmlands and retain the community's rural character.

ISSUES ADDRESSED

- Growth management
 - Growth has occurred in an unplanned way
 - Desire to preserve area farmlands and retain rural character of community
- Town appearance
 - Need for screening of industrial areas from roadways and residential areas

RECOMMENDATIONS

1. *Identify and encourage development in areas suitable and favorable to growth.*

The current master plan area boundaries are consistent with the incorporation boundaries. As shown however, future projected growth will extend outside of these boundaries in the future. In order for growth to occur in an orderly fashion and for future residents to obtain higher quality services, this growth would best occur within the municipality. A plan for annexation must take into account the ability to provide additional services, property owners' wishes, community input and the best locations for growth. Possibilities for annexation include areas within and adjacent to the Jemez trust land (excluding

the specific operations run by the tribal government), the area to the east of I-10 along NM 404, and the area north of NM 404.

Development to the east of I-10 may have to be brokered with the Bureau of Land Management. Annexation could occur in phases according to the municipality's capacity.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	n/a

2. *Develop a plan for extension of water and wastewater services to areas favorable to growth.*

As Anthony grows and develops, infrastructure should be monitored to ensure that it is meeting existing and future demand, and a plan should be created for extending lines as needed. Based on consultant analysis and public input, the best locations for expansion include the east (which is already served by some lines) and eventually the north.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	AWSD
Potential Funding Sources:	AWSD
Related Plan Elements:	Infrastructure

3. *Develop zoning for the community in accordance with the land use concept and preferred housing density scenario. The new zoning should include the following:*

- a. Sufficient land zoned for residential uses at a variety of densities
- b. Guidelines for multifamily housing (see Housing chapter)
- c. Standards for green building
- d. Mixed use areas that allow a combination of residential and commercial development
- e. Commercial areas that support downtown business revitalization
- f. Appropriately located areas for industrial activities

- g. Setbacks and screening requirements for industrial uses to buffer roadways and residential areas
- h. Landscaping requirements for large developments (commercial, industrial, multifamily) that call for low-water-use and/or native plants only
- i. Regulations that allow farmer's and artisan's markets in proposed areas

Zoning must be done on a parcel-by-parcel basis, and should be developed with the assistance of legal counsel or a land use planner in order to ensure property owners' rights are respected.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities Community Development Block Grant (CDBG)
Related Plan Elements:	Housing, Economic Development

4. *Develop subdivision regulations for Anthony that promote the health, safety, and welfare of citizens; encourage the types of development desired in Anthony; and promote environmental sustainability. This includes at a minimum:*

- a. Encouraging or requiring clustered development that preserves open space and natural topographic features
- b. Requiring new subdivisions to be fully integrated into the existing and future transportation grid
- c. Including open space, parks or other recreational features
- d. Including easements for sidewalks
- e. Allowing green building, including the use of alternatives such as straw bale housing
- f. Allowing gray water usage
- g. Fully addressing drainage on the site
- h. Creating/retaining as much permeable surface as possible
- i. Requiring energy-efficient and water-conserving fixtures
- j. Ensuring a high quality of development
- k. Including guidelines for the mitigation of dust and dirt when large tracts of land are disturbed
- l. Requiring the developer to pay for certain improvements, such as sidewalks, etc.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities Community Development Block Grant (CDBG)
Related Plan Elements:	Transportation, Public Infrastructure, Housing, Environment

5. ***Work with the Bureau of Land Management (BLM) to explore the possibility of land trades that would allow development to the east of Anthony and protect farmlands on the west.*** The BLM can work with individual agricultural landowners to conduct a land trade. This allows the landowner to profit from the sale of their land, but ensures that it will remain in agricultural use or green space, preserved by the BLM as “important farmlands.”

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	BLM; Individual property owners; possibly facilitated by the County or future municipality
Potential Funding Sources:	BLM
Related Plan Elements:	Environment

GOAL 2

NM 460 OR ANTHONY DRIVE. WILL BE ENHANCED AS THE COMMUNITY'S MAIN STREET WITH A REVITALIZED DOWNTOWN CORE AND COMMERCIAL AND PUBLIC SERVICES ACTIVITY CENTERS.

ISSUES ADDRESSED

- Town Center
 - No town center, plaza or central community gathering place
 - Vacant and underutilized downtown

- Need for new public buildings for City Hall and administrative offices

Recommendations

1. **Engage in a concentrated, coordinated effort to develop a revitalized downtown commercial district.** This area is identified in the Master Plan concept map. Specific recommendations can be found in the Transportation, Economic Development, and Environment chapters, as well as under various land use goals. They include supporting a future RailRunner stop in the downtown area, creating a MainStreet organization to provide training and resources for rehabbing downtown buildings, among others. A complete list of recommendations can be found in the Implementation chapter.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement, Programmatic
Responsible Party:	Various
Potential Funding Sources:	Various
Related Plan Elements:	Transportation, Economic Development, Environment

2. **Develop a public services activity center on the west side of NM 460, south of Landers Drive.** This complex should include a City Hall and other administrative offices for the new municipality and other future local, county, or state agencies, as well as non-profit organizations serving the community. The buildings could surround a plaza with public artwork, benches, a fountain, etc. that could serve as a community gathering space for festivals, concerts and other events.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities CDBG; Capital Outlay; Public Art Program (for plaza artwork)
Related Plan Elements:	Community Facilities and Services

GOAL 3

ANTHONY WILL BE A CLEAN, WELL MAINTAINED, ATTRACTIVE COMMUNITY

ISSUES ADDRESSED

- Town Appearance
 - Trash and junk in alleys and properties
 - Vandalism and graffiti on homes, businesses, street signs, and fences
 - Abandoned and dilapidated buildings

RECOMMENDATIONS

1. **Create and enforce a property maintenance code.** This would enforce a minimum level of property maintenance to protect the value of surrounding properties and improve the town's appearance.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	Future municipality
Related Plan Elements:	Housing

2. Develop town clean-up programs to address property maintenance, junk and trash, and graffiti. Examples of programs might include:

- a. Youth corps that provide yard maintenance, landscaping and simple facade improvements (like painting) to elderly or otherwise incapacitated neighbors' properties.
- b. Graffiti watch and removal team. Include incentives for community members to report graffiti offenders. The removal team could include volunteers as well as graffiti offenders.
- c. Regular neighborhood clean-up days (whether quarterly, biennially, annually, etc.) possibly focusing on a different area each time (an arroyo, alley, park, vacant lot, street, or part of town).

This type of program could be spearheaded by the local municipality, which would provide materials (garbage bags, gloves, etc.) and advertising for the program, while volunteers or local civic groups, schools, and organizations could do most of the work, or it could be entirely conducted by a local non-profit or community group.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	AWSD; Future municipality; and/or local community groups, schools, churches, non-profit organizations
Potential Funding Sources:	New Mexico Clean and Beautiful Program; AWSD; Future municipality; private
Related Plan Elements:	Housing, Economic Development, Community Facilities and Services

3. Install landscaping and public artwork at key locations in the community. Priorities include along the walking trail on Anthony Drive, the roundabout at NM 460/NM 478 and in the future revitalized downtown area. Long-term priorities include the I-10 interchange as Anthony grows, and particularly if a casino or entertainment complex is developed in the northeastern portion of the plan area.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	AWSD or future municipality
Potential Funding Sources:	Public Art Program; STP/Transportation Enhancement Activities
Related Plan Elements:	Economic Development, Community Facilities and Services

4. ***Identify appropriate locations and work with local youth to create murals reflecting the Anthony community.*** Places might include a wall on a local business or a portion of a solid fence. The program could redirect former graffiti offenders into creating artwork that has a positive community impact.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	AWSD or future municipality; and/or local community groups, schools, churches, non-profit organizations
Potential Funding Sources:	Donations from local businesses for supplies
Related Plan Elements:	Community Facilities and Services

5. ***Develop a community awareness campaign about how to report potential code violations or concerns about dangerous, dilapidated/abandoned buildings.*** Residents expressed concerns about dilapidated and abandoned structures that could pose a detriment to the public safety and welfare, and also create a sense of decay and disinvestment in the community. This objective could be accomplished through a notice in the monthly water bill or posting information at the AWSD and other community locations (schools, churches, non-profit organizations, etc).

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic

Responsible Party:	AWSD or future municipality; Tierra del Sol
Potential Funding Sources:	
Related Plan Elements:	Housing

6. ***Hire a code enforcement officer to identify dangerous, dilapidated/abandoned buildings and take the appropriate actions.*** This would include working with property owners to repair or rehabilitate buildings, or in extreme situations, condemn and demolish them.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Future municipality
Potential Funding Sources:	Future municipality
Related Plan Elements:	Housing

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V. TRANSPORTATION

Anthony, positioned about halfway between Las Cruces, NM and El Paso, TX, has access to important transportation networks in the area. Interstate 10 runs north-south along the community's eastern border, and connects with Interstate 25 approximately ten miles to the north. The BNSF Railway (formerly Burlington Northern and Santa Fe Railway) defines Anthony's western boundary, linking it with the Mexican border 25 miles to the south, and Santa Fe, NM and other transcontinental rail lines to the north. Airports in the region are located in Las Cruces, El Paso, Santa Theresa, and Ciudad Juarez, Mexico.

Although Anthony is located in New Mexico, it is part of the El Paso Urbanized Area, and falls under the jurisdiction of the El Paso Metropolitan Planning Organization (EPMPO). The most growth in Doña Ana County is expected to take place in the southern portions of the county, within the El Paso travelshed².

A. LOCAL ROADS

1. ROAD DESIGNATIONS AND STANDARDS

There are three principal arterials serving Anthony. NM 460 bisects the community north-south, and is considered to be the community's main street. NM 404 runs east-west on Anthony's northern edge, and NM 478 marks the western border, converging with NM 460 in the town's downtown area. Minor arterials serving the community are Acosta Road, Sandia Street and O'Hara Road. Major collector streets include Fourth, Ruth, Church, Clark and Livesay.

Doña Ana County Development Standards for a rural minor arterial are: a right-of-way width of 100 feet, a design Average Daily Traffic (ADT) volume of 10,000 to 20,000 vehicles, a design speed of 55 mph, and a width of traveled way of 24 feet. Acosta and Sandia Drive have typical pavement widths that meet this standard but their right-of-way widths range from 42 to 62 feet for the sections measured. A reasonable design speed for Acosta Road would be 45 mph.

² Vision 2040

A rural collector road standard right-of-way width is 85 feet with a design ADT of 5,000 to 10,000 vehicles, a design speed of 35 mph and a 24 foot width of traveled way. Fourth, Ruth and Church Streets in Anthony have road widths of 18 to 24 feet and right-of-way widths of 50 to 78 feet on Fourth, 33 to 42 feet on Ruth and 42 to 68 feet on Church for the sections measured. Clark and Livesay have road widths of 18 to 24 feet and right-of-way widths of 20 to 30 feet.

The standards for a rural local road include a 50 foot right-of-way, a design ADT of 1,500 vehicles, a design speed of 30 mph and a 24 foot width of traveled way. Guidelines for rural street design are summarized in the Appendix.

The Doña Ana County Comprehensive Plan also puts forth recommendations for Local Main Street Commercial Corridors in the growth areas, including Anthony. These corridors are suggested for lower-volume roads, but in Anthony, the community already identifies NM 460 as the main street, and it houses the majority of commercial activity in the plan area. This master plan envisions a revitalized downtown area and a government services activity center on Anthony Drive.

Recommendations in the Comprehensive Plan for Local Main Street Commercial Corridors include implementing traffic calming measures, minimizing curb cuts, and allowing on-street parking, as well as establishing a transit center. The Las Cruces MPO is currently updating its transportation plan, called TRANSPORT 2040, and notes that Anthony has potential for transit-oriented development. It includes a park-and-ride transit center in Anthony. This center would best be located along Anthony Drive in order to best capitalize on the proposed land uses of the area.

2. IMPROVEMENTS AND ISSUES

Road improvements in Anthony are coordinated between the County Transportation Office and County Health and Human Services, because of Anthony's designation as a colonia. Recent improvements include the expansion of lanes on NM 460, and the installation of a roundabout at the NM 460/NM 478 junction.

Despite these improvements, there are numerous unpaved roads in Anthony, particularly in the core area. Much of the plan area also lacks curb and gutter and pedestrian amenities. These factors contribute to flooding issues in some areas.

The following areas were noted as having pavement in below average to poor condition based on a subjective visual rating:

- Charles Street from Stateline to Adams Street
- Kathrine Street from Stateline to Church Street
- Pierce Street from Stateline to Church Street
- Lee Street from Stateline to Church Street
- Miller Street from NM 460 to Fourth Street
- Madero Street from NM 460 to Fourth Street
- Kalar Street from Church Street to Monroe Street
- McKinley Street at Fourth Street to Second Street
- Lincoln Street at First Street

The following streets are unpaved:

- Elm Street from Fourth Street to First Street
- Madison Street west of Clark Street
- Regan Street north beginning at Acosta Road
- Langoria Street north beginning at Acosta Road
- Timbers Street north at Donaldson Street
- Lynn Avenue from Gorman Street to Archer Street
- Peña Street from Church Street to Lincoln Street
- Stateline Street from Gas Main easement to Clark Street at Anthony Arroyo

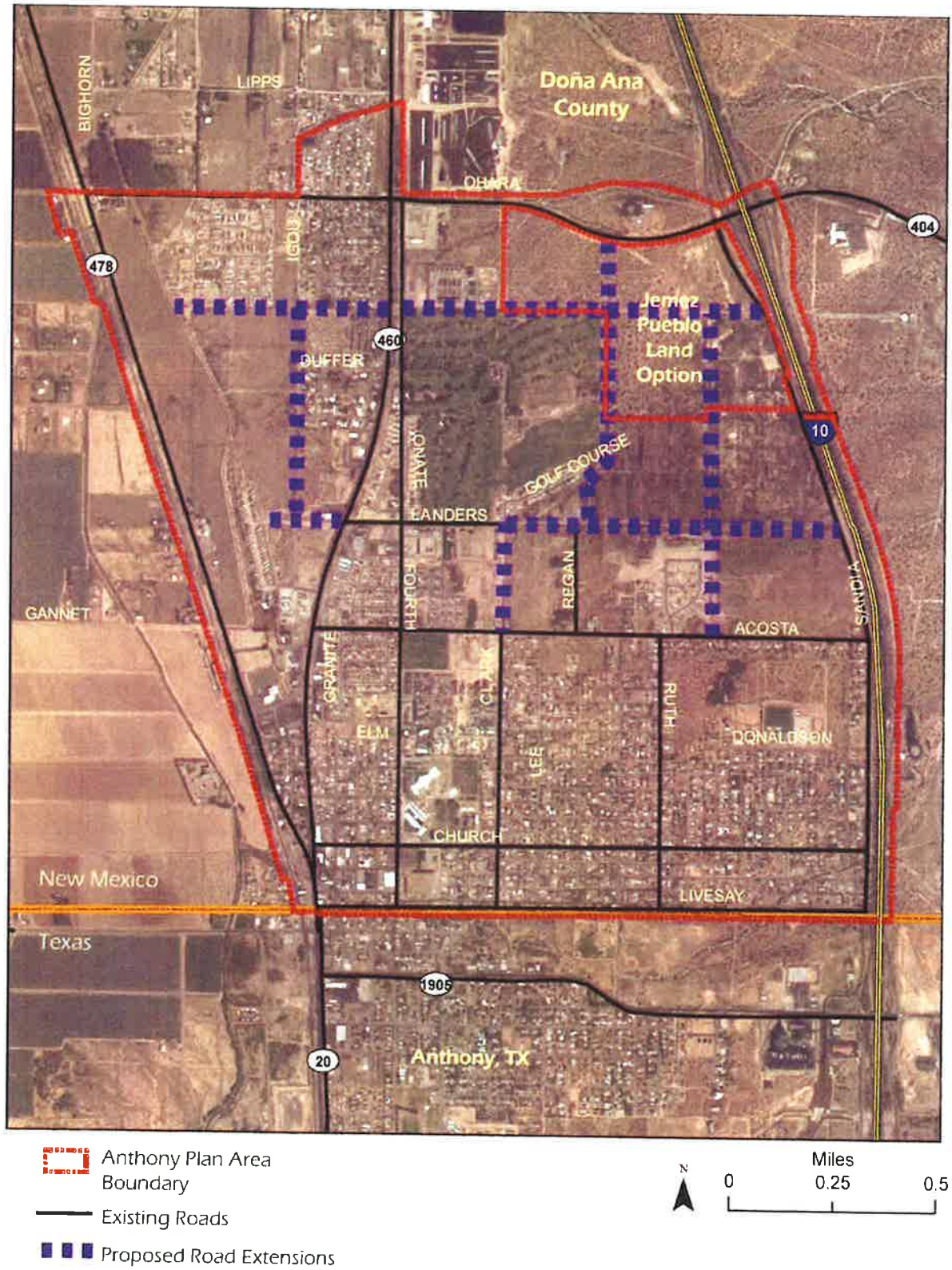
In addition, some streets may require reconstruction to address drainage issues (see following chapter). These include Polk and Hettinga.

Finally, there are some intersections that may require an additional turning lane and/or signalization. These include intersections along Church Street, Livesay Street, Acosta Road and NM 460. Specific locations are noted in the recommendations section of this chapter.

3. FUTURE ROAD NETWORK

As the larger vacant areas in Anthony begin to develop with new housing, it will be necessary to extend and connect some of the existing roadways, while also developing new ones. Unfortunately, some existing subdivisions were developed without future needs in mind, and hence limit some roadway extensions. Areas that should be considered for future roadway extensions are shown in Figure 12.

Figure 12. Future Road Network



B. TRAILS, PEDESTRIAN ACCESS AND BIKEWAYS

The Camino Real, or “Royal Road,” connected Mexico City to Santa Fe for three centuries and passes through Anthony. In 2000 it was added to the National Trails System, and officially named the El Camino Real de Tierra Adentro National Historic Trail. It is jointly managed by the Bureau of Land Management and the National Park Service. The trail is also considered a National Scenic Byway. The exact location of the trail is not known in some cases. The best estimates for the Camino Real in Anthony indicate that the trail roughly followed what is now NM 478 from the Texas border north before splintering off as NM 478 approaches Las Cruces. The Scenic Byway follows NM 478.

There are currently no markers or other indications of the trail’s presence in Anthony. Websites dedicated to the trail highlight other areas along the route, such as a visitor’s center located south of Socorro. This issue is addressed in the Economic Development chapter, under tourism.

Currently, the only developed recreational trail in Anthony is the paved walking path that was recently installed on the east side of NM 460. It is heavily used, and was identified as an important asset by community members. Landscaping for the roundabout and walking path are in the initial planning stages.

Much of Anthony still requires pedestrian improvements, however. Many streets lack sidewalks and street lights, making it dangerous for pedestrians and bicyclists. This is especially an issue for the many schoolchildren who walk through the community, particularly middle and high school students who participate in afterschool activities and must then walk through the town at night.

Based on public input regarding community destinations and the most frequently-travelled routes, priority areas for sidewalk improvements and the installation of street lights include:

- Church Street
- Acosta Road
- Fourth Street
- Clark Street
- Ruth Street
- Livesay Street

There are also no dedicated bikeways in town. Roads proposed for the addition of bike lanes include Acosta, Landers (with future extension) and Sandia.

The map in Figure 13 shows proposed multi-use trails, sidewalk improvement areas and bike lanes. Together, they create a walkable, bike-able network linking the most important features of the community, as identified by its residents. These include the three elementary schools, the main commercial areas (future and existing), parks (future and existing), and the most traveled routes. The multi-use trails are proposed to run along important natural features such as the golf course and an existing drainage ditch. The multi-use trail in the southeastern corner of the plan area follows an underground pipeline, which has a wide easement and provides a good opportunity for trail development.

The County may develop an Arroyo Preservation Plan with the intention of using arroyos as passive open space systems and developing them with trails. If this happens, Livesay, along the southern portion of the plan area could also be developed with a multi-use trail.



Photo 6. Livesay Street bordering an arroyo. In the future, this could be developed with a multi-use trail.

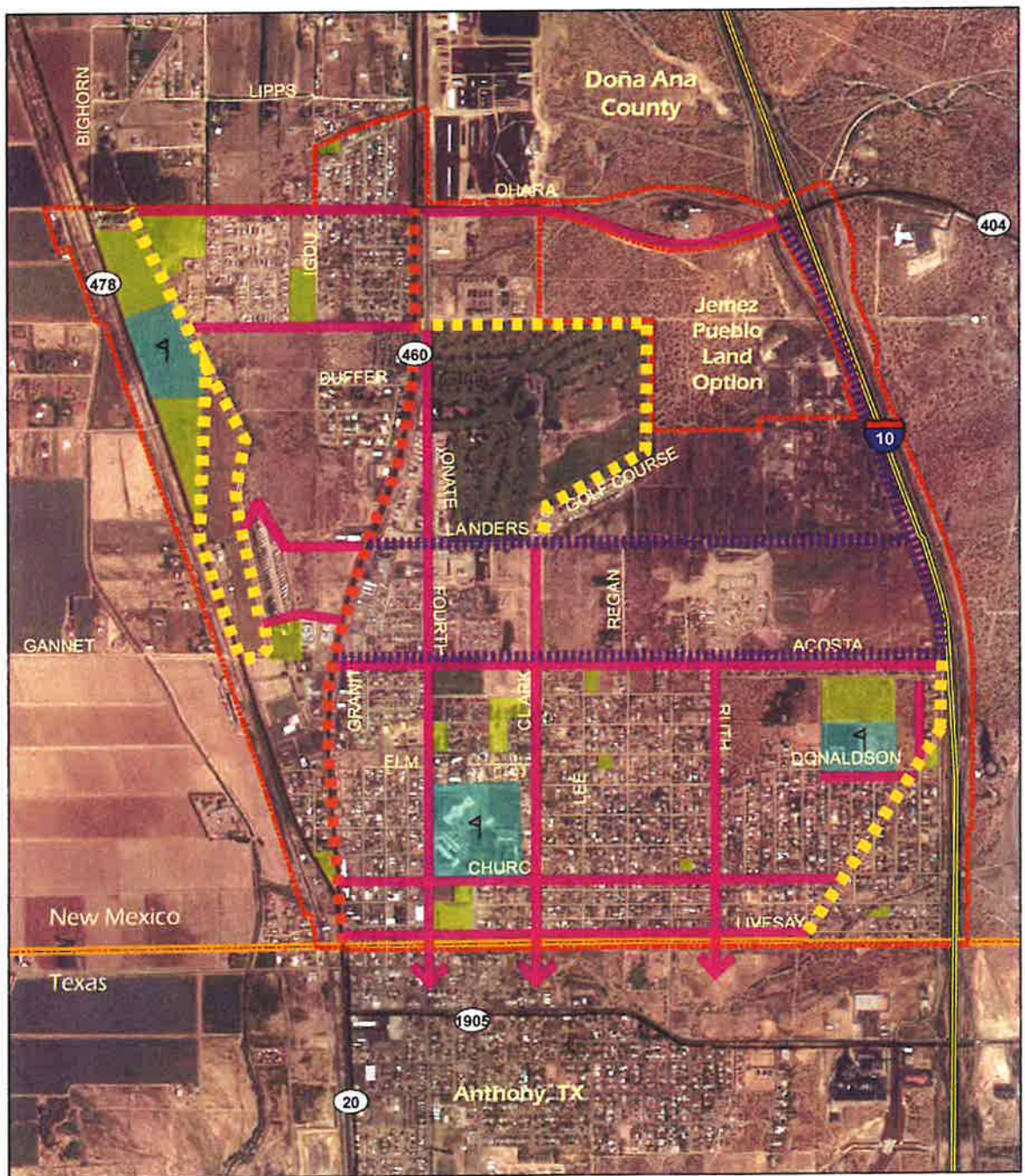
C. TRANSIT

Currently, Anthony has no direct access to public transportation to Las Cruces, El Paso, or within Doña Ana County. Anthony, TX is served by Route 10 of the El Paso County Rural Transit, which links up with the Sun Metro routes operating within El Paso city limits. According to the EPMPO's TransBorder 2035 Metropolitan Transportation Plan, one of the transit objectives is to "provide transit service between Las Cruces, New Mexico and El Paso and support efforts to coordinate transit service in southern Doña Ana County and Otero County, New Mexico and El Paso."

In 2006, Doña Ana, Sierra, and Otero counties formed the South Central Regional Transit District (SCRTD) to address gaps in the regional transit system. A 2008 study³ evaluated transit needs for multiple communities based on several indicators: percentage of households without automobiles, percentage of population age 65 or over, median household income, percentage of households below the poverty line, and percentage of population with a disability.

³ South Central Council of Governments Transit Service and Financial Plan Existing Conditions Report

Figure 13. Proposed Future Trails and Bikeways



- Anthony Plan Area Boundary
- Parks: existing, planned and proposed
- Schools
- Existing Multi-use Trail
- Proposed Multi-use Trail
- Proposed Bike Lane (on street)
- Priority Area for Sidewalk Improvements



Anthony was determined to have a “major transit need,” indicating a need “much higher than average communities.” This designation was based on the fact that Anthony’s median household income was less than 60% of the national average (and second lowest in the county), and over one third of the population is living in poverty (compared to 12% nationally). In addition, about 17% of the population has a disability, slightly higher than the county average. Anthony also has some of the greatest population density in the county, at about 2617 people per square mile, which is supportive of transit.

Data from the 2000 Census further supports the need for public transportation in Anthony. According to the Census, over 50% of workers age 16 or over in Anthony traveled 20 minutes or more to work, including more than a third of all workers who traveled half an hour or more. This is likely due to the fact that many people travel to Las Cruces or El Paso. In addition, over three quarters of all workers indicated that they drove alone to get to their place of employment, while only 14% carpooled, and less than one percent used public transportation. Furthermore, 8.3% of all households do not have a vehicle, while an additional 32% have only one vehicle available. This is problematic when there are two or more workers in a household. Community input indicated that the lack of public transportation is a major issue for many Anthony residents, including youth.

The SCRTD is currently developing a service plan to bring public transit to Anthony and other communities in southern Doña Ana County, but funding sources are limited, and any projects will likely be several years away.

D. GOALS AND RECOMMENDATIONS

GOAL 1

ANTHONY'S ROADWAYS WILL BE MADE SAFER AND MORE AMENABLE TO DRIVERS AND PEDESTRIANS BY:

- a. *Paving roads.*
- b. *Adding curb and gutter.*
- c. *Improving intersections.*
- d. *Developing sidewalks.*
- e. *Adding street lights.*

ISSUES ADDRESSED

- Local Roads
 - Streets in need of paving and repair
 - No curb and gutter on many streets
 - Some intersections may need improvements
- Trails, Pedestrian and Bicycle Access
 - Many areas lack safe sidewalks, curb, and street lights

1. ***Perform a detailed street and pavement condition survey and report.*** This is a field survey and report of all streets within the community that notes the condition of pavement, distress patterns, type of pavement and age and maintenance history if that can be determined. The condition of curb and gutter and sidewalks, where applicable, is also noted. The report also includes recommendations on priorities and cost estimates.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities CDBG
Related Plan Elements:	n/a

2. ***Once the pavement condition report is complete, adopt a road paving and improvement plan and make necessary road improvements.*** The plan would prioritize areas based on their condition and usage in the community. Sidewalk repairs should also be included where most needed. Coordinate pavement and road improvements with sewer improvements (see Public Infrastructure section).

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities CDBG; Public Project Revolving Loan Fund; Cooperative Agreements Program; Municipal Arterial Program; STP/Transportation Enhancement Activities
Related Plan Elements:	Public Infrastructure

3. ***Perform a mini-transportation study with improvement recommendations.*** Intersection traffic turning movement data collection, analysis and improvement recommendations should be provided in a transportation report that performs an intersection safety analysis by a review of the 3-year accident history, investigates the need for additional intersection turning lanes and possible need for intersection signalization at the following intersections:

- a. Church Street intersections with Clark Avenue, Kalar Avenue, Ruth Avenue, Fourth Street, Sandia Drive
- b. Livesay Street intersections with Fourth Street, Sandia Drive, Ruth Avenue
- c. Acosta Road intersections with NM 460, Fourth Street, Clark Avenue, Kalar Avenue, Ruth Avenue, Sandia Drive
- d. East O'Hara Road intersection with NM 460

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	NMDOT, County, Future municipality
Potential Funding Sources:	Small Cities CDBG
Related Plan Elements:	n/a

4. ***Plan for the provision of A.D.A. compliant sidewalks where they are presently lacking on all arterials and collectors as well as streets in proximity to schools, parks and community facilities.*** Sidewalk prioritization is developed by evaluating several factors including: potential demand, safety, transit service, schools, senior population, parks, high volume streets, identified need, street construction opportunities, etc.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	STP/Transportation Enhancement Activities
Related Plan Elements:	Community Facilities and Services

5. ***Develop street lights in the plan area where needed.*** Priorities should include major and minor arterials and areas near public facilities such as schools.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	STP/Transportation Enhancement Activities; Small Cities CDBG
Related Plan Elements:	Community Facilities and Services

6. ***As the downtown area and public services activity center develop along NM 460, work to ensure that the road is accessible to both pedestrians and vehicles.*** This recommendation is compatible with the Local Main Street Commercial Corridor concept in the Doña Ana County Comprehensive Plan. Curb cuts should be minimized where possible, and the road should be analyzed to determine the feasibility of on-street parking, to help calm traffic. This must, however, be mitigated with the road's designation as a principal arterial, and hence the need to move traffic through the area.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	STP/Transportation Enhancement Activities; Cooperative Agreements Program
Related Plan Elements:	Land Use, Economic Development

GOAL 2

ANTHONY WILL PLAN FOR ROADWAY EXTENSIONS TO ACCOMMODATE FUTURE GROWTH IN A WAY THAT MAINTAINS THE EXISTING COMMUNITY CHARACTER.

GOALS ADDRESSES

- Local Roads
 - Need to plan for future growth and street network

RECOMMENDATIONS

1. *Dedicate easements for future roads in lands that are likely to be developed in the near future.*

Road dedications should occur in advance of new development, so that the existing grid pattern can be maintained and residential access is optimal. New roads should be developed with enough room to allow for ample sidewalks, bikeways where appropriate, and other amenities such as shade and benches when feasible. A map of potential major road extensions to be dedicated can be found in Figure 12.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy, Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Municipality, Private developers
Related Plan Elements:	n/a

2. **Ensure that the subdivision regulations require new subdivisions to be fully integrated into the existing and future transportation grid.** They should connect to major roads, and have multiple access points, and avoid a cul-de-sac design. This action is also recommended in the Doña Ana County Comprehensive Plan.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Land Use

GOAL 3

ANTHONY WILL HAVE A WELL DEVELOPED SYSTEM OF TRAILS AND BIKEWAYS CONNECTING IMPORTANT COMMUNITY DESTINATIONS

ISSUES ADDRESSED

- Trails, Pedestrian and Bicycle Access
 - Lack of connectivity to existing multi-use trail
 - No dedicated bikeways

RECOMMENDATIONS

1. **Develop a network of multi-use trails connecting community destinations such as schools, parks, and businesses.** A map of proposed trails can be found in Figure 13.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality

Potential Funding Sources:	National Recreational Trails Grant Program; STP/Transportation Enhancement Activities
Related Plan Elements:	Community Facilities and Services

- 2. *Support and participate in County efforts to develop an Arroyo Preservation Plan.*** This recommendation in the Doña Ana County Comprehensive Plan aims to identify, buffer and protect all arroyo systems, and use them as passive open space systems. Where possible, trails should be developed along arroyos.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Policy, Capital Improvement
Responsible Party:	County; Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Community Facilities and Services, Environment

- 3. *Support and participate in County efforts to develop a comprehensive trail plan as part of the Parks and Recreation Master Plan, as noted in the Doña Ana County Comprehensive Plan.*** This plan includes using arroyos to develop the trail system, and establishing a trail corridor along the Rio Grande. Encourage planners to link the Rio Grande trail system with the proposed Anthony trail network.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	County; Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Community Facilities and Services, Environment

- 4. *Incorporate bike lanes on important roadways where feasible.*** Priority areas for bike lanes, as identified by the public, include NM 404, Sandia, Acosta, and the future extension of Landers. They are shown in Figure 13. Implementing bike paths throughout the County is also proposed in the Doña Ana County Comprehensive Plan.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement

Responsible Party:	NMDOT, Future municipality
Potential Funding Sources:	STP/Transportation Enhancement Activities
Related Plan Elements:	Community Facilities and Services

GOAL 4

ANTHONY WILL BE WELL-SERVED BY PUBLIC TRANSPORTATION TO NEARBY URBAN CENTERS

ISSUES ADDRESSED

- Transit
 - No public transportation

RECOMMENDATIONS

1. Participate in the South Central Regional Transit District's (SCRTD) efforts to develop a service plan for the county.

Currently, the SCRTC is developing a service plan to address gaps in transit service in Doña Ana and other New Mexico counties. Ensure that Anthony is included.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Economic Development

2. Participate in the Las Cruces Metropolitan Planning Organization's efforts to update its transportation master plan, TRANSPORT 2040, and support their goal of providing public transportation to county growth areas. This effort is currently underway. Although Anthony falls within the jurisdiction of

the El Paso MPO, TRANSPORT 2040 includes a transit center with park-and-ride facilities in Anthony. Encourage planners to locate the center along NM 460, either near the future downtown area or the government services activity center. This is consistent with the Doña Ana County Comprehensive Plan's recommendations for the Local Main Street Commercial Corridor.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Economic Development

3. *Support any efforts by the El Paso Metropolitan Planning Organization to extend public transportation options to Anthony and Doña Ana County.*

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	

4. *If and when extension of the RailRunner becomes politically and economically viable, support these efforts, and lobby for a station in Anthony.* Efforts are underway at the state level to extend the RailRunner light train south from Belen to Las Cruces and El Paso. Although these improvements are likely years away, it is important for local actors to be up-to-date on the developments. A rail stop would be ideal in Anthony's downtown area.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Economic Development

VI. PUBLIC INFRASTRUCTURE

A. BACKGROUND

Water and sewer services in Anthony have improved tremendously over the last three decades. Anthony was classified as a colonia in 1989, which is a community that lacks the most basic infrastructure facilities, especially clean drinking water and sewer services. Colonias often have leaking septic tanks and cesspools that create environmental and public health hazards. Such was the case with Anthony over 30 years ago. To remedy this issue, the Anthony Water and Sanitation District (AWSD) was organized in 1977 “to serve a public use and promote the health, safety, prosperity, security and general welfare of the inhabitants of the district.” The AWSD is a quasi-governmental agency that, under NMSA Statute Article 21, has the power to construct and improve water systems, sewers, streets and related infrastructure, parks and recreational facilities and engage in economic development projects. Water and sanitation districts may also levy and collect taxes on property as well as issue bonds.



Photo 7. Anthony Water and Sanitation District

B. WATER

Anthony is part of the Lower Rio Grande Water Users Organization (LRGWUO), a public entity mandated to guide regional water planning efforts in the area. The organization recognizes that water in the Lower Rio Grande region is fully allocated, and demand for water will soon exceed existing water rights in the area. Growth will have to come from transfers from existing uses or new supplies, and conservation efforts must be intensified.⁴

In Anthony, water is derived from AWSD wells in the area. The AWSD owns vested water rights as well as inchoate water rights that may be perfected through proof of beneficial use in the future. According the Forty-Year Water Plan for the AWSD, all of Anthony’s water rights will have been put to beneficial use by 2018. The AWSD has already begun the process of acquiring additional water rights to meet this need. In addition, developers of new subdivisions must provide their own water rights, which then transfer to the AWSD. Nevertheless, an estimated 6,000 acre-feet of water rights must be acquired by 2048. Some of this will come when irrigated agricultural lands transition to residential areas. Other alternatives for obtaining water include creating a

⁴ Lower Rio Grande Regional Water Plan, 2004

surface water diversion and treatment plant (in conjunction with El Paso and other entities), or drilling additional local wells and treating that water.

In addition to these options, the AWSD can extend its water through conservation. Already the District has made great strides in this area. Per capita water use in 2007 was 106 GPCD (gallons per capita per day), compared to an average of 155 GPCD in the 1990s. The main reason for this change was improved efficiency and reduced leakages in the water system due to improvements and replacement of leaking pipes.

The District also has a Water Conservation Plan. The overall goal for residential water consumption is 100 GPCD. To achieve this, the AWSD will communicate with high water users, and work with developers and landowners to reduce consumption for approved subdivisions that exceed the goal. The AWSD aims to reduce its use of unmetered water (used for fire suppression, flushing of lines, maintenance, etc.) to less than 10% of total water production by implementing good management practices. The AWSD offers incentives for customers who install water-efficient fixtures and appliances, and engages in public education activities regarding water conservation.

C. WASTEWATER

The Anthony wastewater facility treatment plant was completed in 1996, and has been updated since then. It has the capacity to treat an average daily flow of nearly 1 million gallons per day. It currently serves 2717 customers. As of 2007, there were still 274 water customers who were not hooked up to the sewer system and have individual septic tanks.⁵ As septic tanks are a major source of groundwater contamination in New Mexico, the AWSD actively works to extend sewer service to new customers.

⁵ Forty-Year Water Plan for the AWSD, 2008

D. SOLID WASTE

Solid waste removal in Anthony has been handled by several independent haulers, the largest of which include El Paso Disposal and Chaparral Disposal. In the past, individual households had the option of hiring the service that they wanted, or hauling their own trash. The closest collection center is the Anthony Center, located on 2120 E. O'Hara Road, operated by the South Central Solid Waste Authority of Doña Ana County. It accepts up to 240 cubic yards of waste per day. As a smaller facility than a transfer station, the collection center accepts waste only from unincorporated areas of the county.

Now that Anthony has incorporated, the collection center can no longer be used by residents. Residents will either have to travel farther to transfer stations in the county, or face higher trash collection charges by independent haulers, who will also have to travel farther to deposit the waste.

To address this, the new City government could hire a single hauling company to service the whole community. By negotiating a contract, the City may be able to receive more favorable rates. Furthermore, the City should seek trash collection as well as recycling pick-up. According to the Solid Waste Authority, municipalities pay significantly more for trash collection than they do for recycling service. (Current rates were \$30.70 per ton to accept solid waste at a transfer station compared to about \$14.00 per ton to accept materials at a recycling center). By paying for the collection of recyclable materials, the City will not only save money but also further residents' desire to create a green community.

The City also has the option of doing its own trash collection. However, this would likely require an initial capital outlay of at least \$1 million to acquire the trash collection vehicles, in addition to the cost of salaries, maintenance, and other expenses.

In the medium to long term, the new municipality may also want to address the issue of where trash will be hauled, since the local collection center will no longer be able to accept the community's solid waste. The state is encouraging regionalization in solid waste collection, and would be unlikely to approve a new landfill in Anthony. The South Central Solid Waste Authority, however, has expressed interest in developing a new transfer station in the southern part of Doña Ana County, likely near Anthony. This would benefit the community by lowering the trash hauling prices due to the closer proximity of the station.

E. DRAINAGE

Many areas of Anthony experience flooding, particular during the monsoon rain season. This impacts not only private homes and properties, but also roadways, sidewalks and other public facilities.

The major drainage within Anthony is Anthony Wash which enters the community on the east after passing under Interstate 10 and Sandia Drive. It then traverses approximately 0.3 miles within the community that includes a Special Flood Hazard Area, a zone with a 1% annual chance of flooding. This area includes the west end of Lincoln Street, the south end of Pena Street, and a portion of Livesay Street where Anthony Wash crosses it. No base flood elevations are available for this area as a detailed analysis has not been performed. Anthony Wash then enters Texas for 0.9 miles before reentering the community of Anthony for 0.4 miles and eventually passing under the railroad tracks and joining the East Drain.

Large rainfall events in the upper reaches of the Anthony Wash watershed are controlled by a major detention dam east of I-10. Construction was completed on this structure in 1973. The concrete box culverts under I-10 were constructed prior to the dam so they are over-sized for present needs. There are three 36 inch culverts under Sandia Road. The Anthony dam has a 30 inch outlet pipe and a storage capacity of 1012 acre-feet.

In the north, a portion of the community is bounded by Lawson Arroyo which also has a detention dam east of I-10 to control flooding from storms in the upper watershed. Base flood elevations have been computed for the Special Flood Hazard Area along this drainage to guide and limit development.

Also, a small area north of Madero to Elm and west of Camino Real Street is located in a Special Flood Hazard Area along the Rio Grande flood plain.

Storm water flows in Anthony are either absorbed into the soil within or outside of retention basins, evaporated over time from impervious surfaces such as pavement, or transported west to the Rio Grande flood plain. Fortunately, soils in the Anthony area are associated with alluvial fans that are generally well drained, resulting in a low frequency of flooding and ponding. Most streets and paved parking areas are designed to shed water but exceptions to this exist, particularly in some areas of the Franklin Apartments. Other areas, such as the Putter Circle area, are low-lying and do not have adequate detention basins for accumulated storm water.



Photo 8. Flooding during the 2006 monsoon season

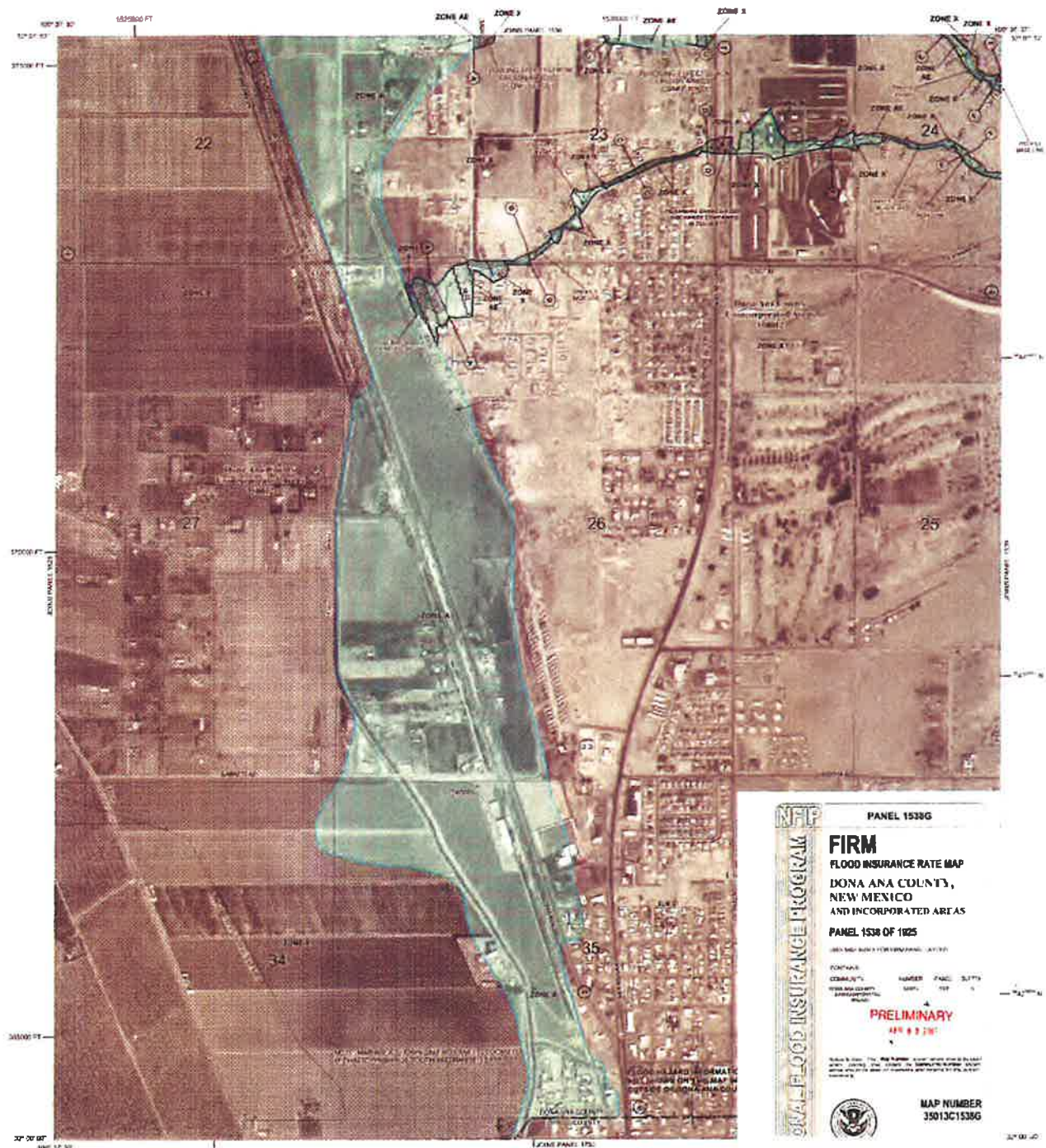
Courtesy of Victor Montoya



Photo 9. Damage to a sidewalk after a flooding event

Courtesy of Victor Montoya

Figure 14. Flood Insurance Rate Map for Doña Ana County, 1538G



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map preparator should be consulted for details updated or additional flood hazard information.

To obtain more detailed information in areas where State Flood Elevations (SFEs) have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Substantive Evidence (SFEs) contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that SFEs shown on the FIRM represent rounded whole-foot elevations. These SFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of consultation and/or floodplain management.

Coastal State Flood Elevations shown on this map apply only to the portion of the North American Vertical Datum of 1988 (NAVD 88) shown at the FIRM. SFEs should be noted that coastal flood elevations are also provided in the summary of Substantive Evidence (SFEs) in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Substantive Evidence (SFEs) should be used for consultation, and/or floodplain management purposes when they are higher than the elevations shown on the FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydrologic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Exhibit 2.4 "Flood Protection Structures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

This jurisdiction is in the jurisdiction of the map area from the National Flood Insurance Program. The hydrological data used in the production of this map are based on the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to existing and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

National Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-2000

To obtain current elevation description and/or position information for coastal areas shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-2342 or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by the U.S. Geological Survey and the National Hydrographic Survey (NHS). Digital Orthophoto Quadrangles were produced at a scale of 1:12,000 from photography dated 1996 or later. 30-m resolution data were produced at a scale of 1:25,000 from photography dated 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables to the Flood Insurance Study report may reflect stream channel distances that differ from what is shown on the map. Also, the most to floodplain relationships for unimproved streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexation or de-annexation may have occurred after the map was published, map users should consult appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map preparator addresses, and a listing of communities with participating National Flood Insurance Program rates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-350-6610 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-350-6610 and their website at www.msc.fema.gov.

If you have questions about this map or datasets concerning the National Flood Insurance Program in general, please call 1-877-FEMA-HELP (1-877-369-5277) or visit the FEMA website at www.fema.gov.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood) also known as the base flood is the flood that has a 1% chance of being equaled or exceeded in any given year. The Flood Insurance Study (FIS) is the data used to develop the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AR1, V, and VE. The Base Flood Elevation is the elevation in feet at the 1% annual chance flood.

- Zone A**
Special Flood Hazard Areas (SFHAs) subject to flooding by the 1% annual chance flood. Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.
- Zone AE**
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined. No data or depth for flooding available for this area.
- Zone AR**
Special Flood Hazard Areas (SFHAs) subject to flooding by the 1% annual chance flood by a flood control system that was substantially completed after the date of the FIS. Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.
- Zone AR1**
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.
- Zone AR1**
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.
- Zone AR1**
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.

Randomly located on the map

The boundary is the center of a stream plus any adjacent floodplain areas that are subject to flooding by the 1% annual chance flood. For the detailed flood insurance study report for this jurisdiction.

Randomly located on the map

Zone A
Special Flood Hazard Areas (SFHAs) subject to flooding by the 1% annual chance flood. Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevation determined.

Zone AE
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Zone AR
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NOTE TO USERS

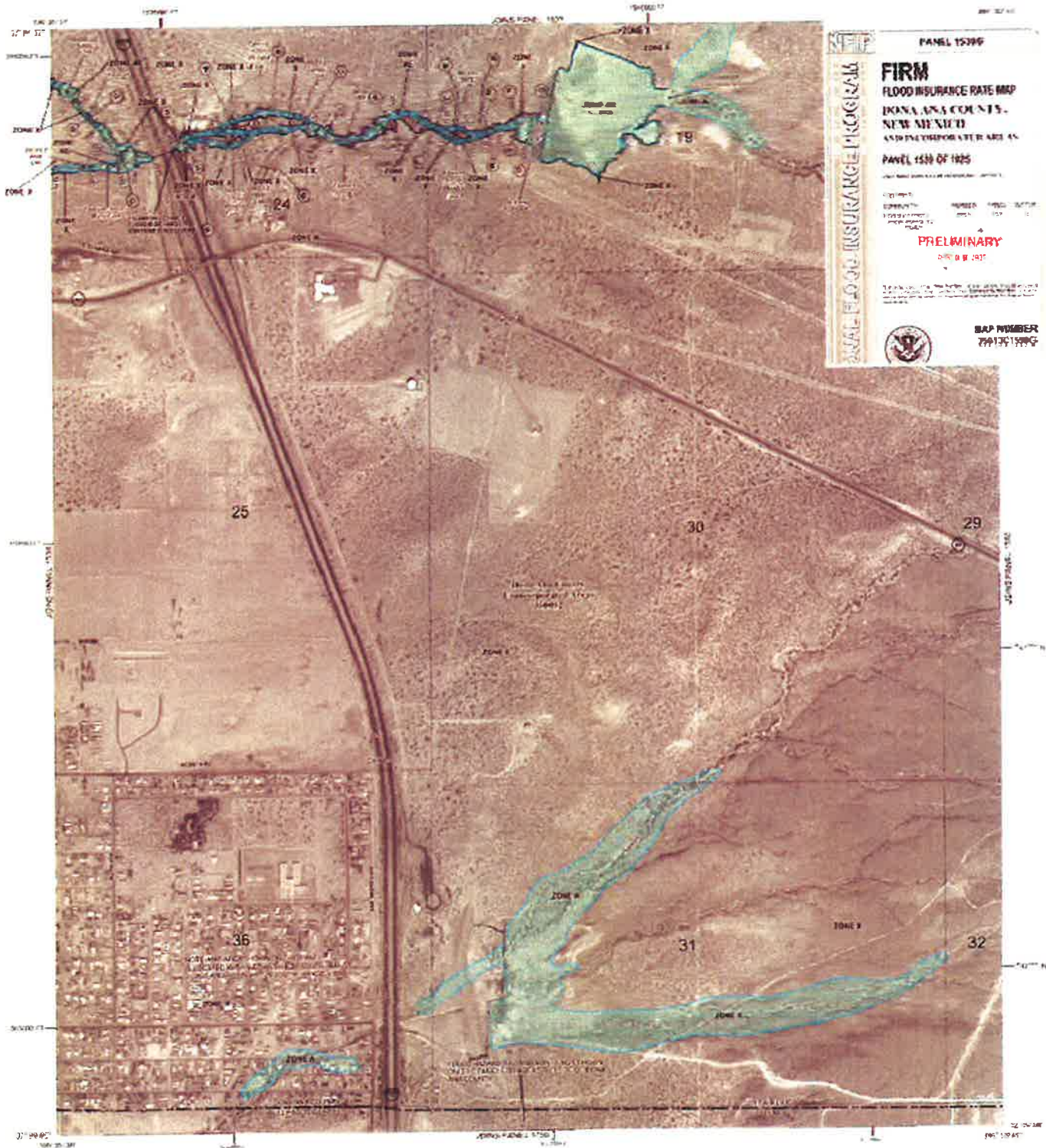
FEMA maintains information about map features, such as street locations and names, in or near designated flood hazard areas. Requests to revise information in or near designated flood hazard areas may be provided to FEMA during the community review period, at the final Consultation Coordination Officer's meeting, or during the statutory 60-day appeal period. Approved requests for changes will be shown on the final printed FIRM.



MAP SCALE 1" = 400'



Figure 15. Flood Insurance Rate Map for Doña Ana County, 1539G



Flooding from storm events is of major concern to the public, and may hinder economic and housing development in some areas. Site visits determined the location of some problem areas.

Several areas with puddles along street edges were observed on October 29, 2009 during a site visit following a modest precipitation event the previous day. These were:

- The Sonic Restaurant area at Elm Street; front and rear
- Church at Archer; ponding on shoulder, NE corner
- Livesay at Katherine; ponding on shoulder, NW corner
- McKinley and First; puddles on edge of road, SE corner
- Clark Street, between Madison and Van Buren; puddles on west edge of road

Areas with water ponding on the asphalt surface of the street were noted at:

- Madison west of Ruth
- First Street between McKinley and Washington
- Hettinga at driveway
- Polk at Fourth Street
- Oñate Street
- Van Buren at Charles
- Madison west of Ruth
- La Luna at Casimiro

There are three opportunities for water to pass under NM 460 between Livesay and Acosta. These are the box culverts associated with Anthony Wash, and corrugated metal pipes at the intersection with Miller and north of Madero. However, these may not be sufficient to allow water to pass.

Drainage in Anthony is very complex, with many localized conditions that will call for unique treatments. Potential solutions include:

- **Improvements to the capability of Anthony Wash to remove storm water.** Streets impacted by flooding caused by localized high intensity rainfall along Anthony Wash include Livesay, St. Anthony Street, Second Street, Lincoln Street and portions of streets adjacent to these. Anthony Wash west of O'Hara Park appears to be on private property. This part of the wash is filled with sediment, vegetation and some garbage, and does not appear to be maintained. Culverts under Fourth Street and McKinley may also be undersized for the amount of storm water generated upstream. A sewer manhole in the middle of the wash west of Second Street is an impediment to flow.

- **Increased use of retention/detention basins.** A retention basin holds excess storm water until it evaporates or percolates. A detention basin holds excess storm water temporarily until a receiving channel can handle it. Sometimes an underground storm sewer can be constructed to transport storm water to a receiving channel. If no receiving channel is available, retention basins are necessary. Retention basins are common with new development but not in the older part of Anthony.
- **Improvements to off-pavement open channel conveyance.** Many streets in Anthony are at or below the grade of adjacent ground requiring all storm water to be transported by the street. Establishing or re-establishing bar ditches along streets can help keep water off the streets and reduce the likelihood of puddles forming along street edges.
- **Street reconstruction.** In some cases, streets will need to be reconstructed to improve drainage. Typically, streets are constructed with a crown with water draining to both sides of the street. Where this is problematic, an inverted crown can be employed that allows water to drain to the middle of the street until a point is reached where it can be removed. Selected use of curbing to control water flow can also be applied in those areas where water leaving the street has the potential to cause damage to private property.

F. GOALS AND RECOMMENDATIONS

GOAL 1

ANTHONY'S WATER AND WASTEWATER FACILITIES WILL MEET THE CURRENT NEED AND HAVE THE CAPACITY TO MEET FUTURE NEEDS.

ISSUES ADDRESSED

- Sewer System
 - Need to ensure it has sufficient capacity for the future
- Water
 - Need to ensure quality and quantity of drinking water

RECOMMENDATIONS

1. ***Follow recommendations laid forth in the Forty-Year Water Plan for the Anthony Water and Sanitation District.*** This plan already details measures for water conservation, system improvements, and opportunities for obtaining additional water rights.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Capital Improvement
Responsible Party:	AWSD
Potential Funding Sources:	n/a
Related Plan Elements:	Environment

GOAL 2

ANTHONY WILL ADDRESS THE SOLID WASTE NEEDS OF THE COMMUNITY.

RECOMMENDATIONS

1. Hire an independent hauling service to collect waste and recyclable materials in the incorporated boundaries. The new municipal government should put out to bid to hire an independent contractor that can offer the best rates to the City.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Programmatic
Responsible Party:	Future municipality
Potential Funding Sources:	Enterprise Funds
Related Plan Elements:	

2. Work with the South Central Solid Waste Authority to establish a transfer station near Anthony. This would help bring down the costs of garbage collection fees in the incorporated area.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	
Responsible Party:	Future municipality
Potential Funding Sources:	Enterprise Funds
Related Plan Elements:	

GOAL 3

ANTHONY'S FLOODING PROBLEMS WILL BE ADDRESSED.

ISSUES ADDRESSED

- Drainage
 - Major flooding in some areas

RECOMMENDATIONS

1. **Perform a detailed drainage study of the Anthony area.**

Development and the nature of the terrain have constrained simple drainage solutions in many areas. A detailed study will be needed to assess the causes and effects of the drainage problems and determine cost-effective solutions. One result of this study would be to identify those areas where retention/detention basins could be utilized that would take advantage of the natural permeability of the underlying soils. The study would also identify routing for storm sewer conveyance of accumulated runoff.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities CDBG; Community Assistance Program State Supported Service Elements; Flood Mitigation Assistance Grant
Related Plan Elements:	

2. **Take the appropriate measures to alleviate drainage and flooding problems based on the study.** Ensure that drainage improvements are made simultaneously with road improvements where those are needed. Possible steps to address drainage include:

- Select and implement appropriate storm water conveyance and control systems for streets in problems areas and streets scheduled for paving or re-paving.** Utilization of curb and gutter is often appropriate on higher volume streets. This prevents erosion of street shoulders and slopes but will also concentrate runoff that may require curb cuts to street-side retention or detention basins or a storm sewer to convey runoff to an appropriate area. An economical alternative to curb and gutter as a means to reducing shoulder and slope erosion along erosion-

prone streets is to pave the shoulders. Control of erosion is particularly critical along streets where slopes exceed 3% such as certain street intersections west of Ruth. In areas where sheet flow off the street can be accommodated, flush surface curbstone can be utilized to provide lateral support to the pavement. Street reconstruction and drainage improvements will be required on Polk and Hettinga Streets in the Franklin Apartment areas to eliminate standing water on the asphalt surface and to address parking lot flooding.

- b. **Improve storm water conveyance down gradient of the NM Highway 460 culvert north of Madero.** This area has no defined drainage channel so the runoff spreads out and contributes to the standing water at the Sonic drive-in and the parking lot of the vacant building to the east of Sonic. An additional contributing factor in this area is the drainage along the west side of NM 460 that passes to the south under the street that serves the businesses in this area. An Anthony Water and Sanitation District lift station is also potentially impacted.
- c. **Note areas where sediment is being discharged into Anthony Arroyo and make improvements to reduce this.** It was noted that unpaved Stateline Street carries a significant amount of runoff and sediment into the Anthony Arroyo. This leads to clogging and reduced capacity of the channel.
- d. **Expand the capacity of existing drainage channels by removing accumulated sediments and vegetation, and secure easements to facilitate this maintenance where necessary.** Over time, sediments accumulate in drainage channels reducing the effectiveness of the existing drainage structures by partially blocking their entrances and exits. Periodic removal of these sediments will increase the capacity of the channel and structures to accommodate high runoff events.
- e. **Periodically cut or remove dense vegetation from drainage swales and retention structures.** Removing vegetation from these areas during the growing season, such as in the Putter Circle area, will enhance evaporation and discourage mosquito breeding.

Priority:	High
Time Frame:	1-3
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality

Potential Funding Sources:

Small Cities CDBG; Small Cities
CDBG Colonias Set-Aside;
Community Assistance Program
State Supported Service Elements;
Flood Mitigation Assistance Grant;
Community Development
Revolving Loan Fund
Transportation

Related Plan Elements:

VII. HOUSING

A. HISTORY OF HOUSING DEVELOPMENT

Development in Anthony sprung up in the 1880s around the railroad. Most of the community was platted by the 1950s, and all residential growth has occurred within this platted area.⁶ Although this reflects some degree of planning and organization, housing conditions and related infrastructure in Anthony have historically been substandard, leading to the community's classification by the State of New Mexico as a colonia in 1989.

As noted previously, colonias often lack potable water, adequate sewage system and/or decent, safe and sanitary housing. According to the Housing Assistance Council (HAC), colonias are also characterized by high levels of poverty, limited job opportunities, low levels of education, poor access to health care, and political and legal isolation from neighboring cities. For the most part, colonias are rural, unincorporated areas. People generally choose to live in colonias because they do not have viable alternatives. Land costs tend to be significantly lower than in other communities, and residents often install mobile homes or construct their own dwellings as their finances allow.

Anthony can be defined as a colonia for several reasons. Much of the town's housing stock is in poor condition, it lacks infrastructure (particularly paved roads), and a large proportion of its residents continue to live in poverty. Nevertheless, Anthony has undergone important changes over the last 30 years. The work of the Tierra del Sol Housing Corporation and the Anthony Water and Sanitation District have led to major improvements in the community.

Tierra del Sol (TDS), formed in 1973, is a nonprofit housing and community development corporation. Some of its initial work involved housing repairs and rehabilitation for very low income households in the core of Anthony. Currently, TDS averages about 20 home repairs per year in the region, but would like to expand this program and develop an office specifically for home repairs in Anthony.

Tierra del Sol has also been a major source of new, high quality affordable single family housing development in Anthony. TDS uses the "self help" approach to housing, whereby families contribute their time and labor to the construction of the home. They also attend homeownership and credit

⁶ Housing Assistance Council, 1998.

counseling sessions and receive construction training that will help with the long-term maintenance of the house. The first TDS subdivision in Anthony was the 109-unit Mercure Estates, built in the mid-1980s. Las Familias followed with 16 units, the O'Hara subdivision added 91 homes, and the two phases of Tierra Linda provided an additional 85 units. In addition, TDS has built homes on infill lots scattered throughout Anthony.

Tierra del Sol has also constructed several multifamily developments in Anthony. These include the 76-unit Franklin Apartments and the 24-unit Tierra Encantada. All multifamily units are subsidized rentals. Some are specifically allocated for farm workers; others are for rural families. Rents are calculated at one third of the household income.

In total, Tierra del Sol has provided over 400 units of affordable housing in Anthony, in addition to making major repairs to a number of existing homes. This, combined with the efforts of the AWSD to supply clean drinking water and sewer services, has laid the foundation for market rate private development in Anthony. In the last few years, the community has seen the development of custom homes in several parts of the plan area. Overall, these are high quality attractive homes that add to the character of the neighborhood. Nevertheless, Anthony still has many homes in substandard conditions, and trailers/mobile homes continue to be a source of affordable housing for many residents.



Photo 10. A newer home in Anthony

B. DATA

As noted, the most recent data available is from 2000, and may not reflect the current situation. It does, however, provide a general reference for housing data.

1. HOUSING PROFILE

The Anthony "core" (which correlates with the Anthony Census Designated Place) had a total of 2217 housing units in 2000, up from 1381 in 1990. This represents an increase of 60.5%. Housing in Doña Ana County, meanwhile, grew by only 32.7% for the same period. Census Tract 18.03 had a total of 2336 units in 2000.

Table 8. Total Housing Units

	1990	2000	% change
Anthony CDP	1,381	2,217	60.5%
Census Tract 18.03	n/a	2,336	---
Doña Ana County	49,148	65,210	32.7%

Source: US Census Bureau, 1990 and 2000

As shown in the tables below, Anthony has a slightly higher occupancy rate than Doña Ana County – 93.7% in the CDP and 94% in the encompassing census tract. Anthony also has a slightly higher rate of home ownership than the county. In the core, 68.1% of units are owner-occupied, while 69.3% of units are owner-occupied in the whole census tract.

Table 9. Housing Occupancy, 2000

	Occupied	Vacant
Anthony CDP	93.7%	6.3%
Census Tract 18.03	94.0%	6.0%
Doña Ana County	91.3%	8.7%

Source: US Census Bureau, 2000

Table 10. Housing Tenure, 2000

	Owner-occupied	Renter-occupied
Anthony CDP	68.1%	31.9%
Census Tract 18.03	69.3%	30.7%
Doña Ana County	67.5%	32.5%

Source: US Census Bureau, 2000

Single-family detached housing made up just over half of all housing units in the Anthony core and surrounding census tract (51.9% and 53.8%, respectively). Mobile homes made up an additional third of all housing, and multifamily housing accounted for most of the remainder.

Table 11. Types of Housing Units, 2000

	Anthony CDP Total Units	% Total	Census Tract 18.03 Total Units	% Total
1-unit detached	1,138	51.9%	1257	53.8%
1-unit attached	83	3.8%	83	3.6%
2 units	97	4.4%	97	4.2%
3 or 4 units	114	5.2%	114	4.9%
5 to 9 units	22	1.0%	22	0.9%
10 to 19 units	0	0.0%	0	0.0%
20 or more units	51	2.3%	51	2.2%
Mobile home	666	30.4%	692	29.6%
RV, boat, van, etc.	20	0.9%	20	0.9%
TOTAL	2,191		2336	

Source: US Census Bureau, 2000

As shown below, growth from 1990 to 2000 in the Anthony core was also due primarily to the addition of new single family homes and mobile homes.

Table 12. Change in Housing Units, Anthony CDP

	1990	2000	Difference 1990 – 2000	% of new units built
1-unit detached	747	1,138	391	48.3%
1-unit attached	45	83	38	4.7%
2 units	27	97	70	8.6%
3 or 4 units	41	114	73	9.0%
5 to 9 units	55	22	-33	-4.1%
10 to 19 units	2	0	-2	-0.2%
20 or more units	0	51	51	6.3%
Mobile home	461	666	205	25.3%
RV, boat, van, etc.	3	20	17	2.1%
TOTAL	1,381	2,191	810	

Source: US Census Bureau, 1990 and 2000

Home values in the Anthony area are fairly low. Over 90% of houses included in the 2000 sample survey were valued at less than \$100,000, with nearly 40% less than \$50,000. No homes were valued over \$200,000. Home values in Doña Ana County were also low, but only about 60% were less than \$100,000. Furthermore, the median home price in the Anthony core was \$54,900,

compared with \$90,900 in Doña Ana County. This data, however, may not accurately reflect conditions in Anthony due to recent private development activity that brought new homes to the community.

Table 13. Value of Specified Owner-occupied Units, 2000

	Anthony CDP	Census Tract 18.03	Doña Ana County
Less than \$50,000	39.6%	39.50%	11.2%
\$50,000 to \$99,999	53.4%	53.30%	46.7%
\$100,000 to \$149,999	6.0%	6.30%	22.6%
\$150,000 to \$199,999	1.0%	0.90%	11.0%
\$200,000 to \$299,999	--	--	5.9%
\$300,000 to \$499,999	--	--	2.2%
\$500,000 to \$999,999	--	--	0.3%
\$1,000,000 or more	--	--	--
Median value	\$54,900	\$55,300	\$90,900

Source: US Census Bureau, 2000

2. HOUSING QUALITY

As noted, the quality of housing has improved over the last several decades, but there are still issues.

Table 14 shows the number of housing units that have overcrowded conditions. The Anthony area has twice as high an incidence of overcrowded units, and three times the percentage of households that are severely overcrowded as Doña Ana County. This may be related to the larger household size in Anthony compared with the county, or a reflection of smaller home sizes.

Table 14. Housing Units with Overcrowded Conditions, 2000

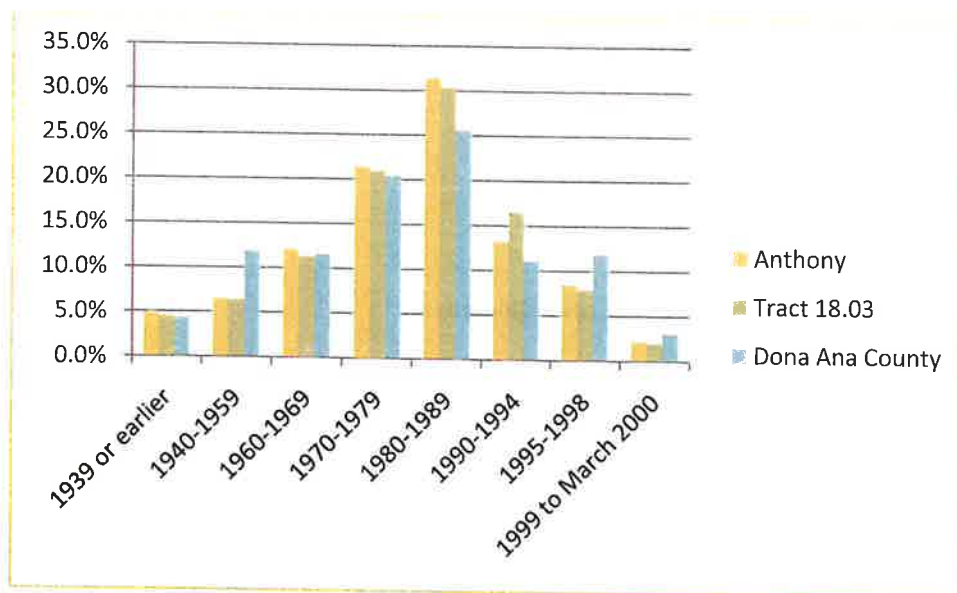
	Anthony CDP	Census Tract 18.03	Doña Ana County
Overcrowded (1.01 to 1.50 occupants per room)	13.4%	13.7%	6.0%
Severely overcrowded (1.51 or more occupants per room)	14.0%	14.3%	5.0%

Source: US Census Bureau, 2000

As shown below, the majority of housing units in Anthony, as well as in Doña Ana County, were constructed in the 1980s, accounting for about one third of the housing stock. An additional third of the units were built in the 1960s and 70s, and just over ten percent were built before 1960. About one quarter of housing was constructed in 1990 or later. A visual survey of the community indicated that a number of older houses and mobile homes are in poor to fair condition and may require repairs.

In addition, issues related to housing quality emerged during the public process. There is a perception that building codes are not adequately enforced, and that condemned buildings are not properly removed.

Figure 16. Year Structure Built



Source: US Census Bureau, 2000

The following two tables show the type of fuel used to heat homes, and the availability of plumbing facilities, kitchen facilities and telephone service to households.

Nearly 2% of occupied homes (37 total households) in the Anthony area do not use any kind of fuel.

Table 15. Heating Fuel in Occupied Housing Units, 2000

	Anthony CDP	Census Tract 18.03	Doña Ana County
Utility gas	70.9%	71.2%	65.3%
Bottled, tank, or LP gas	15.5%	15.4%	18.1%
Electricity	10.3%	9.9%	14.1%
Wood	1.2%	1.3%	1.6%
Solar energy	0.4%	0.4%	0.2%
No fuel used	1.7%	1.8%	0.4%

Source: US Census Bureau, 2000

The Anthony area has a higher proportion of homes without kitchen or plumbing facilities or telephone service than the county. In 2000 in Census Tract 18.03, 63 homes lacked kitchen facilities; 67 did not have complete plumbing facilities; and 184 did not have telephone service available. This is problematic for the health, safety, and overall quality of life for those Anthony residents.

Table 16. Housing Units with Various Facilities, 2000

	Anthony CDP	Census Tract 18.03	Doña Ana County
Kitchen facilities			
Has complete kitchen facilities	97.1%	97.3%	98.6%
Lacks complete kitchen facilities	2.9%	2.7%	1.4%
Plumbing facilities			
Has complete plumbing facilities	96.9%	97.1%	98.6%
Lacks complete plumbing facilities	3.1%	2.9%	1.4%
Telephone service			
Telephone service available	92.4%	91.6%	96.0%
No telephone service available	7.6%	8.4%	4.0%

Source: US Census Bureau, 2000

3. HOUSING AFFORDABILITY

Housing is generally considered to be affordable if total housing costs are 30% or less of household income. Payments higher than 30% constitute a “housing cost burden.” As demonstrated below, Anthony area homeowners have a higher rate of households with a cost burden than do county residents. Renters, however, fare better in Anthony compared to the county. Nevertheless, nearly a third of renters pay 35% or more of their income on housing, which is clearly problematic.

Table 17. Housing Cost Burden, 2000

% of income spent on housing	Anthony CDP	Census Tract 18.03	Doña Ana County
Homeowners			
30 to 34.9%	7.4%	6.6%	5.3%
35% or more	15.8%	17.9%	14.0%
Renters			
30 to 34.9%	7.0%	6.9%	6.9%
35% or more	28.3%	28.0%	34.4%

Source: US Census Bureau, 2000

As of April 2009, there were approximately 400 families on the waiting list for Tierra del Sol housing assistance; about 80% of those in Anthony and the surrounding area. This indicates that there continues to be a strong need to address affordable housing issues in the area.

In addition to Tierra del Sol, there are other affordable housing and home rehabilitation resources available to Anthony. Because Doña Ana County has the highest number of colonias in New Mexico (37), it was recognized as a “high-need” county in the State of New Mexico Consolidated Plan FY2006 – FY2010. This gives the county scoring preference for various funding applications. The Mortgage Finance Authority (MFA) assigned the following designations for Doña Ana County in regards to the 2007 Low Income Housing Tax Credit program: new single family development (high priority); rental acquisition (medium priority); and single family rehabilitation (low priority).⁷ The MFA is responsible for administering a variety of housing development and assistance programs. The Community Action Agency of Southern New Mexico (CAA-SNM) is the local agency responsible for administering the MFA’s home weatherization grants.

⁷ Vision 2040 Background Documents

C. FUTURE LAND USE SCENARIOS: HOUSING DENSITIES

As noted in previous chapters, the southern portion of Doña Ana County is expected to experience strong population growth over the next few decades, particularly due to the Fort Bliss base expansion. Other people are moving to New Mexico from the El Paso area due to prohibitive housing costs there. Based on the anticipated 5% annual growth rate, the Anthony planning area will be home to nearly 20,000 people by 2030. Determining where and how this local growth will occur was a driving factor in the preparation of the Master Plan and proposed land use scenarios.

The three housing density scenarios were described in the Land Use chapter. As noted, the medium intensity option was chosen as the preferred scenario. It has an average single family density of 5 to 5.5 dwelling units per acre. The map below shows density of existing neighborhoods in Anthony, based on lot sizes and units per lot.

One concern raised by the public during the planning process was the presence of multifamily housing complexes. There is a perception that these, particularly subsidized apartments, are associated with neighborhood crime, drugs and gang activity. However, when apartment complexes are developed, measures can be taken at the design level to help discourage crime. These include:

- a) Dispersing multifamily units throughout the community, rather than concentrating them in one area. At the same time, the units should not be isolated, but linked with transit stops, employment centers, shopping areas and other services.
- b) Designating public/semi-private outdoor spaces, such as courtyards, green spaces with picnic tables, playgrounds, etc. Complexes shouldn't be surrounded by vast open spaces that no one feels responsible for.
- c) Incorporating windows, porches, and balconies overlooking common areas and parking lots into the building design to have "eyes on the street."
- d) Incorporating small gathering spaces for neighbors to get to know one another into site design. These might include playgrounds, community gardens, communal porches, shaded grassy areas, pocket parks, community/recreational rooms, as well as neighborhood scale commercial uses such as a coffee shop, barbershop, bookstore, Laundromat, etc.
- e) Holding an open community meeting with area residents and stakeholders during the design process to get their feedback and address concerns.
- f) Including a covenant to ensure that the management keeps the property and grounds well-maintained, performs background checks on all tenant applicants, and works to address issues with problem tenants.

Figure 17. Density of Existing Housing Units



Dwelling units per acre:



Anthony Plan Area Boundary

These steps can help better integrate a multifamily complex into the community, creating an asset rather than a burden.

Furthermore, multifamily housing helps fulfill an important social need. The U.S. population is aging, and studies have shown that many in the Baby Boomer population are seeking new housing that is part of a community, yet doesn't require yard maintenance. They also want to be able to travel and know that their home will be safe. Townhomes, condos, and senior living facilities can supply this housing need. Multifamily housing also provides an affordable housing option for essential workers such as police officers, teachers, and emergency service providers.

D. GOALS AND RECOMMENDATIONS

GOAL 1

THERE WILL BE AN ADEQUATE SUPPLY OF A RANGE OF HOUSING OPTIONS TO MEET EXISTING AND FUTURE NEEDS OF DIVERSE HOUSEHOLDS, INCLUDING THOSE THAT ARE LOW-INCOME

ISSUES ADDRESSED

- Quantity
 - Not enough housing stock to meet future projected need (an additional 3,260 units by 2030)
- Affordability
 - Continued need for low and moderate income housing assistance

RECOMMENDATIONS

1. ***Ensure that enough land is available for residential development, ranging from single family homes to multifamily options.*** Specific strategies related to this recommendation can be found in the Land Use section. In particular, they include ensuring an adequate supply of appropriately-zoned land, extending infrastructure to areas favorable to growth, and developing an annexation plan for additional land.

Priority:	Medium
Time Frame:	1-5 years
Strategy Type:	Policy; Capital Improvement
Responsible Party:	Future municipality; AWSO
Potential Funding Sources:	n/a
Related Plan Elements:	Land Use

2. ***Adopt a local affordable housing ordinance, pursuant to the Affordable Housing Act [6-27-1 NMSA 1978].*** This allows municipalities to donate land and or engage in the development of affordable housing projects.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	n/a

3. ***Continue to develop affordable single family housing in Anthony through the self-help home ownership program on infill lots.*** This is an existing program.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Programmatic
Responsible Party:	Tierra del Sol Housing Corporation
Potential Funding Sources:	Tierra del Sol Housing Corporation
Related Plan Elements:	n/a

GOAL 2

THE HOUSING STOCK IN ANTHONY WILL BE IMPROVED TO PROTECT THE PUBLIC'S HEALTH, SAFETY AND WELFARE.

ISSUES ADDRESSED

- Quality
 - Concern among community members that subsidized multifamily housing projects bring in an undesired element, leading to crime, gangs, and other social ills
 - Homes in need of repair

RECOMMENDATIONS

1. *Develop guidelines for multifamily housing to reduce crime.*

Through zoning regulations or ordinance, develop a set of guidelines or standards to help prevent crime in multifamily complexes. These may include the following elements:

- a) Disperse multifamily units throughout the community, rather than concentrating in one area, but don't isolate them from other services and amenities.
- b) Designate public/semi-private outdoor spaces rather than vast open spaces.
- c) Incorporate windows, porches, and balconies overlooking common areas and parking lots into the building design to have "eyes on the street."
- d) Incorporate small gathering spaces for neighbors to get to know one another into site design.
- e) Hold an open community meeting with area residents and stakeholders during the design process to get their feedback and address concerns.
- f) Include a covenant to ensure that the management keeps the property and grounds well-maintained, performs background checks on all tenant applicants, and works to address issues with problem tenants.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Land Use (part of zoning recommendation)

2. ***Continue the self-help housing rehabilitation program for low income families, and expand as is feasible.*** This is an existing program. When funding allows, develop a staffed program specifically for Anthony. In addition, if funded, develop the Youthbuild Initiative that would train high school dropouts in construction trades by providing practical experience in rehabilitating and building homes. Ensure that residents are aware of these programs.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Programmatic
Responsible Party:	Tierra del Sol Housing Corporation
Potential Funding Sources:	Mortgage Finance Authority, US Department of Labor
Related Plan Elements:	n/a

3. ***Disseminate information about existing weatherization assistance programs.*** Programs are available for low-income families (both renters and owners) to weatherize homes, thereby reducing energy costs and improving the quality of the home. They are currently administered through the Community Action Agency of Southern New Mexico (CAASNM). The objective is to ensure that local residents are aware of this program.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Programmatic
Responsible Party:	CAASNM; Tierra del Sol Housing Corporation
Potential Funding Sources:	Mortgage Finance Authority
Related Plan Elements:	n/a

VIII. ECONOMIC DEVELOPMENT

Economic development is one of the cornerstones of a community's well-being. Although Anthony does not have much economic activity presently, it has many potential opportunities. The town offers strategic advantages for prospective employers, most notably its convenient location and access to a multi-modal transportation network. At the same time, the Anthony population faces some challenges. There is a high incidence of poverty and overall low educational attainment.

A. EXISTING BUSINESSES

According to the 2007 Economic Census, there are 11 registered businesses in the Anthony Census Designated Place. These included 3 restaurants, 3 information service businesses, 3 wholesale and retail trade establishments, and 2 businesses in the arts, entertainment and recreation category. Unfortunately, there is no data for the entire census tract, so most of the Anthony Drive commercial corridor is left out of this analysis. Observation indicates that there are additional restaurants, personal and professional services, and government services, all of which provide employment opportunities to the local community.

B. WORKFORCE CHARACTERISTICS

According to the 2000 Census, there were 5,421 people age 16 and over in Census Tract 18.03. Of those, 52% were in the labor force, while 48% were not. People not in the labor force are often students, individuals taking care of other family members, retired individuals and seasonal workers.

There was a 6.9% unemployment rate in Anthony in 2000, compared to 5.4% in the county. The most recent unemployment statistics are available at the county level from the Department of Workforce Solutions (DWS). As shown below, the unemployment rate for Doña Ana County was 7.2% in October 2009, lower than the state and national averages, but still high. The figure in Anthony may be even higher.



Photo 11. A local business in Anthony

Table 18. Population in Labor Force, 2000

	Census Tract 18.03	Census Tract 18.03	Doña Ana County
	Total Numbers	% Total Population Age 16+	% Total Population Age 16+
Total Population Age 16+	5,421		
In Labor Force	2,819	52.0%	58.5%
In Armed Forces	7	0.1%	0.3%
Civilian	2,812	51.9%	58.1%
Civilian Labor Force	2,812	51.9%	
Employed	2,440	45.0%	52.8%
Unemployed	372	6.9%	5.4%
Not in Labor Force	2,602	48.0%	41.5%

Source: US Census Bureau, 2000

Table 19. Monthly Unemployment Rates, 2009

	Jan	Feb	Mar	Apr	May	June	July	Aug
Doña Ana County	5.5%	5.9%	6.1%	5.8%	6.5%	7.3%	7.4%	7.3%
New Mexico	5.2%	5.7%	6.0%	5.7%	6.5%	7.3%	7.5%	7.6%
United States	8.5%	8.9%	9.0%	8.6%	9.1%	9.7%	9.7%	9.6%

Source: New Mexico Department of Workforce Solutions

The majority of employed civilian workers worked for private companies in 2000. About 15% worked in government positions. Just over 6% owned unincorporated businesses, while an additional 1.5% worked in their own incorporated business (included in the private wage workers category below).

Table 20. Class of Worker, Census Tract 18.03, 2000

	Total Number	% Total
Total civilian employed labor force	2,440	100.0%
Private wage and salary workers	1,893	77.6%
Government workers	381	15.6%
Self-employed workers in own not incorporated business	156	6.4%
Unpaid family workers	10	0.4%

Source: US Census Bureau, 2000

The top five industries employing Anthony residents in 2000 were manufacturing, retail trade, educational services, construction and health care and social assistance. Men were most represented in the manufacturing and construction industries, while women were employed mostly in the retail trade, educational services, manufacturing, and health care and social assistance industries.

Table 21. Industry of Employed Civilian Population, Census Tract 18.03, 2000

	Male	Female	Total	% Total
Total civilian employed labor force	1,364	1,076	2,440	100.0%
Manufacturing	352	168	520	21.3%
Retail trade	123	201	324	13.3%
Educational services	108	198	306	12.5%
Construction	221	14	235	9.6%
Health care and social assistance	60	143	203	8.3%
Other services (except public administration)	43	114	157	6.4%
Transportation and warehousing, and utilities	119	23	142	5.8%
Public administration	65	29	94	3.9%
Finance, insurance, real estate and rental and leasing	34	56	90	3.7%
Accommodation and food services	25	63	88	3.6%
Agriculture, forestry, fishing and hunting, and mining	75	0	75	3.1%
Arts, entertainment, and recreation	35	19	54	2.2%
Information	32	15	47	1.9%
Administrative and support and waste management services	36	6	42	1.7%
Wholesale trade	27	11	38	1.6%
Professional, scientific, and technical services	9	16	25	1.0%

Source: US Census Bureau, 2000

Occupations for the Anthony workforce are shown below. The largest proportion of Anthony workers are in production, transportation and material moving occupations, likely due to the high number of individuals employed by the manufacturing industry. The remaining jobs were divided about evenly between sales and office occupations, service occupations, management and professional occupations and construction occupations. Few Anthony residents work in agricultural occupations. Again, men were most employed in production and construction occupations, while women were employed more in service, management and production occupations.

Table 22. Occupation of Employed Civilian Population, Census Tract 18.03, 2000

	Male	Female	Total	% Total
Total civilian employed labor force	1,364	1,076	2,440	100.0%
Production, transportation, and material moving occupations	428	244	672	27.5%
Sales and office occupations	93	356	449	18.4%
Service occupations	244	199	443	18.2%
Management, professional, and related occupations	166	249	415	17.0%
Construction, extraction, and maintenance occupations	363	28	391	16.0%
Farming, fishing, and forestry occupations	70	0	70	2.9%

Source: US Census Bureau, 2000

The information above indicates that Anthony residents are able to find work in a range of occupations and industries. One telling piece of data is the “place of work” indicator. According to the 2000 Census, 2,213 people in the civilian labor force lived in a Census-designated place (meaning the Anthony core). Of those, only 237, or 10.7% worked in Anthony. The majority likely commute to Las Cruces or El Paso, or other neighboring communities.

C. FUTURE ECONOMIC DEVELOPMENT OPPORTUNITIES

Anthony has several economic development advantages to offer prospective businesses. One major benefit is its convenient location. It is located adjacent to I-10, in close proximity to both El Paso and Las Cruces. It is also flanked by the railroad, and is close to several airports and international ports of entry. Anthony is also a federally-designated HUB zone, which means that it has contractual advantages when dealing with federal government projects. Due to its location, Anthony also has access to a large labor force, including a young, bilingual local labor pool.

Finally, Anthony has several entities dedicated to economic development. These include the Anthony-Berino Economic Development (ABED) organization, which works with the Mesilla Valley Economic Development Department and the New Mexico State Economic Development Department to promote industrial and economic growth. In addition, the AWSD and Tierra Del Sol Housing Corporation have engaged in economic development activities, even though this is not their main focus.

1. BUSINESS DEVELOPMENT

Anthony residents are strongly in favor of fostering a core of small, local businesses to provide employment, shopping and services for area residents. The ideal locations for this are in the downtown area, as well as along the NM 460 corridor, as highlighted in the Master Plan land use concept.

Strategies to support this include providing information and resources to local people interested in starting their own business, possibly through the creation of a small business incubator. Business incubators can provide assistance in a number of ways. First, they can provide the physical office, retail or industrial space at a low cost to businesses. Businesses may also be able to cut costs by sharing accounting and human resources personnel or software and equipment such as copy machines, etc. The incubator can also provide training and education to business owners, as well as marketing services. A business incubator is currently under development by the Anthony-Berino Economic Development (ABED) organization.

In addition to fostering small business development, Anthony also could be home to larger industries or businesses. With its incorporation, the city will have more options to spur economic development. For instance, the municipality can pass a Local Economic Development Act (LEDA) ordinance that will allow the local government to provide land, buildings, and infrastructure as a tool to promote business growth and attracting new industries. The LEDA also establishes an economic development organization and a strategic plan.

2. DOWNTOWN REVITALIZATION

Anthony residents identify the southern portion of NM 460 as their downtown area, and recognize the need for revitalization with new businesses, activity and pedestrian improvements. Currently only a handful of businesses operate there, and some of the buildings require structural repair and/or renovations.

The Doña Ana County Comprehensive Plan also highlights the area as a village center, having greater development potential due to proximity to infrastructure and transportation alternatives. The Plan recommends that it be enhanced as a mixed use shopping, working and living district. Heights in the mixed use center, according to the Plan's designation of Anthony as 'developing rural,' should be limited to three stories, with commercial uses on the ground floor, and offices and/or residences above.

Downtown's proximity to a nearby elementary school, park, churches, and other neighborhood amenities makes it an ideal community focal point and gathering space. It could be further enhanced by a weekly farmers' market. Farmers' markets allow community members to sample local agricultural goods and arts and crafts. They create a sense of community and vibrancy, especially if accompanied by food vendors and music or arts presentations. In addition, west of NM 460 in the downtown area would be an ideal location for a RailRunner stop, should the light rail train be extended in the future. All of these factors could combine to create a lively, vibrant destination in Anthony.

The image below, from the draft Doña Ana Comprehensive Plan, shows a visual simulation of how storefronts in Anthony's downtown might look after redevelopment.

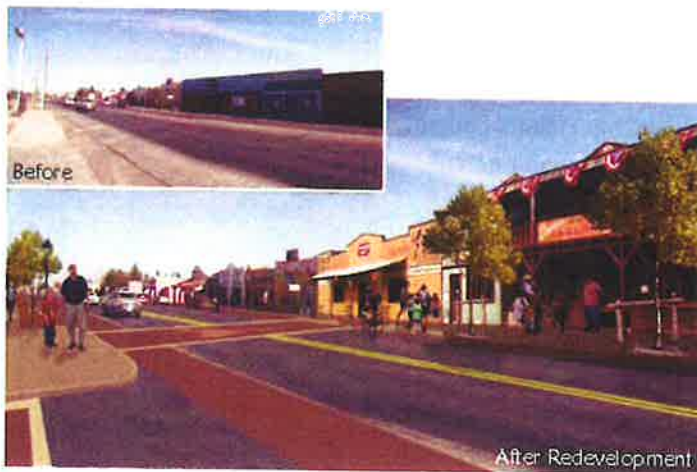


Figure 18. Visual Simulation of Downtown Anthony

Prepared by Peter J. Smith & Company, Inc.; reproduced with permission



Photo 12. A portion of Anthony's downtown

One strategy to help spur downtown revitalization is developing a local MainStreet organization. MainStreet helps local communities develop, beautify, and promote their shopping districts by providing expertise in four areas: organization, town design, promotion/publicity, and economic restructuring. Specifically, services include strategic planning, grant writing and volunteer development; façade improvement and design, signage/logo design, and historic district development; image and tourism development; and business recruitment and retention, among others. (See Appendix for more information). A local MainStreet organization can be created within a municipal government or as a stand-alone body. It includes business and property owners, community leaders, and other interested parties on its board and committees.

3. TOURISM

Anthony has potential as a future tourist destination. The future revitalized downtown is one possible draw, particularly if a RailRunner station, trails and bikeways are established in the vicinity. In addition, the casino proposed by the Jemez Pueblo on the parcel southwest of the I-10/NM 404 junction is a major project that would be a tourism draw with a huge local economic impact. The casino would bring hotels, restaurants, and other entertainment options to Anthony, creating both short-term construction jobs as well as permanent jobs in service and management positions. It could also spur spin-off businesses in a shopping district such as the future downtown, and raise awareness about Anthony as a tourism destination. Furthermore, the casino proposal includes an endowment for a community foundation that would fund community education and development projects in Anthony.

The first application for the casino was denied at the federal level, but a second application is pending review. If denied again, it is conceivable that the property owners could nevertheless seek to develop the land with an entertainment complex such as an events center, simply without the casino element. If this happens, it will be important to ensure that there is a provision similar to the proposed community foundation to assist the town in providing the additional police, fire, and other services that may be required. Hosting job fairs for Anthony residents would be another way for this type of development to ensure that the local community benefits.

A second long-term tourism opportunity in Anthony is the development of the town's historic resources. These include recognized historic trails and the possible existence of historic structures. Historic districts and markers can help attract tourists, as well as create a marketable image or brand for the community.

The Doña Ana County Comprehensive Plan identifies the downtown area as a historic district, though it is not officially listed on the State Register of Cultural Properties. To be included, individuals or organizations can submit an application to the Cultural Properties Review Committee regarding individual properties, structures or districts (see Appendix for more information).

There are other recognized historic resources in Anthony, however. The most important is the Camino Real de Tierra Adentro National Historic Trail, as described in the Transportation section. This path served as a trade gateway between Mexico City and Santa Fe for nearly three hundred years. It is also recognized as a National Scenic Byway. Although the location of the historic trail is not known in some places, and likely changed over the years, the scenic byway follows NM 478 along the western boundary of the plan area, merging with NM 460 through the Anthony downtown. The Doña Ana County Comprehensive Plan calls the Camino Real the major sightseeing and recreational driving route in the region. Unfortunately, there are no markers indicating the route as either a historic trail or a scenic byway in Anthony.

The Butterfield Trail is another historic amenity in the area. There is a historical marker describing the Butterfield Trail at the Anthony visitor's center, located at a rest area off of I-10, just east of the plan area boundary. Three other historic markers at the center describe Juan de Oñate's Route/the Camino Real, the Brazito Battlefield (site of an 1846 battle during the Mexican War), and the Jefferson Davis Highway. These points of historic interest are located near, but not within, the Anthony plan area boundaries, with the exception of the Camino Real. Furthermore, the markers' location to the east of I-10 is geared towards highway travelers passing through the area, and does not necessarily steer visitors to the town of Anthony, or connect with the community in any way.

The Doña Ana County Comprehensive Plan proposes a new visitor's center for Anthony. If possible, the visitor's center should be oriented to better connect with the community, either by locating it more in heart of the town, or if still off of I-10, located at the junction of NM 404 so that local residents have access to it. In addition, the center should offer maps and information about recreational, shopping, and dining opportunities in Anthony as the city develops. A MainStreet organization could assist with the creation of those materials.

Another objective, supported in the Doña Ana Comprehensive Plan, is to develop gateways with attractive signage, landscaping, specialty paving patterns and banners welcoming visitors to a community. Gateways are useful for several reasons. They provide a point of interest and way-finding assistance to visitors to the community, while creating a source of pride for residents. Particularly if the RailRunner light train is extended through Las Cruces to El



Photo 13. The Anthony Visitor's Center

Paso and stops in Anthony, it will be important to mark the town's identity, and show that it is a separate entity from Anthony, TX. This will also be valuable if and when the Jemez trust land is developed with a casino or entertainment complex as a way to entice visitors to explore the rest of the town, including its downtown, and recreational facilities. Gateways can be developed in such a way that they reflect Anthony's unique character, such as with markers describing the town's history and culture, including its presence on the Camino Real trail, or visual features depicting the area's agricultural heritage. The Doña Ana Comprehensive Plan recommends a gateway for the I-10/NM 404 interchange. Other ideal locations include the southern portion of NM 460, possibly on the newly installed roundabout at the junction of NM 478 and the northern part of NM 460 with the intersection of NM 404; these could indicate entrance to the community's Main Street/downtown district.

4. GREEN ECONOMY

Members of the Anthony community have indicated a desire to pursue green, or ecologically-friendly, business and industry opportunities. This is an emerging trend in the state and nation, and incentives exist for some projects.

There are a variety of small-scale types of businesses that could emerge in Anthony. These include contracting firms that do green building retro-fitting, landscape companies that focus on low water use and native plants, and specialty organic food production and processing.

Rio Grande Biofuels is located just north of the plan area on Anthony Drive. The first biodiesel producer in New Mexico, this company uses recycled oil from local food processors to create renewable biodiesel. This business could serve as the first in a cluster of alternative energy producers, or other related and complementary services.

One project currently underway is a community farm that will be located north of the new school on NM 478. The AWSD has purchased land for this project. The community farm will feature greenhouses, and products developed could be sold at a weekly farmers' market and used at local schools and businesses. Because the land around the farm is zoned as industrial, an adjacent food processing plant could be developed to create value-added products and additional employment opportunities. Low-water and drought-resistant plants could also be grown at the farm for use in local landscaping projects.

In addition, the farm plans to partner with the University of Texas at El Paso to develop an entrepreneurship program for local youth. Participants will learn agricultural as well as business skills that they can apply to other fields. Additional revenue could be garnered by developing tours of the farm for visitors. The future municipality could support the farm by ensuring

appropriate zoning (especially if a processing plant were to be developed) and creating purchasing preference agreements (for public landscaping projects or the catering of events).

D. GOALS AND RECOMMENDATIONS

Please note that some of the specific recommendations fall under various economic development goals. Each goal and set of recommendations builds on the previous goals and recommendations.

GOAL 1

ANTHONY WILL HAVE A STRONG LOCAL ECONOMY BASED ON BOTH SMALL AND LARGE BUSINESSES THAT PROVIDE JOBS TO LOCAL PEOPLE

ISSUES ADDRESSED

- Jobs and Businesses
 - Need more jobs and economic prosperity in the community
 - Need more local businesses based in Anthony, NM (rather than Anthony, TX)
 - Existing businesses need more support

RECOMMENDATIONS

1. **Adopt a Local Economic Development Act ordinance (LEDA), pursuant to the Local Economic Development Act [5-10-1 NMSA 1978].** By passing a LEDA, the community is adopting an ordinance that creates an economic development organization and strategic plan. This allows the local government to provide land, buildings and infrastructure as a tool for business growth and attracting new businesses.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	n/a

2. ***Continue the development of a small business incubator to assist new start-up businesses.*** A business incubator is currently under development by Anthony-Berino Economic Development (ABED).

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Anthony-Berino Economic Development
Potential Funding Sources:	Anthony-Berino Economic Development; Community Development Revolving Loan Fund
Related Plan Elements:	n/a

3. ***Ensure that Anthony residents and businesses are informed about existing small business resources in the area.*** These include the Small Business Development Center at the Doña Ana Community College, the Las Cruces SCORE chapter, WESST Corp of Las Cruces, the New Mexico Community Development Loan Fund, and ACCION New Mexico Colorado Arizona. These organizations provide a variety of services, including training, business plan preparation and loans for small businesses. (See Appendix for more information). This objective could be fulfilled by developing a brochure of available services or hosting regular open houses with representatives from the organizations.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Anthony-Berino Economic Development; Future business incubator or other economic development organization
Potential Funding Sources:	Anthony-Berino Economic Development
Related Plan Elements:	n/a

GOAL 2

ANTHONY WILL HAVE A VIBRANT DOWNTOWN COMMERCIAL DISTRICT

ISSUES ADDRESSED

- **Jobs and Businesses**
 - Need more jobs and economic prosperity in the community
 - Need more local businesses based in Anthony, NM (rather than Anthony, TX)
 - Existing businesses need more support
- **Downtown Area**
 - Vacant and underutilized downtown

RECOMMENDATIONS

1. **Create a MainStreet organization to spur the revitalization of the downtown area.** To initiate a local MainStreet organization, two representatives (one from the local municipality and one from the private sector) must attend an application workshop through New Mexico MainStreet.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Future municipality, Chamber of Commerce and local business and property owners
Potential Funding Sources:	Future municipality; private resources; New Mexico MainStreet Organization (provides technical assistance, not funds)
Related Plan Elements:	Land Use

2. **Consider purchasing the strip of deteriorated buildings in the downtown area for rehabilitation.** The city could then re-sell or rent out the individual spaces for retail, services, etc. Part of the space could be used for the business incubator. If buildings have historic value, they should be restored appropriately.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Community Development Revolving Loan Fund; Historic Preservation Certified Local Governments Program; Prehistoric and Historic Sites Preservation Act of 1989
Related Plan Elements:	n/a

3. **Develop a weekly farmers' market in the downtown area.** One potential location for a market is the church parking lot in front of the Women's Intercultural Center.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Future municipality; local farmers and business owners; local nonprofit
Potential Funding Sources:	Community Development Revolving Loan Fund
Related Plan Elements:	Land Use, Environment

GOAL 3

ANTHONY WILL DEVELOP ITS POTENTIAL AS A TOURISM DESTINATION.

ISSUES ADDRESSED

- Jobs and Businesses
 - Need more jobs and economic prosperity in the community

- Need more local businesses based in Anthony, NM (rather than Anthony, TX)
- Downtown Area
 - Vacant and underutilized downtown
- Tourism
 - Underutilization of town's prime location on I-10
 - No obvious gateways to community
 - No recognition of the town's historical significance

RECOMMENDATIONS

1. ***Ensure that land use regulations support private efforts to develop the land to the southeast of the I-10/404 interchange with an entertainment complex.*** Currently, this land is not included in the plan area, as it is under option by the Jemez Pueblo for the development of a casino. If the casino is not approved, it is recommended that this area be developed with another type of entertainment complex – possibly a concert venue/events center – due to its convenient location halfway between Las Cruces and El Paso. This support can be provided by creating appropriate land use and zoning regulations.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Land Use

2. ***If an entertainment complex is developed, ensure that it will benefit the community to the greatest extent possible.*** The original proposal for the Jemez/Anthony casino included an endowment for a community foundation to support scholarships, schools, recreation and other community development priorities. If the second proposal is approved by the federal government, or if a separate entertainment complex is developed, work with the owners to ensure the development of the community foundation. Partner with them to hold local job fairs and establish a local hiring preference.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality; private developers
Potential Funding Sources:	n/a
Related Plan Elements:	n/a

3. *Install gateways to the community that reflect the town's rural character, cultural heritage, and historic significance.*

Ideal locations for gateways include the southern portion of NM 460, possibly on the newly installed roundabout at the junction of NM 478; the northern part of NM 460 with the intersection of NM 404; and the eastern part of NM 404 approaching I-10.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Capital Improvement
Responsible Party:	Future MainStreet organization; future municipality
Potential Funding Sources:	STP/Transportation Enhancements Activities; Public Art Program
Related Plan Elements:	Land Use, Transportation

4. *If the County decides to build a new visitor's center in Anthony, lobby to locate it in the downtown area.* The Doña Ana Comprehensive Plan makes notes of a new visitor's center in Anthony.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	Future MainStreet organization; future municipality
Potential Funding Sources:	STP/Transportation Enhancement Activities (for construction of center)
Related Plan Elements:	

5. *Research the historic significance of locations and buildings in Anthony, and develop a historic district and historic markers if applicable.* Potential locations in Anthony include the downtown area, as well as the Camino Real and Butterfield Trail.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	Future MainStreet organization; work with New Mexico Historic Preservation Division
Potential Funding Sources:	Historic Preservation Certified Local Governments Program; Prehistoric and Historic Sites Preservation Act of 1989; STP/Transportation Enhancement Activities
Related Plan Elements:	Land Use

6. ***Make visible the presence of the Camino Real de Tierra Adentro and the Butterfield Trail in Anthony.*** Recommendations for this objective include installing signage identifying the trails, and working with the New Mexico Tourism Department and non-profit groups such as El Camino Real de Tierra Adentro Trail Association (CARTA) to identify Anthony on maps and include it in informational materials.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Future MainStreet organization; future municipality
Potential Funding Sources:	STP/Transportation Enhancement Activities
Related Plan Elements:	Land Use, Transportation

7. ***As Anthony develops with new attractions, tourist destinations and resources, develop promotional materials about the city.*** These could range from brochures to billboards to a website.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	Future MainStreet organization; Future municipality
Potential Funding Sources:	Cooperative Advertising Program
Related Plan Elements:	n/a

GOAL 4

ANTHONY WILL DEVELOP GREEN BUSINESSES OPPORTUNITIES.

ISSUES ADDRESSED

- Jobs and Businesses
 - ★ Need more jobs and economic prosperity in the community
- Green Economy
 - ★ Desire to protect farmland and agriculture-based businesses
 - ★ Desire to develop green (ecologically-sound) industries

RECOMMENDATIONS

1. **Support efforts to develop a community farm/plant incubator and entrepreneurship program for local youth.** The municipality can support the farm by ensuring appropriate zoning (especially if a processing plant were to be developed) and creating purchasing preference agreements (for public landscaping projects or the catering of events).

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Private group in collaboration with UTEP; Anthony-Berino Economic Development; Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	Land Use, Community Facilities and Services, Environment

2. **Recruit new businesses and foster the development of existing local businesses engaged in green industry.** Examples might include alternative energy development, contracting firms that do residential green retro-fitting, landscaping companies that use low water use plants, specialty organic food production, etc. With a LEDA, a local

government could assist by providing free or low-cost land, infrastructure or other assistance to those businesses.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Anthony-Berino Economic Development; Future municipality
Potential Funding Sources:	Community Development Revolving Loan Fund
Related Plan Elements:	Environment

IX. COMMUNITY FACILITIES AND SERVICES

Community facilities and services encompass a broad range of areas, including recreation, education, and public health and safety. They include both publicly-provided County services as well as private and non-profit services.

A. MUNICIPAL SERVICES

Now that Anthony is to become an incorporated city, it will require space for the City Council to convene, the Mayor's office, and other related services. The AWSD building may initially function as the City offices until other facilities are available. This plan recommends the development of a public services activity center near NM 460 and Landers Drive, as noted in the Land Use section. If possible, the construction should strive to meet green building standards as a model for future development in the Anthony area.

B. PARKS AND RECREATION

1. EXISTING PUBLIC FACILITIES

There is currently one developed public park in Anthony – the 5.6 acre Anthony Baseball Park. In addition, land has been purchased for a 10 acre park south of the new elementary school on NM 478, though it has not yet been developed.

Doña Ana County uses the 2007 National Recreation and Parks Association (NRPA) standards for determining the appropriate amount of park acreage needed for a given population. The table below shows the required park acreage for Anthony based on current and future population estimates. Anthony, like the rest of the county, faces a severe deficit in public recreational facilities. Ideally, the community should currently have between 162 and 205 acres of parkland, rather than the 15.6 acres it has. By 2030, it will require nearly 400 acres of parks.



Photo 14. Playground at the Anthony Baseball Park

Table 23. Park Standards and Needs

Type of park	Service Area	Park size (acres)	Recommended Acres per 1,000 People	Needed Acres (est. 2009 population) *	Needed Acres (est. 2030 population) *	Current Acres (Existing and Planned)	Surplus/ Deficiency (for 2030 levels)
Mini-Park	¼ mile	≤ 1	0.25 – 0.50	2.5 – 5	5 – 10	0	5-10
Neighborhood	½ mile	1.1 – 15	1 – 2	10 – 20	20 – 40	15.6	4.4 – 24.4
Community	1+ mile	15.1 – 25	5 – 8	50 – 80	100 – 160	0	100 – 160
Regional	2+ mile	25.1 – 200	10+	100 +	200 +	0	200
TOTAL				162.5 – 205	325 - 410	15.6	309.4 – 394.4

*Note: Population estimates were rounded to 10,000 people for 2009 and 20,000 for 2030.

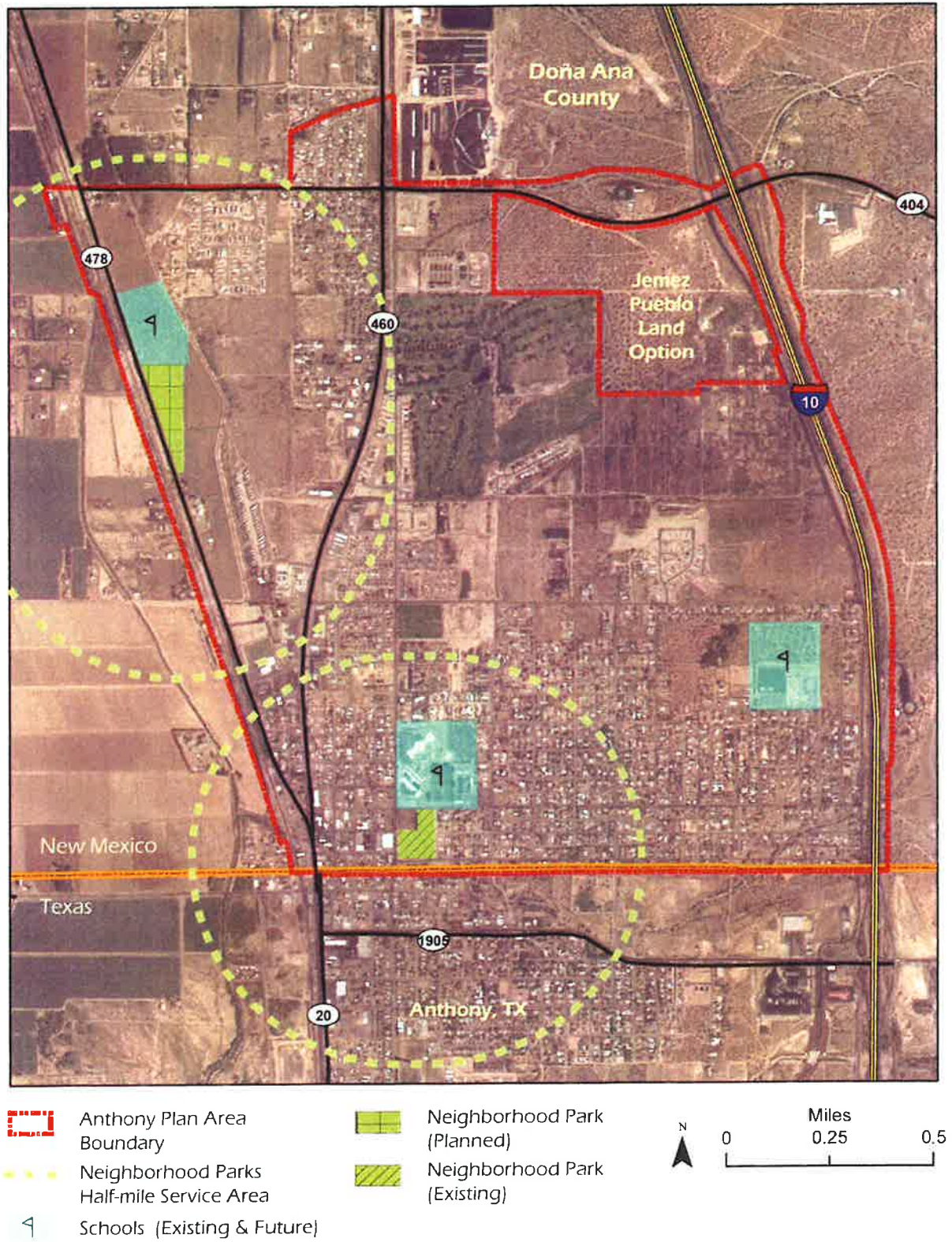
Source: Adapted from Vision 2040.

The ideal amount of park acreage for Anthony may be unrealistic for the small community, considering that it is a fairly dense town. Another way to approach determining the appropriate park balance is by looking at the facilities' service areas. This measure too, however, indicates that much of the community does not have sufficient access to parks (see Figure 19).

The lack of public parks in Anthony is problematic for several reasons. At community meetings, residents emphasized the challenges facing youth; namely, that there are not enough positive recreational activities, and that young people often end up in gangs or engaging in criminal activities. Having accessible, well-maintained parks that are attractive to many age groups (from toddlers and their parents up to senior citizens) encourages people to be out, with eyes on the street, and thereby discouraging harmful activities. Parks can also engender pride in the neighborhood, and give people incentives to better maintain their community.

In addition, parks have important public health benefits. They promote physical activity, especially if they have amenities such as playgrounds, basketball hoops, tennis courts, etc., and are within walking or biking distance from neighborhoods and schools. Opportunities for physical recreation are especially important for children, as there is an epidemic of childhood obesity in the country that has far-reaching health, social and even economic impacts.

Figure 19. Existing Parks



Finally, parks have ecological advantages as well. Green areas and trees sequester, or remove, carbon dioxide from the atmosphere and provide habitat for wildlife. Depending on their location, parks can also double as reserve drainage areas, assisting with local flood prevention.

2. FUTURE PUBLIC FACILITIES

The map in Figure 20 indicates vacant parcels that could potentially be developed with parks. Note that the majority of these are privately-owned lots, and simply demonstrate an example of how parks might be distributed throughout the community. In the currently-undeveloped portions in the center of the plan area, the need for a park is marked with an asterisk, and does not indicate a specific location.

The following types of parks are proposed for Anthony:

Mini Parks: Parks less than one acre in size. They may simply be a pocket park with grass, a shade tree and a bench, or they may be developed with a small playground, water fountains, etc. These parks have a service area of approximately $\frac{1}{4}$ mile, and should be easily accessible to pedestrians.

Neighborhood Parks: Parks between one and fifteen acres in size. They may include playing fields, ball courts, playgrounds, and open space. They have a service area of up to one mile. If playing fields are included, there should be adequate room for parking (either on-street or in lots).

In total, the master plan puts forth recommendations for 9 mini parks, 5 additional neighborhood parks, and a community center. Some of these are numbered on the map and described in more detail below.

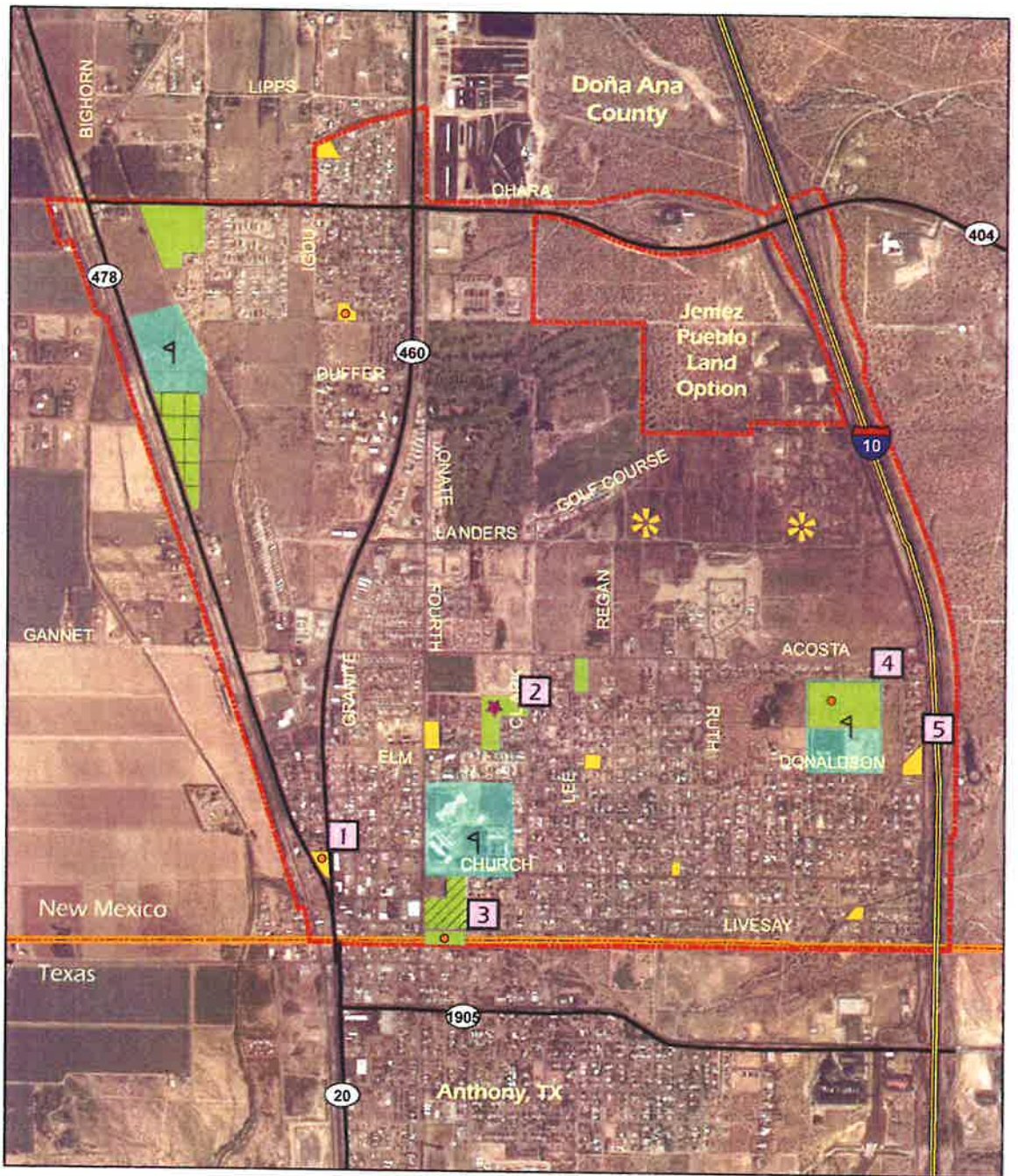
1. *Gateway Park.* This small parcel is owned by the NM Department of Transportation, and is just north of the NM 478/NM 460 junction. It could serve as an entrance to the future downtown area, and might feature public artwork, signage, benches and picnic tables.
2. *Community Center.* A community center with adjacent park is proposed for this 3.5-acre parcel. This site was chosen for its central location and proximity to elementary schools and high density housing. The need for a community center in Anthony was mentioned in public meetings, and is noted in the Doña Ana County Comprehensive Plan.

3. *State Line Park.* This County-owned parcel is just south of the Anthony Baseball Park, separated by Livesay Street. It could be developed as an exercise loop or as a dog run/park. There are currently no facilities specifically for dogs in Anthony. This type of park should include areas with waste receptacles and plastic bag dispensers, and possibly a watering area. Some dog parks are enclosed with fences.
4. *Loma Linda Park.* The Loma Linda Elementary School owns 10 acres of vacant land north of its existing facility. The school district has expressed some willingness to develop this land a park. It would be an ideal space for soccer and other playing fields.
5. *Trailhead Park.* This small triangular parcel could be developed as the entrance to the multi-use trail proposed for the southeastern portion of the plan area. It should have parking facilities, water fountains, and benches.

There are currently no regional parks proposed in the plan area. However, there is a tract of land just south of the planned neighborhood park and new elementary school, that lies completely in the floodplain, making it less amenable to development (see Figure 14). This land is currently zoned for industrial use, and it has some agricultural and light industrial land uses. If at some point the owner is interested in selling this property, the future municipality may want to consider purchasing it for the development of a regional park developed with trails, benches, shade structures, drinking fountains, and interpretive educational materials highlighting the area's natural, historical and cultural features.

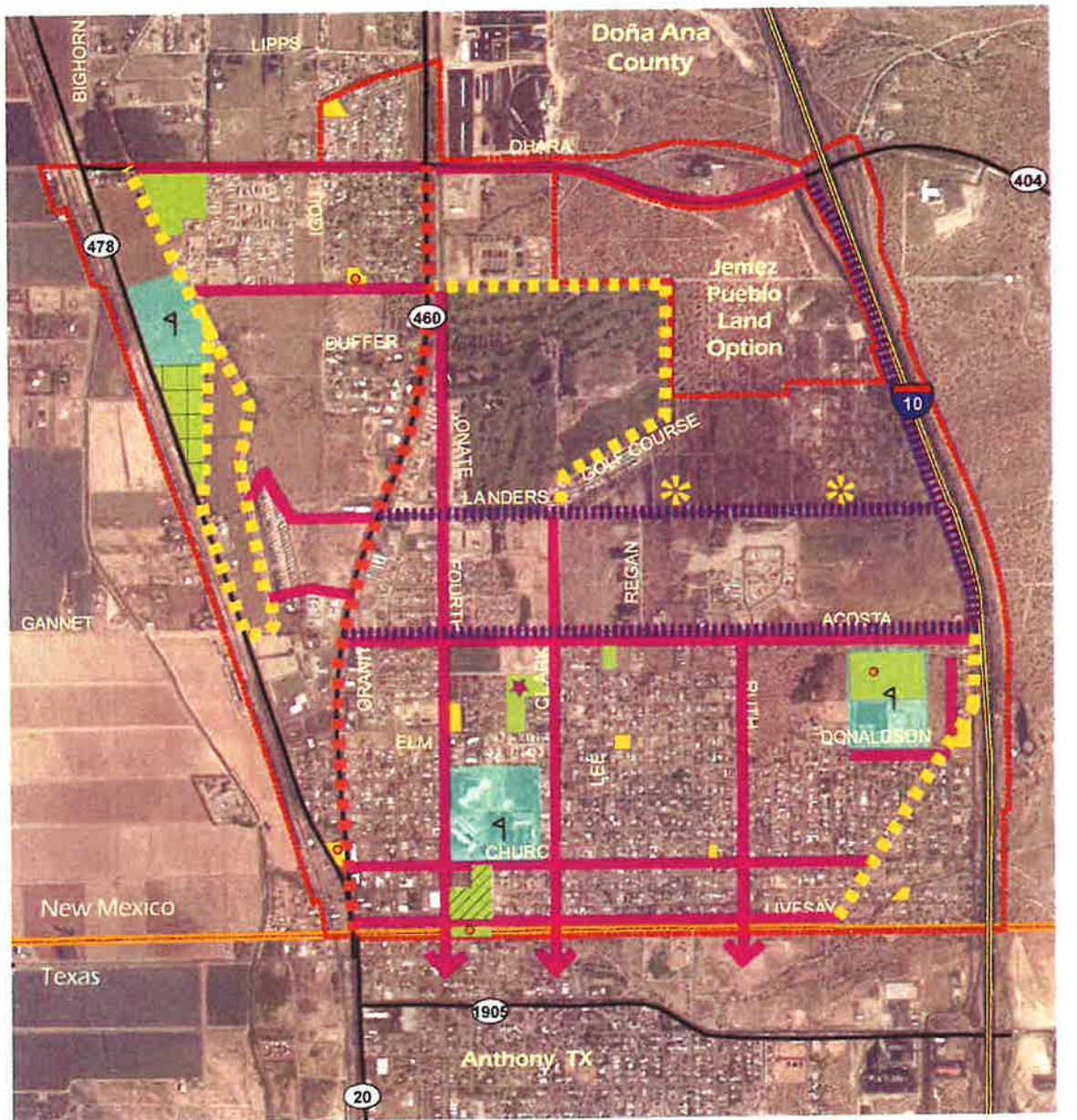
Figure 21 shows the relationship between the proposed parks and community facilities to the proposed trails and bikeways shown in the Transportation section.

Figure 20, Future Parks Map



- | | | |
|---|--|-----------------------------|
| Anthony Plan Area Boundary | Neighborhood Park 1-15 acres (Planned) | N
Miles
0 0.25 0.5 |
| Schools | Neighborhood Park 1-15 acres (Existing) | |
| Mini Parks, less than 1 acre (Proposed) - No specific location identified | Neighborhood Parks 1-15 acres (Proposed) | Community Center (Proposed) |
| Mini Parks, less than 1 acre (Proposed) | | Publicly-owned Parcel |
| | | # 1-5: See text for details |

Figure 21. Future Recreational Facilities: Trails and Parks



Anthony Plan Area Boundary

Schools

Mini Parks, less than 1 acre, (Proposed). No specific location identified

Mini Parks, less than 1 acre (Proposed)

Community Center (Proposed)

Neighborhood Park 1-15 acres (Planned)

Neighborhood Park 1-15 acres (Existing)

Neighborhood Parks 1-15 acres (Proposed)

Publicly-owned Parcel

N
0 0.25 0.5
Miles

Existing Multi-use Trail

Proposed Multi-use Trail

Proposed Bike Lane (on street)

Priority Area for Sidewalk Improvements

3. PRIVATE FACILITIES

There are several private facilities in Anthony that offer recreational activities.

The Dos Lagos Golf Course is an 18-hole facility with a clubhouse. It is currently provides the largest swath of green open space in the plan area.

The Anthony Boxing Club offers free recreational and cultural activities, with the aim of promoting healthy behaviors among local at-risk youth.

There may be other school-, civic-, and church-based recreational activities in Anthony. Nevertheless, additional opportunities, particularly for youth, are needed.



Photo 15. The Dos Lagos Golf Course

C. EDUCATION

Anthony forms part of the Gadsden School District. There are two primary schools within the plan area – Anthony Elementary and Loma Linda Elementary, as well as a third elementary school under construction, east of NM 478. A new library was recently constructed on land donated by the AWSD.

There are several educational facilities just outside of the plan area boundary. Gadsden Middle School, Gadsden High School, and the newly-opened Anthony Charter School are located just west of Anthony on Washington Street. In addition, Doña Ana Community College has a branch located on NM 404, just east of the plan area boundary, in an area that could be proposed for future annexation to the new municipality.

D. PUBLIC HEALTH AND SAFETY

1. POLICE, FIRE AND ANIMAL CONTROL SERVICES

As of the initial plan writing, Anthony fell under the purview of Doña Ana County for the majority of its public services. As a newly-incorporated city, however, Anthony will be able to develop its own police, fire, and animal control departments to serve the community. Within one year from the official incorporation date (July 1, 2010), the City of Anthony will have to pay for its own police services. It may opt to contract with the County until it has the resources to create its own police department.

Currently, the Doña Ana County Sheriff's Department maintains a substation in Anthony, located at 865 NM 460. There is also a volunteer fire department, the Anthony Fire District, located west of the plan area on O'Hara Drive. Both of those entities have indicated that they will continue to operate in Anthony until/unless the new city creates its own departments.⁸

In public meetings, residents expressed concern that some public safety services, particularly police and animal control services, were inadequate at the County level. The main complaint was slow response time, and lack of attention to the community's gang and graffiti problems. The incorporation and potential development of services at the local level may help address these issues more directly, provided the city has enough resources to adequately fund and staff new departments.

2. HEALTH CARE SERVICES

According to the Doña Ana County Health and Human Services Alliance Action Plan (2006), Doña Ana County was designated as a medically underserved area. In addition, the southern portion of the county, including Anthony, was designated as a "Health Professional Shortage Area." Input from local residents mirrored these findings; residents would like to see more local healthcare options.

Currently, the New Mexico Department of Health has an Anthony branch that provides clinical and preventative services, including immunizations and family planning. It shares a building with the Women, Infants, and Children (WIC) program, which provides food assistance to low-income families, and Children's Medical Services, a state agency that provides services to children with chronic medical conditions. Adjacent is the Anthony Senior Center, a non-profit organization which forms part of SER de New Mexico, and provides free meals and health clinics for seniors in need.

In addition, La Clinica de Familia, a non-profit operating in the county, has a clinic in Anthony. It offers services regardless of patients' ability to pay, and is designated as a migrant farmworker health center. In the future, other clinics, physicians, dentists, and other personal health professionals should be encouraged to locate in Anthony, particularly along NM 460 in the public services activity center.

⁸ Diana M. Alba, "Newly incorporated Anthony, NM, faces hurdles; residents hope for improvements," Las Cruces Sun-News 12 Jan. 2010.

E. COMMUNITY DEVELOPMENT

There are several non-profits operating in Anthony.

The Women's Intercultural Center, located near Anthony's downtown on Lincoln Avenue, provides a variety of services and programs for the local community, including leadership and educational opportunities, consciousness-raising activities, and the development of women's economic self-sufficiency. The Center provides many resources and continues to serve as a model of community development for Anthony and the region.

The Colonias Development Council (CDC) works to address social, environmental and economic justice in Doña Ana County. In Anthony, the CDC has developed a small community garden near the Women's Intercultural Center. It has room for ten families to have a small parcel to cultivate vegetables for personal consumption or sale. The Cultivating Colonia Youth pilot program employed 6 young people from Anthony to assist with the community garden. The CDC is also developing four apartment units for low income families, and is working to foster microenterprise opportunities for emerging local businesses.

Finally, as noted previously in the plan, the AWSD and Tierra del Sol Housing Corporation have assisted in various community development projects, ranging from economic development to education to recreation.

F. GOALS AND RECOMMENDATIONS

GOAL 1

ANTHONY WILL DEVELOP ADEQUATE FACILITIES TO HOUSE CITY OFFICES.

ISSUES ADDRESSED

- Public buildings
 - Need to house future City offices

RECOMMENDATIONS

1. **Follow land use recommendation to develop a governmental services activity center on the west side of Anthony Drive, near Landers Drive.** (See Land Use section). Strive to construct new public buildings with “green standards” (LEED – Leadership in Energy and Environmental Design) in mind.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities CDBG; Public Art Program
Related Plan Elements:	Land Use, Economic Development, Environment

GOAL 2

PARKS AND RECREATIONAL SERVICES IN ANTHONY WILL MEET THE PUBLIC NEED.

ISSUES ADDRESSED

- Parks
 - Existing parks need shade and other improvements
 - Need more parks, green areas, and playgrounds
 - Youth
 - Need additional services, programs, and activity centers for youth
1. **Participate in future County efforts to develop a Regional Parks and Recreation Plan.** The development of such a plan is proposed in the Doña Ana County Comprehensive Plan. Its purpose is

to establish a level-of-service for recreational activities, designate areas to be acquired for new facilities, and identify funding sources.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality, Doña Ana County
Potential Funding Sources:	n/a
Related Plan Elements:	

2. **Adopt a desired level-of-service-policy regarding parks for the new City.** Rather than base this measure on population levels, a more achievable standard might be based on service area. For instance, the policy could determine that there should be a mini or neighborhood park within one quarter to one third mile of all residences. Ensure that existing parks have adequate facilities, including shade and seating.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Policy
Responsible Party:	Future municipality
Potential Funding Sources:	n/a
Related Plan Elements:	n/a

3. **Develop new parks as funding allows.** The first step is to identify potential land for new parks. Several potential areas are identified in Figure 20. Some of these areas, however, are privately-owned lands, and are simply for demonstrative purposes. Other vacant lands in the vicinity could be substituted. When possible, parks should be incorporated into natural drainage areas.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality, ASWD
Potential Funding Sources:	
Related Plan Elements:	Environment

4. **Find ways to defray the costs of developing and maintaining parks.** Seek out property owners who want to donate land for future parks. Create adopt-a-park programs for neighborhoods or civic groups, who would be responsible for park maintenance.

Priority:	Medium
Time Frame:	Ongoing
Strategy Type:	Programmatic
Responsible Party:	Future municipality, ASWD, local non-profits and civic groups
Potential Funding Sources:	n/a
Related Plan Elements:	

5. ***Incorporate artwork into parks and other public spaces as is feasible.*** When possible, work with area youth and/or local artists to create artwork for public display.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality; non-profit groups; schools
Potential Funding Sources:	Public Art program
Related Plan Elements:	Land Use

GOAL 3

THERE WILL BE ADEQUATE YOUTH SERVICES AND FACILITIES TO MEET THE PUBLIC NEED.

ISSUES ADDRESSED

• Youth

- Need additional services, programs, and activity centers for youth
- Community needs better information and coordination about existing youth programs
- Presence of gangs, drugs, graffiti

1. ***Develop a community center in the plan area.*** This recommendation is in accordance with the Doña Ana Comprehensive Plan objective to provide a community center in each growth area, including Anthony. The center should be centrally-located, close to the

schools and multifamily apartment complexes. It could have multigenerational uses, but its primary focus should be on the youth. A proposed location for the community center is shown in the Parks Map, Figure 20.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	Small Cities CDGB; Capital Outlay
Related Plan Elements:	

2. ***Develop additional programs for youth, especially those at risk.*** There are a variety of funding sources available for youth programs. These might include foster grandparent programs, where seniors provide assistance for youth, before- and after-school tutoring programs to improve students' educational outcome, and other clubs and positive recreational activities.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Local school districts; Local non-profits, civic groups, and clubs; Future municipality
Potential Funding Sources:	Foster Grandparent Program; Community Based Services; 21 st Century Community Learning Centers Program
Related Plan Elements:	

3. ***Work with local non-profit groups to develop a comprehensive list of services and programs for youth in the area.*** There is a perception that no services or programs exist for local youth. There are, however, several community-based groups, whether sports-related or through church groups, that focus on youth. It would be beneficial for one group to take a leadership role and document all of the programs and services that exist, and share this with the community.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Local nonprofit or community group

Potential Funding Sources: n/a
Related Plan Elements:

GOAL 4

ANTHONY WILL HAVE IMPROVED LAW ENFORCEMENT AND ANIMAL CONTROL SERVICES.

ISSUES ADDRESSED

- Law Enforcement
 - Crime
 - Need to improve police response time and increase presence

- Animal Control
 - Existing County services inadequate

1. Increase community awareness about officer response time.

Generally, the more calls received about a specific area will in the long run increase the level of patrols to that area (whether for law enforcement or animal services). The community should be informed, possibly through a brochure listing other important information as noted elsewhere in the Plan's recommendations, of the relevant phone numbers and importance of making calls when needed.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Local community group; Future municipality

Potential Funding Sources:
Related Plan Elements:

- 2. When financially feasible, develop police and animal control departments.** Due to the resources involved, this should be a long term goal for the future municipality. In the meantime, the new

municipality will need to develop MOUs with the County and/or nearby municipalities to share resources.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	Future municipality
Potential Funding Sources:	Law Enforcement Protection Fund
Related Plan Elements:	

GOAL 5

THERE WILL BE SUFFICIENT MEDICAL SERVICES TO MEET THE COMMUNITY'S NEED

ISSUES ADDRESSED

- Medical Services
 - Not enough medical services to meet the community need

1. ***Actively recruit health care professionals to locate in Anthony.***

There is currently a cluster of health care services along Anthony Drive. This would be an ideal location to foster a health care activity center. The Chamber of Commerce or economic development group could be tasked with recruitment, though the future municipality could participate under the provisions of a LEDA.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Programmatic
Responsible Party:	Chamber of Commerce, Anthony-Berino Economic Development, Future municipality
Potential Funding Sources:	Community Development Revolving Loan Fund
Related Plan Elements:	Economic Development

X. ENVIRONMENT

There is increasing global awareness about the impacts of human actions on the Earth's resources. As worldwide population grows and development increases, it is more important than ever to manage these resources wisely.

This Master Plan, like the Doña Ana County Comprehensive Plan, was developed with several guiding environmental principles in mind. Two of these described in the comprehensive plan are paraphrased below.

Sustainability. The ability to meet current needs without compromising the needs of future generations. In the arid Southwest, the most important resource to conserve is water.

Smart Growth. A community design principle that favors denser, clustered developments rather than sprawl. It promotes mixed uses (housing, employment, and services with transit options) to improve access and reduce traffic, while leaving more areas available for open space.

Recommendations throughout the plan have been made with environmental sustainability in mind. These include zoning and subdivision regulations that promote clustered development, allow green building techniques, and require energy-efficient appliances. Higher density and multifamily housing are included in the preferred housing density scenario, particularly in areas that have access to commercial, service and transit options. Bicycle lanes and sidewalk improvements are recommended to promote alternative forms of transportation and to support a healthy lifestyle. Parks and multi-use trails are also recommended. A drainage study and related improvements are proposed to prevent flooding and the damages made by erosion. Finally, green industries are suggested as part of the economic development strategy. In sum, the master plan as a whole aims to make the community of Anthony a healthy and environmentally-friendly destination.

This chapter makes mention of additional specific environmental issues in Anthony, and puts forth other recommendations not already included in the plan.

A. ISSUES

In addition to general environmental problems facing most communities, there are several specific issues in Anthony to address.

First, Anthony was designated as a nonattainment area for particulate matter (PM10) in 1991. This means that it exceeded federal air quality standards. Air quality issues in Doña Ana County are generally related to high wind events bringing dust into the air. As a result, a Natural Events Action Plan (NEAP) was created for the county about how to limit dust, with recommendations for construction activities, landscaping, and unpaved areas. The Doña Ana County Comprehensive Plan has further recommendations about how to address this issue, such as incorporating these measures in the subdivision ordinance and zoning code.

In addition, there are several areas that may be brownfields – areas with industrial contamination. In particular, the land between NM 460 and the railroad tracks in the downtown area, which used to be a filling station, may require mitigation before it can be redeveloped.

The ASWD manages Anthony's water resources, and has a water conservation plan.

B. GOALS AND RECOMMENDATIONS

As noted in the Economic Development chapter, there is much interest within the community to make Anthony an ecologically-friendly and forward-thinking city. Ideas for green businesses and opportunities are noted in that chapter. Other steps that the new municipality can take to help make Anthony a green community are described below.

GOAL 1

*ANTHONY WILL BE A GREEN COMMUNITY THAT REDUCES ITS USE OF
NONRENEWABLE RESOURCES AND CONSERVES WATER*

ISSUES ADDRESSED

- Environmental sustainability
 - Desire to become a green community

RECOMMENDATIONS

1. **When new public buildings are being developed, consider following LEED (Leadership in Energy and Environmental Design) standards and seek certification.** LEED is a recognized green building certification system that aims to improve energy savings, water efficiency, carbon emissions reduction, improved indoor environmental quality and stewardship of resources. (See Appendix for more information).

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future Municipality
Potential Funding Sources:	Small Cities CDBG
Related Plan Elements:	Community Facilities and Services

2. **Develop incentives for subdivisions that use green building techniques.** These might include reduced permitting fees, density bonuses, or other measures.

Priority:	Low
Time Frame:	5-10 years
Strategy Type:	Policy
Responsible Party:	Future Municipality
Potential Funding Sources:	
Related Plan Elements:	Land Use

3. **Protect natural drainage areas from development, and use as open green space or parks.** Small water-catching basins can doubly serve a community by acting as drainage holding areas during rain events and a community recreational asset the rest of the time.

Priority:	Medium
Time Frame:	3-5 years

Strategy Type:	Policy; Capital Improvement
Responsible Party:	Future Municipality
Potential Funding Sources:	
Related Plan Elements:	Land Use; Community Facilities and Services

4. ***Develop educational programs in schools that promote physical activity such as walking and biking.*** Community-led programs such as the Safe Routes to School can help assess a community's walkability and safety level for schoolchildren to walk to school.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Local nonprofit or community group; Safe Routes to School
Potential Funding Sources:	Community Based Services (CYFD)
Related Plan Elements:	Community Facilities and Services

5. ***Encourage the use of local agricultural goods in schools and local businesses.*** The Farm to School program in Santa Fe is a potential resource to assist Anthony area schools in this endeavor. The community farm under development could be a good source of local produce.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Programmatic
Responsible Party:	Local nonprofit or community group; work with Farm to School
Potential Funding Sources:	
Related Plan Elements:	Community Facilities and Services

GOAL 2

ANTHONY WILL HAVE CLEAN AIR, LAND AND WATER

ISSUES ADDRESSED

- Air quality
 - Issues related to dust, non-particulate matter in the air
- Brownfields – abandoned industrial sites
 - May be areas that require special environmental clean-up

RECOMMENDATIONS

1. ***Develop engineering standards for the mitigation of dust in large developments according to the NEAP report, and incorporate these into the subdivision and zoning codes.***

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Future municipality
Potential Funding Sources:	CDBG Small Cities
Related Plan Elements:	Land Use

2. ***Evaluate the parcels west of 460 in the downtown area for potential industrial contamination (“brownfields”), and remediate if necessary.*** Once addressed, these areas will be suitable for redevelopment. The New Mexico Environment Department offers a variety of loans, grants and training opportunities for communities that seek to clean up and redevelop brownfield sites.

Priority:	Medium
Time Frame:	3-5 years
Strategy Type:	Capital Improvement
Responsible Party:	Private developer; landowner; non-profit group and/or future municipality

Potential Funding Sources:

Targeted Brownfields Assessment
Program

Related Plan Elements:

Economic Development

XI. HAZARD MITIGATION

Hazard mitigation planning has grown in importance across the United States as cities, counties and states have had to grapple with the increasing amount and intensity of natural disasters as well as the threat of man-made ones. In 2000, Congress passed the Hazard Mitigation Act which encourages pre-disaster planning and requires local mitigation plans as a prerequisite to receiving federal Hazard Mitigation Grants. To support planning efforts, the Federal Emergency Management Agency (FEMA) has funded many local and state mitigation planning efforts.

Under the All Hazard Emergency Management Act [Chapter 12 Section 10 NMSA 1978], local political jurisdictions are responsible for hazard management within their territorial boundaries. The Doña Ana County/Las Cruces All-Hazard Emergency Operations Plan (AHEOP) was updated in 2005. It applies to the entire county, including incorporated towns and unincorporated areas in the county.

According to the AHEOP, the following are the top ten hazards facing Doña Ana County listed in order of priority, and followed by the level of their probability.

1. Severe weather storms (winter storm and extreme heat) – HIGH PROBABILITY
2. Hazardous material accidents (highway/railroad/fixed facility/nuclear) – HIGH/HIGH/MEDIUM/LOW
3. Flood events (flood/levee failure/dam failure) – HIGH/HIGH/LOW
4. High winds – HIGH
5. Urban wildfire – MEDIUM
6. Power Outage – MEDIUM – LOW
7. Tornado – MEDIUM
8. Drought – MEDIUM
9. Earthquake – LOW
10. Terrorist attack – LOW

In Anthony, the main hazard is related to flooding during storm events. Sidewalks and roadways have been washed away, and there is risk of property loss and damage to individual residences and businesses. Goals addressing drainage and flooding can be found in the Public Infrastructure chapter.

Since Anthony will be incorporated, it will need to coordinate as its own entity with the County AHEOP.

A. GOALS AND RECOMMENDATIONS

1. HAZARD MITIGATION GOALS

Goal 1

ANTHONY WILL BE PREPARED TO FACE POTENTIAL THREATS FROM MAN-MADE OR NATURAL DISASTERS

ISSUES ADDRESSED

- Need to prepare for future man-made or natural disasters

RECOMMENDATIONS

1. ***Develop a local response plan coordinated with the Doña Ana County All-Hazard Emergency Operations Plan (AHEOP).***

This involves coordinating with the Doña Ana County, Las Cruces Office of Emergency Management as a 'participating entity' and becoming compliant with the National Incident Management System.

Priority:	High
Time Frame:	1-3 years
Strategy Type:	Policy
Responsible Party:	Future Municipality
Potential Funding Sources:	Pre-Disaster Mitigation Competitive Grant Program
Related Plan Elements:	Public Infrastructure

XII. IMPLEMENTATION

This plan lists a number of goals and recommended action steps. The newly-incorporated City of Anthony, however, will have limited resources to carry these out. The purpose of this section is to prioritize as well as consolidate the recommendations. In addition, the first section describes the initial steps Anthony will have to take as a new municipality.

A. FIRST STEPS FOR INCORPORATION

Residents voted to incorporate Anthony as a city on January 5, 2010. They will elect a Mayor, four City Councilors, and a Municipal Judge on April 13, and the incorporation will become effective as of July 1. There are several steps that the new officials will need to take immediately.

1. Determine a physical location. There will need to be City Council Chambers, an office, and courtroom. (Council chambers and courtroom could be a shared location). The AWSO may have rooms available until the new municipality can establish its own location.
2. Hire a City Clerk, Treasurer, and police officer, as required by state statute. These can be full or part-time positions depending on the City's needs. Furthermore, the Clerk and Treasurer positions can be filled by the same person. The City may contract with the County Sheriff or State Police departments to provide police services until the City has the capacity/desire to hire its own officer(s).
3. Join the New Mexico Municipal League (NMML). This is a nonprofit, nonpartisan organization that provides training opportunities, resources, and other assistance to New Mexico's municipalities. It can help provide guidance for crafting ordinances and seeking funding opportunities. (See Appendix for more information).
4. Attend any available trainings. The Local Government Division offers trainings for creating the Infrastructure Capital Improvement Project (ICIP) priority list, generally in April or May. (See below for more information on ICIPs). The NMML also offers training for new municipal officers, as well as for employees through its various partner associations (such as Clerks and Finance Officers Association).

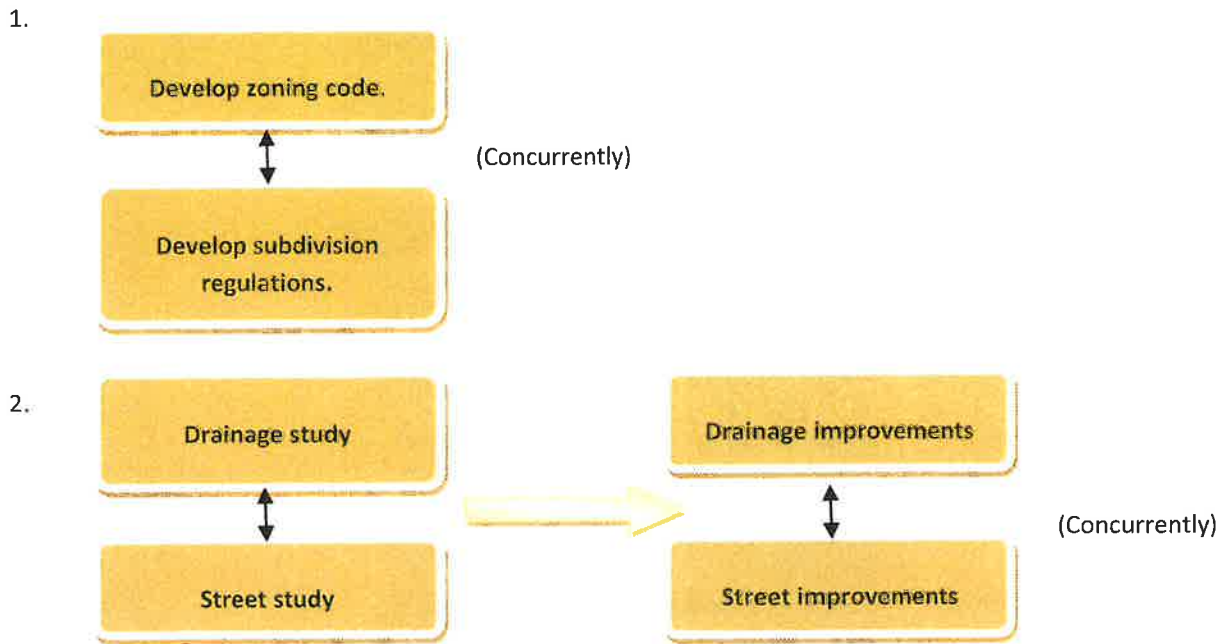
After taking these initial steps, the Municipal League will be able to help guide the City through its other important tasks. These will include creating a budget, developing an Infrastructure Capital Improvement Project (ICIP) list, and developing ordinances.

B. CAPITAL IMPROVEMENT PROJECT PRIORITIES

Infrastructure Capital Improvement Projects (ICIP) are those which can be funded in part by capital outlays at the state level. Municipalities must submit annual ICIP plans to the Local Government Division each September highlighting their most important needs, and identifying other potential funding sources. The following recommendations were deemed to be highest capital improvement priorities for the new municipality. See the appropriate chapters for more details.

Priority	Project	Section	Potential Funding Sources
1.	Develop zoning regulations for the area within the municipal boundary in accordance with the preferred land use scenario.	Land Use	Small Cities Community Development Block (CDBG) Grants
2.	Develop subdivision regulations for Anthony that promote the health, safety, and welfare of citizens; encourage the desired types of development; and promote environmental sustainability. The new municipality will work with Doña Ana County to develop procedures for review of subdivisions within Anthony's three mile planning and platting jurisdiction.	Land Use	Small Cities (CDBG) Grants
3.	Perform a detailed drainage study of the Anthony area.	Public Infrastructure	Small Cities (CDBG) Grants; Community Assistance Program State Supported Service Elements (CAP-SSSE) Program; Flood Mitigation Assistance Grant
4.	Perform a detailed street and pavement condition survey and report.	Transportation	Small Cities (CDBG) Grants
5.	Take the appropriate measures to alleviate drainage and flooding problems based on the study.	Public Infrastructure	Small Cities CDBG) Grants; CDBG Colonias Set-Aside Program; CAP-SSSE Program; Flood Mitigation Assistance Grant; Community Development Revolving Loan Fund
6.	Adopt a road paving and improvement plan, based on the results of the street survey.	Transportation	Small Cities (CDBG) Grants; Public Project Revolving Loan Fund; Cooperative Agreements Program; Municipal Arterial Program; STP/Transportation Enhancement Activities

The following flow chart shows the order in which the steps should be taken.



Note: The drainage and street improvements will likely take place in the fiscal year following the studies.

C. REGULATIONS

Municipalities may adopt local ordinances and resolutions for the purpose of effecting and discharging the powers and duties that are conveyed by state law. The following list some typical local ordinances related to land use and development – the local laws by which the City will effect new development within the municipal boundary. Although these may not all be high priority items, they are listed here by chapter for ease of use and reference for the new City.

- Zoning Regulations (Land Use)
- Subdivision Regulations (Land Use)
- Property Maintenance Code (Land Use)
- Affordable Housing Ordinance (Housing)
- Local Economic Development Act Ordinance (Economic Development)
- Policy regarding Desired Level-of-Service for Parks (Community Facilities and Services)

D. REGIONAL PLANNING EFFORTS

This plan also recommends that the future municipality participate in a number of regional planning efforts by having local elected and appointed officials participate in advisory boards and commissions. These are presented below.

Table 24. Regional Planning Efforts

Plan/Project	Lead Agency	Status
Transit Service Plan	South Central Regional Transit District	Ongoing
Arroyo Preservation Plan	Doña Ana County	Future
Parks and Recreation Master Plan (including trails component)	Doña Ana County	Future
TRANSPORT 2040	Las Cruces Metropolitan Planning Organization	Ongoing
General plans to extend transit	El Paso Metropolitan Planning Organization	Ongoing
Future aims at extending RailRunner south to Las Cruces and El Paso	Local politicians	Future

E. INTEGRATED PROJECT: DOWNTOWN ANTHONY

One of the major goals of the Master Plan is to revitalize the Anthony downtown area as a vibrant mixed use shopping and living district. Recommendations to achieve this objective are found in various chapters and are listed below.

Table 25. Selected Recommendations for Revitalizing Anthony's Downtown

Recommendation (Summary)	Chapter	Number
1. Adopt supportive zoning that allows mixed use.	Land Use	Goal 1; Rec. 3
2. Support future efforts to put RailRunner stop in downtown.	Transportation	Goal 4; Rec. 4
3. Create a MainStreet organization.	Economic Development	Goal 2; Rec. 1
4. Consider purchasing and rehabilitating the strip of buildings in the downtown area.	Economic Development	Goal 2; Rec. 2
5. Develop a farmers' market in downtown.	Economic Development	Goal 2; Rec. 3
6. Install gateways to the community (including at NM 460/NM 478 junction)	Economic Development	Goal 3; Rec. 3
7. Lobby for new visitor's center in downtown.	Economic Development	Goal 3; Rec. 4
8. Develop a historic district in downtown, if suitable buildings exist.	Economic Development	Goal 3; Rec. 5
9. Develop new parks (including recommended gateway park).	Community Facilities and Services	Goal 3; Rec. 3
10. Evaluate downtown parcels for industrial contamination and remediate if necessary.	Environment	Goal 2; Rec. 2

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XIII. APPENDICES

APPENDIX A. BIBLIOGRAPHY

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APPENDIX B. PUBLIC INPUT

This section includes the results of all public meetings. These are listed in chronological order below.

April 2, 2000 Public Meeting

- Meeting summary
- List of all issues, assets, and vision, compiled from small group exercise

May 28, 2009 Public Meeting

- Meeting summary

August 13, 2009 Public Meeting

- Meeting summary
- Results of Land Use Scenario Questionnaire

December 8, 2009 Public Meeting

- Meeting summary

1. APRIL 2, 2009 MEETING SUMMARY

ANTHONY MASTER PLAN PUBLIC MEETING

- **Attendance**

- Present: 73 members of the public and representatives of local governments and agencies, as well as Veronica Rodriguez from AWSO and consultants Phyllis Taylor, Sara Bautista, Arturo Merino and Claudia Calvillo from Sites Southwest.

- **Agenda**

- Welcome and Introductions
- Planning Process: Description of Master Plan, Public Participation and Schedule
- Anthony Background Information: Population Demographics
- Small Group Planning Exercise and Report Back
- Next Steps

Next Meeting: Scheduled for May 28, 2009, 6:30 at the Women's Intercultural Center

- **Materials**

- HANDOUTS:
 - Agenda (English/Spanish)
 - Anthony Master Plan Background (Eng/Sp)
 - Anthony Demographic Trends (Eng/Sp)
 - Small Group Planning Exercise worksheet (Eng/Sp)
 - Instructions (Eng/Sp)
- MAPS AND GRAPHICS:
 - Aerial of Anthony
 - Aerial: Anthony and Surrounding Areas
 - Anthony Land Use Map
 - Master Plan Elements Graphic
 - Large Aerial Maps for Small Group Exercise

- **Summary**

- Over 70 people attended the first public meeting for the Anthony Master Plan, held at the Women's Intercultural Center from 6:30 to 8:30 PM. As the participants entered, they were given meeting materials in either English or Spanish, according to their preference, and were encouraged to peruse the maps posted around the room.
- Veronica Rodriguez of the Anthony Water and Sanitation District started the meeting by introducing herself and the Sites Southwest planning team, led by Phyllis Taylor. Ms. Rodriguez mentioned the plans to incorporate the community of Anthony, and how the Master Plan would be able to help guide future development of the community.
- This spurred a lively discussion with some participants from Berino, the community north of Anthony. They expressed concerns about how the incorporation would impact their community and water districts. Victor Montoya, a community member involved with the incorporation and the group Anthony Moving Forward, noted that the incorporation was a separate issue from the Master Plan, and that future meetings would be held to discuss the incorporation. At this point, Sara Bautista, of Sites Southwest, described how the Master Plan would benefit the community of Anthony whether or not the village was incorporated, and suggested that the meeting continue with the purpose of addressing the Master Plan.

- ★ Ms. Bautista then directed the attendees to refer to the Anthony Master Plan Background sheet, and described why the Master Plan was being created, the various elements it will include, and the planning and public participation schedule. After answering several questions from community members, Ms. Bautista briefly reviewed demographic information from the 2000 Census for Anthony.
- ★ Next, Ms. Bautista gave directions for the small group exercise. Meeting participants were situated around ten tables, each of which had a large aerial map to draw on and use as a reference. Each group was asked to discuss the assets, issues and vision for the future for each of the following topic areas: 1) Physical Characteristics, Land Use and Housing, 2) Economic Development, 3) Transportation, Utilities and Infrastructure, and 4) Parks, Recreation, Public Facilities and Environment. They were asked to use this information to fill out their Small Group Planning Exercise worksheets. Then, each group was asked to prioritize their findings, and report back to the larger group by describing what they felt were Anthony's top 2 assets, top 2 issues, and a brief vision statement.
- ★ After working for about an hour, a representative of each group presented their findings. Overall, many of the groups had similar results. The most frequently noted assets included the small-town/rural feeling of the community and the recent road projects including the roundabout, lane expansion, and new walking trail. Issues were more varied, but several concerns were common across the groups. These included the poor quality of streets and the need for street lights and sidewalks throughout the plan area. Other issues included the poor quality of some buildings, lack of code enforcement, trash and graffiti, and the need for a more organized growth strategy. Visions for the future centered on creating a safe, healthy, economically vibrant community with more recreational opportunities, particularly for youth.
- ★ The meeting participants were thanked for attending, and reminded that the next public meeting will be held on Thursday, May 28 at 6:30 at the Women's Intercultural Center.
- ★ The entire meeting was conducted in both English and Spanish, and all questions/comments from the participants were translated into both languages.

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2. ASSETS/ISSUES/VISION REFINED

- ★ TOP ASSETS
 - ★ Effective water/sewer district
 - ★ Police – County services
 - ★ Medical services
 - ★ Calmness
 - ★ Business-friendly; we use our businesses
 - ★ Low level of pollution
 - ★ Small community/small-town feeling/friendly neighborhood atmosphere/rural feel (7)
 - ★ Everyone knows each other and what's happening in the community
 - ★ Community tries to get involved in community meetings
 - ★ New highway, road projects, roundabout, traffic lights (2)

- Walking path (2)
- Women's Intercultural Center
- Strong family values
- Diversified church community
- Lots of land available for building and planning
- We're on the border of two states and two cities
- Close to big cities

• PHYSICAL CHARACTERISTICS, LAND USE, AND HOUSING Assets

- Small, rural community
- New walking path on Anthony Dr. (4)
- Lighting
- Street lights

ECONOMIC DEVELOPMENT Assets

- Mom and Pop stores
- Few chains (2)
- There are plenty of government services.
- Banks, post office, clinics, churches
- Small business center
- Closeness to major interstate highway and major cities
- Locally owned restaurants (2)
- The people

TRANSPORTATION, UTILITIES AND INFRASTRUCTURE Assets

- Bus routes
- Nice water district office
- People

PARKS, RECREATION, PUBLIC FACILITIES AND ENVIRONMENT Assets

- Walking path (4)
- Church functions as a community center
- Nice small public golf course
- The new parks are nice, but they need shade
- Parks
- Women's Intercultural Center (2)

TOP ISSUES

- Trashy alleys
- Condemned houses that are still standing
- Streets in need of repair, paving (5)
- Sidewalks (3)
- Yards need to be cleaned
- No street lights (6)
- Junked vehicles
- Heavy traffic
- Garage sales that don't end
- Building codes not enforced
- Traffic lights at Main intersection

- We are not heard by our County and State representatives
- Unplanned growth
- Vandalism – tagging, graffiti (2)
- Not enough work and hope to improve the future
- All the businesses are on Texas side
- Flooding problems
- Lack of public services
- Lack of services, programs for youth (2)
- Lack of parks/green areas (2)
- Need cleaner water
- Limited businesses
- No enforcement of regulations
- No public transportation
- Central dispatch not giving the police department the on-call emergency
- Drugs
- School boards need to pay more attention to the parents and what they have to say
- Animal control not doing job correctly, picking up dead animals
- Housing for low income Anthony families

1. PHYSICAL CHARACTERISTICS, LAND USE, AND HOUSING Issues

- Need more street lights (2)
- Graffiti on houses, businesses, and fences (2)
- Junk and old cars around houses
- Lots of trash (2)
- More connectivity to walking path
- Low income and apartments concentrated in small area
- Abandoned areas of homes
- There's no organization/planning
- No curbs/sidewalks

ECONOMIC DEVELOPMENT Issues

- The farms being converted to businesses
- Too many public type buildings concentrated in one neighborhood
- Anthony needs to be more business-friendly

TRANSPORTATION, UTILITIES AND INFRASTRUCTURE Issues

- Drainage systems inadequate (2)
- Lack infrastructure
- Upgrade present water utility system
- No public transportation in Anthony (3)

PARKS, RECREATION, PUBLIC FACILITIES AND ENVIRONMENT Issues

- Need parks or public recreation areas (3)
- Existing parks need shade
- Need animal control - you can't walk without a big stick – people abuse pets
- Animals on run
- Dairies stink
- Water stinks

- Gangs
- Corrupt police
- Lack of police protection

VISION

- Calmness – keep it that way
- Mass transit and light rail
- Keep Anthony beautiful with green parks
- More businesses/ commercial center (2)
- Meet the public's needs
- Don't want to lose friendly neighborhood atmosphere with growth
- Planned growth that will bring good jobs, recreational opportunities, local infrastructure without losing the rural feel of our community.
- Youth activity center
- Nice park/more parks and recreational areas for small children to play(2)
- Library is created/reopened(2)
- People feeling free and happy because they have a safe, clean town
- 24-hour clinic
- Our youth stays here to work/raise family
- Creating a real downtown
- Having a "green" community
- Our community should reflect a healthy, safe and positive quality of life for all its citizens.
- A well-planned community with paved streets, sidewalks and street lights.
- More volunteers in the community
- Police officers show up to calls faster
- Clean up the graffiti on the walls of buildings that area gang-related and inappropriate
- Make it safer for people to walk/play outside at night.
- Have buildings for young people to go and join community activities
- To be safer, saner and family-oriented, and thinking more about our children's education and how they are receiving it.
- Parents to be more involved with their children.
- Economic prosperity
- Clean environment
- Places for family, school and especially youth development (teenage)
- Financial support for small businesses

PHYSICAL CHARACTERISTICS, LAND USE, AND HOUSING Vision

- Keep the higher density areas away from the farms and agricultural areas. We want to stay true to our roots.
- More street lights. (4)
- Be able to walk (because of street lights)
- Planned growth, zoning enforcement

ECONOMIC DEVELOPMENT Vision

- Separate the farms and agriculture from other high density development.
- Attract more commercial businesses (2)

TRANSPORTATION, UTILITIES AND INFRASTRUCTURE Vision

- Anthony needs to incorporate to get out from under Doña Ana County.

- To be like Anthony, Texas
- Improved water and sanitation system
- Street improvements
- Public transportation (2)
- 478 at O'Hara – traffic light
- Better roads
- Sidewalks

PARKS, RECREATION, PUBLIC FACILITIES AND ENVIRONMENT Vision

- Planned neighborhood parks and recreational areas (3)
- Hospital
- Arroyos should have pipes underground
- Have animal control/care
- Open the library
- More police, lower crime.

3. MAY 27, 2009 PUBLIC MEETING SUMMARY

ANTHONY MASTER PLAN PUBLIC MEETING

- **Attendance**

- Present: 34 members of the public and representatives of local agencies, as well as Veronica Rodriguez from AWSO and consultants Phyllis Taylor, Sara Bautista, and Deborah Hradek from Sites Southwest.

- **Agenda**

- Welcome and Review of First Public Meeting
- Planning for the Future activity
- Pathways and Destinations activity
- Activity Results
- General Discussion and Issues Review

Next Meeting: Not yet scheduled

- **Materials**

- HANDOUTS:
 - Agenda (English/Spanish)
 - Anthony Master Plan Background (Eng/Sp)
 - Anthony Demographic Trends (Eng/Sp)
 - Vision, Issues and Goals (Eng/Sp)
 - Instructions (Eng/Sp)
- MAPS AND GRAPHICS:
 - Aerial of Anthony
 - Aerial: Anthony and Surrounding Areas
 - Vision, Issues, Goals – poster size
 - Master Plan Elements Graphic
 - Large Aerial Maps for Small Group Exercise

Summary

- There were 34 members of the public present at this meeting, held at St. Anthony's Parrish from 6:30 to 8:30 PM. Of those, 26 had not previously attended a meeting for the Master Plan. As participants entered, they were given the Master Plan Background and Demographic Trends information sheets from the April 2 meeting, if they indicated that they had not attended that meeting. All participants received an agenda and a copy of the Vision, Issues and Goals handout.

- Sara Bautista called the meeting to order and introduced the consultants. She then briefly described the master planning process, and reviewed the elements of a master plan. Ms. Bautista referred the participants to the handouts for more information, and opened the floor for questions. The audience had several questions, particularly regarding the role of public and private financing of development projects. Phyllis Taylor responded to these questions.
- Next, Ms. Bautista described the small group planning activity. Each table had a large map of an aerial photo with a land use overlay. Each table also received a packet of colored dots representing different housing densities, jobs, and parks. Participants were asked to locate the dots on the map, showing where future housing, commercial/industrial development, and recreational areas should be located. In total, the dots represented 3336 housing units, 1000 jobs, and 9 parks. (These were based on the medium growth population projection for the year 2030 from the New Mexico Lower Rio Grande Regional Water Plan, 2004.)
- Participants worked in groups and placed their posters on the wall for others to see. They located future residential growth primarily in the vacant area north of Acosta, as well as to the east of the new school under construction on Route 478. Most groups did not use all of their housing unit dots, and indicated that they don't want to see the full build-out of the area, as projected on a medium growth trajectory. Many also stressed that they do not want more low-income apartment projects in Anthony. Future commercial growth was more varied. Many participants envision a commercial core along Route 460, including the "downtown" area. Others see an opportunity in the northeast quadrant of the community that is currently under option by the Jemez Pueblo. The vacant land east of the I-10 corridor, and around the interchange with Exit 162 (at Route 404) were also noted as potential areas of commercial or industrial development. Finally, some participants favor small-scale businesses within the southern residential portions of the community, as well as on the land north of Acosta.
- After this exercise, participants drew on a second aerial map to show important community destinations and routes used to connect these. The focus was to indicate streets in need of improvement for pedestrian and bicycle use. The majority of responses centered on the core of the Anthony residential area in the southern portion of the plan area. Some groups highlighted the most-travelled routes, while others indicated that every street in that area needs attention.
- Throughout the meeting, participants were encouraged to review the issues and goals sheets in their down time (such as when they finished an activity and were waiting for others to finish). They used sticky notes to make comments and post those on the large issues posters around the room.
- At the end of the meeting, Ms. Bautista thanked everyone for coming, and indicated that the next public meeting has not yet been scheduled, but that ample public notice will be provided.
- This meeting was conducted in English, as participants indicated that there was not a need for Spanish translation. When a Spanish-speaking attendee arrived later, Ms. Bautista went to speak individually with her about each activity, and partnered her with a group of bilingual participants.

4. MEETING SUMMARY AUGUST 13, 2009

ANTHONY MASTER PLAN PUBLIC MEETING

- **Attendance**

- Present: 27 members of the public and representatives of local agencies, as well as Veronica Rodriguez from AWSD and consultants Phyllis Taylor and Sara Bautista

- **Agenda**

- Welcome
- PowerPoint Presentation – Land Use Scenarios
- Questions and Answers
- Open House
- Next Meeting: Not yet scheduled

- **Materials**

- HANDOUTS:
 - Agenda (English/Spanish)
 - Anthony Master Plan Background (Eng/Sp)
 - Anthony Demographic Trends (Eng/Sp)
 - Vision, Issues and Goals (Eng/Sp)
 - Community Questionnaire (Eng/Sp)
- MAPS AND GRAPHICS:
 - Master Plan Elements Graphic
 - Land Use Concept
 - Land Use Scenarios (High, Medium and Low Intensity)
 - Proposed Parks
 - Proposed Trails
 - Population Density

- **Summary**

- There were 27 members of the public present at this meeting, held at the Women's Intercultural Center from 6:30 to 8:30 PM. Of those, 15 had not previously attended a meeting for the Master Plan.
- As participants entered, they were given an agenda and the Master Plan Background, Demographic Trends, and Vision, Issues and Goals information sheets from the previous public meetings, if they were not in attendance. Materials were available in English and Spanish.
- Sara Bautista called the meeting to order and introduced the consultants. She then presented a PowerPoint slide show. The presentation began with an explanation of the plan process and elements and key findings to date. Next, Ms. Bautista described the overall Land Use Concept for Anthony, as well as existing and proposed parks and trails. She then discussed density options for housing, and presented some of the benefits of higher density/multifamily housing as well as ways that these can be designed to prevent crime, as this was a key community concern. Lastly, Ms. Bautista described the three land use scenarios – High, Medium and Low Intensity. Attendees were encouraged to ask questions throughout the presentation.
- After the PowerPoint, the floor was opened and people were again encouraged to ask additional questions and make comments about the land use scenarios. In general, the participants were very positive and excited about the ideas presented. They also made suggestions about additional trails to include and highlighted areas of flooding concern to be considered.
- When there were no more questions, attendees were asked to review the large maps and to fill out a brief questionnaire asking which land use scenario they preferred among other things. They were also

encouraged to speak individually with the consultants if they had additional questions, comments or concerns.

- At the end of the meeting, Ms. Bautista thanked everyone for coming, and indicated that the next public meeting had not yet been scheduled, but would likely be in October, and that ample public notice would be provided.
- The entire meeting was conducted in both English and Spanish, and all questions/comments from the participants were translated into both languages, due to audience needs.

5. RESULTS - LAND USE SCENARIO QUESTIONNAIRE AT AUGUST 13 PUBLIC MEETING

1 Which land use scenario do you believe is the best for Anthony?

High	4	26.7%
Medium	8	53.3%
Low	2	13.3%
No Response	1	6.7%

2 Why did you choose this option?

High

To keep more farmland from being developed

Because of the advantages this represents

It's easier to sustain businesses

Easier to preserve open space and find land for parks

Medium

Better than high density - would support businesses but not be too many people

This would still keep the rural feel of the community

This density allows for better building styles and land use mix

This density would maintain the small community feel

People prefer single family housing

There is enough housing. The area needs businesses and jobs

Low

We are a farm community

Want a rural area with lots of space between houses

3 Best areas to grow outside of proposed incorporation boundary

North	3	Better to avoid farmland and still keep the community together
East	6	Better to develop the sand hills than the farmland; less invasive to the valley and ideal commercial locations on I-10.
West	1	Easier to develop
All directions	2	The city should grow in all directions
East and West	2	There is space to grow in these areas
North and East	1	Lots of space and can grow to encompass little towns

5 What makes Anthony rural?

Dark skies	1
Unpaved streets	0
Close to farmland	12
Little traffic	4
Knowing your neighbors	9
Animal sounds	0
Mixed styles of housing	2
Surrounded by open space	11
Anthony is not rural	1

Other:

Small community	1
Cluster mobile homes together	1
Green parks	1
Connectivity	1
Retain the old downtown and historic buildings	1
Increase downtown walking areas	1
Small businesses	1
Bicycle paths	1

6. MEETING SUMMARY DECEMBER 8, 2009

ANTHONY MASTER PLAN PUBLIC MEETING

• **Attendance**

- Present: 13 members of the public and representatives of local agencies, as well as Veronica Rodriguez from AWSD and consultants Phyllis Taylor and Sara Bautista from Sites Southwest, and John Gwynne from Engineers Inc.

• **Agenda**

- Welcome
- Engineer's Presentation: Drainage and Transportation
- Small Group Activity
- Small Group Presentation

Next Meeting: Not yet scheduled

• **Materials**

- HANDOUTS:
 - Agenda (English/Spanish)
 - Master Plan Strategies - full
 - Master Plan Strategies Chart – by chapter
- MAPS AND GRAPHICS:
 - Land Use Concept
 - Preferred Land Use Scenario
 - Population Density

- **Summary**

- There were 13 members of the public present at this meeting, held at the Women's Intercultural Center from 6:30 to 8:30 PM. Of those, 7 had not previously attended a meeting for the Master Plan.
- Sara Bautista called the meeting to order and introduced the consultants. John Gwynne from Engineers Inc. gave a presentation on the condition of drainage and roadways infrastructure in the plan area, as well as some potential strategies to address those. Mr. Gwynne noted that drainage is extremely complex in Anthony with localized conditions that vary throughout the community. He recommended a separate drainage study to fully detail those conditions. Potential solutions include creating drainage holding ponds, installing curb and gutter where appropriate, making changes to roadways to influence drainage patterns, and removing debris and vegetation from drainage corridors. As for the transportation network, Mr. Gwynne noted that some roads were up to standards, while other areas were lacking. He recommended a pavement study to address this.
- After several questions and answers regarding the presentation, Ms. Bautista initiated the small group activity. The participants worked in small groups of 3 to 5 people around one of three topics: Housing, Environment or Community Facilities/Services. They reviewed a chart of proposed strategies, and were asked to make any additions or changes they felt necessary. They were asked to then prioritize each strategy as high, medium or low, and choose the overall top three strategies for their topic. After about 30 minutes, participants moved a new topic of their choice: Land Use, Economic Development or Public Infrastructure/Transportation, and repeated the activity.
- The top goals/strategies by topic group were as follows:
 - Land Use
 - Making changes to the subdivision regulations to encourage the desired types of development and promote environmental sustainability
 - Transportation
 - Ensuring the roadways will be made safer for drivers and pedestrians by paving roads, adding curb and gutter, developing sidewalks, and adding street lights.
 - Public Infrastructure
 - Addressing flooding issues by developing a detailed drainage plan
 - Housing
 - Adopting an Affordable Housing Ordinance, and disseminating information about existing home weatherization programs
 - Economic Development
 - Continuing the development of a small business incubator, creating a MainStreet organization, supporting the development of an entertainment complex at the I-10 interchange, and supporting the development of a community farm
 - Community Facilities and Services
 - Addressing the community's recreational needs as well as youth services and facilities
 - Environment
 - Following LEED green building standards in the development of new public buildings
- After meeting in small groups, a representative from each table presented the top priorities from their session.
- At the end of the meeting, Ms. Bautista thanked everyone for coming, and indicated that the next step would be to complete the draft plan, which would then be put online for public input and review.
- The entire meeting was conducted in both English and Spanish, and all questions/comments from the participants were translated into both languages, due to audience needs.

APPENDIX C. ALTERNATIVE LAND USE SCENARIOS

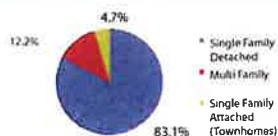
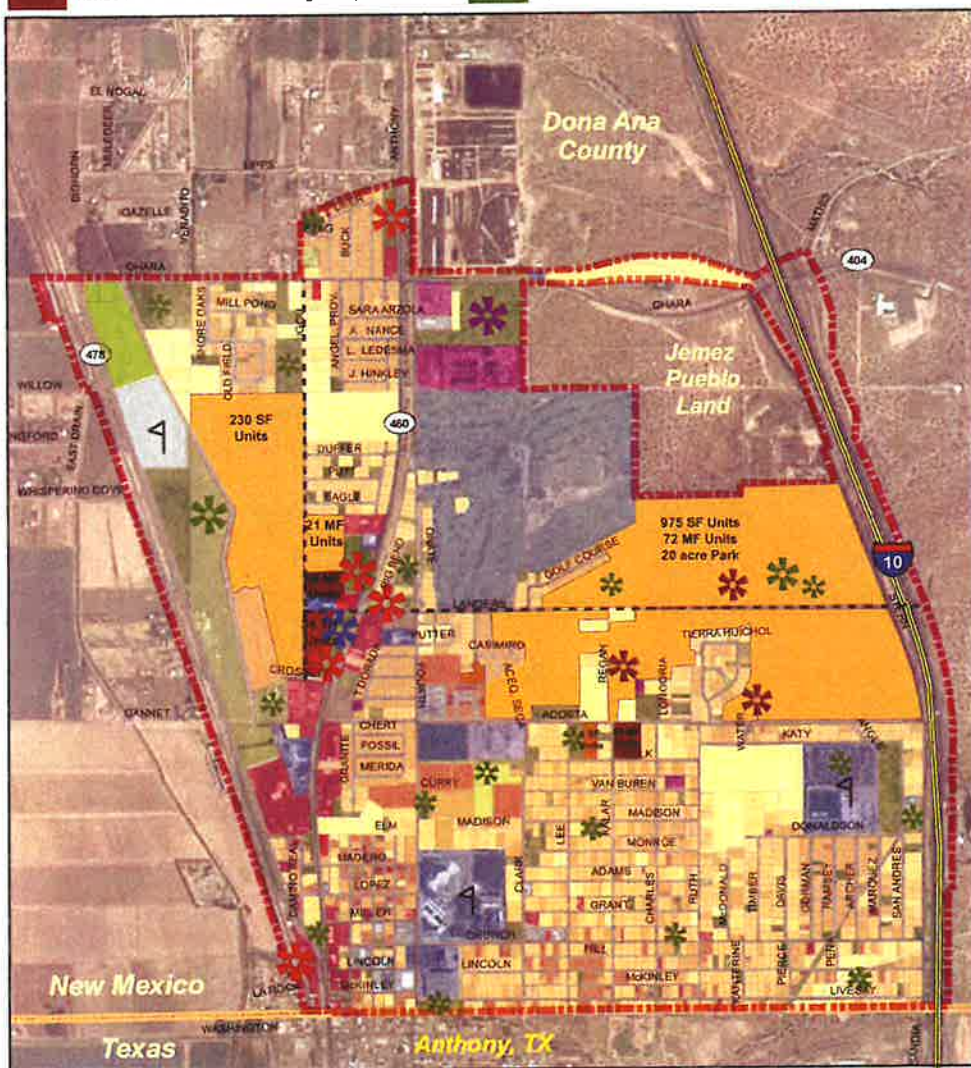
Figure 22. Low Intensity Housing Density Scenario

Land Use Scenario - Low Intensity

- Residential - 1 or fewer Dwelling Units per Acre
- Residential - 1.01 to 3 Dwelling Units per Acre
- Residential - 3.01 to 5 Dwelling Units per Acre
- Residential - 5.01 to 8 Dwelling Units per Acre
- Residential - 8.01 to 12 Dwelling Units per Acre
- Residential Greater than 12 Dwelling Units per Acre

- Anthony Proposed Boundary /
Limite Propuesto para la Anexión
Commercial
- Public Assembly Facilities
- Institutional
- Utilities
- Open Space, Vacant

- Proposed Public Services Center
- Proposed Multi-family
- Proposed Industrial Park
- Proposed Park Community or
Regional Park
- Proposed Neighborhood or Mini
Park
- Proposed Commercial

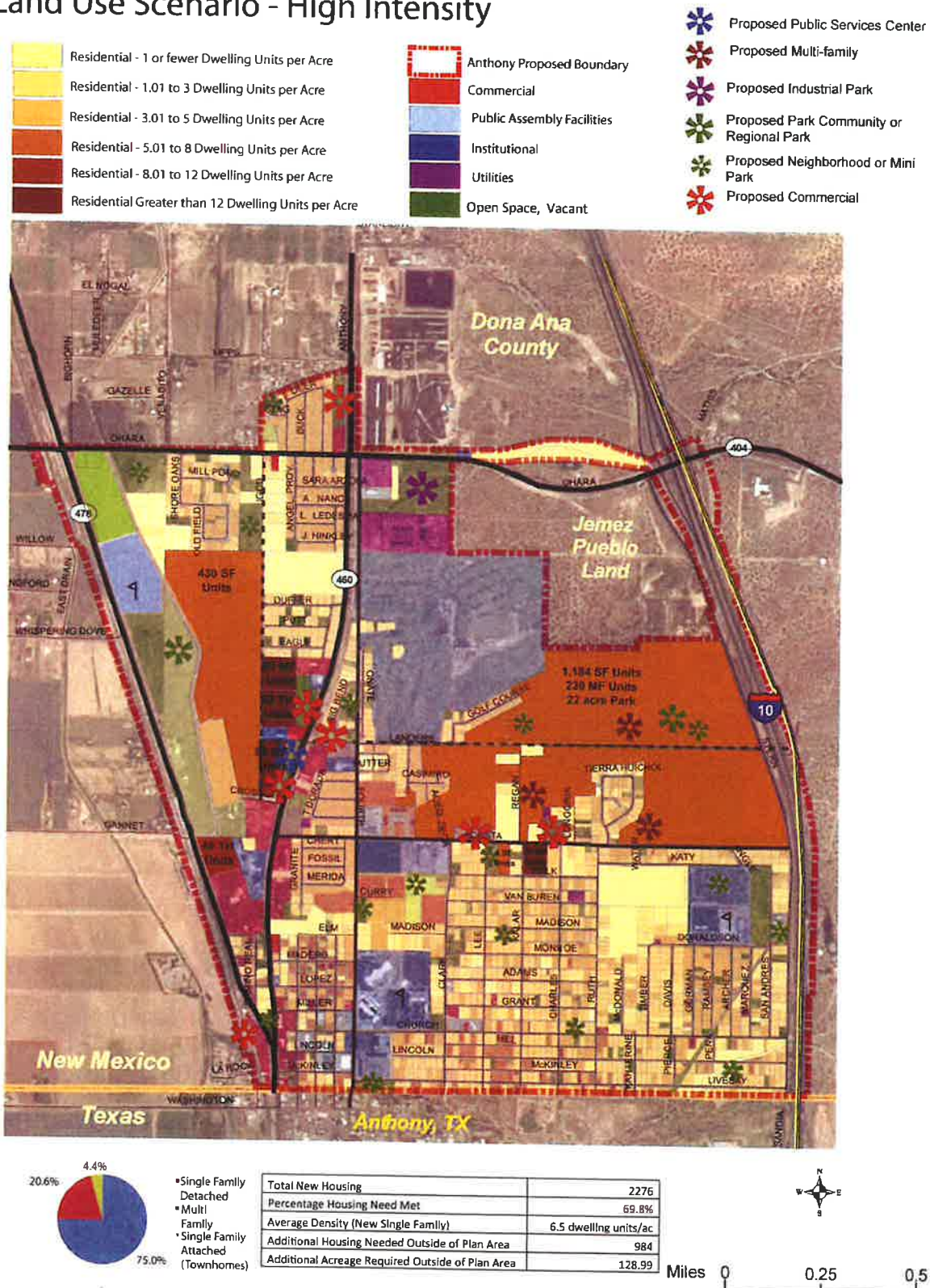


Total New Housing	1577
Percentage Housing Need Met	48.4%
Average Density (New SF)	3 - 5.5 du/ac
Additional Housing Needed Outside of Plan Area	1693
Additional Acreage Required Outside of Plan Area	300.06



Figure 23. High Intensity Housing Density Scenario

Land Use Scenario - High Intensity



APPENDIX D. RURAL STREET GUIDELINES

Figure 24. Rural Street Guidelines

Excerpted from the Doña Ana County, New Mexico, Development Design Standards, Ordinance No. 236-08, effective August 22, 2008.

RURAL STREET GUIDELINES										
Rural Street General Notes:										
A. The location and preliminary alignment of Principal Arterials, Minor Arterials, and Collectors shall be determined in cooperation with the Las Cruces MPO Major Thoroughfare Plan and El Paso MPO Metropolitan Transportation Plan.										
B. Street and pavement sections shall comply with the cross-sections in the Dona Ana County Design Standards.										
C. Developer shall use the most recent version of all AASHTO guides and policies.										
D. Replatting of an existing subdivision resulting in the creation of additional lots shall be subject to the combination and upgrade requirements of the county Subdivision Regulations, Succeeding Subdivisions, which require that existing streets within the subdivision be upgraded to the minimum street pavement and rights-of-way required for the new subdivision.										
E. Minimum slope in streets with standard curb and gutter shall be a one-half percent (1/2%), with a crown of minimum one-half percent (1/2%) and maximum two and one half-percent (2 1/2%). Minimum slope in streets with header curb shall be zero-percent (0%). The crown on a zero percent (0%) street shall be a minimum two percent (2%).										
F. All streets shall provide a roadside recovery clear zone or other approved method of slope and barrier protection as described in the AASHTO Policy on the Geometric Design of Highways and Streets.										
G. Follow New Mexico Department of Transportation Design Standards to determine Design Speeds and Centerline Radii for State Roads.										
Rural Street Classification	Design Speed (M.P.H.) ¹	AADT ²	Minimum Right-of-way	General Surfacing Requirements, Notes and Conditions ³	Minimum Centerline Radius-Feet		Vertical Curve Requirements ⁴		Maximum Grade Change Allowed w/o Vertical Curve ⁵	Maximum Grade Allowed ¹⁰
					Normal Crown ⁶	Super Elevation With 0.62 Ft./Ft. ⁷	For Crest Stopping Sight Distance ⁸	For Sag Stopping Control Sight Distance ⁹		
Principal Arterial	55	More than 20,000	120'	3" HMAC Min.; Driveways on arterials shall meet the requirements of Section 2.2	1,850'	1,350'	151	136	Required in all cases	7%
Minor Arterial	55	More than 10,000	100'	3" HMAC Min.; Driveways on arterials shall meet the requirements of Section 2.2	1,850'	1,350'	81	96	0.50%	7%
Collector	35	More than 5,000	85'	3" HMAC Min.; Driveways on collectors shall meet the requirements of Section 2.2	430'	340'	29	49	0.50%	8%
Local	30	Up to 3,000	50'	1 1/2" HMAC Min.	250'	200'	19	37	1%	12%
Cul-de-Sacs > 700'	25	Up to 300	Varies according to cross section	1 1/2" HMAC Min.; Cul-de-sac max. 1500' length w/ turnarounds @ 700' spacing ¹¹	Varies according to cross section	Varies according to cross section ⁹	25	29	1%	12%
Cul-de-Sacs < 700'	25	Up to 300	Varies according to cross section	1 1/2" HMAC Min. ¹¹	Varies according to cross section	Varies according to cross section ⁹	5	9	1%	12%
Rural Street Supplemental Notes:										
1. Posted speed limits shall be at or below the design speed limits.										
2. The AADT listed above is a planning tool used to determine the classification criteria.										
3. Surfacing width is measured from inside edge of curbing. Surfacing width may be expanded to incorporate two-feet (2') paved shoulders on each side of roadways. When substituted for header curbs if the edge of the paving surface is adequately protected against erosion and flows do not parallel the edge of the roadway. The minimum allowable thickness is four-inches (4") of base course, one and one half-inches (1 1/2") HMAC or five-inches (5") of										
4. A minimum of fifty-feet (50') must be maintained between vertical points of intersection.										
5. Only to be used with written permission from Dona Ana County Engineering Department.										
6. Lengths of vertical curves longer than the minimums resulting from the use of K values shown should be used wherever possible. However, K should not exceed one hundred forty-three (143) when curb and gutter is used.										
7. The values for K shown are to be used in determining the minimum length of vertical curve required by the use of the relationship L = KA where: L = Length of vertical curve in feet; A = Algebraic difference in grades expressed in percent; K = Design value indicative of rate of curvature.										
8. Crest vertical curves are based on eye height of three-feet three-inches (3'-3"), object height of six-inches (6") and AASHTO minimum stopping distances. Sag vertical curves are based on AASHTO standards.										
9. Local residential streets with ninety-degree (90°) or near ninety-degree (90°) turns may be designed with a minimum centerline radius of fifty-feet (50') with the approval of the County Engineering Services Department.										
10. The cross slopes of cul-de-sacs shall not exceed six percent (6%).										
11. Road and utility easements for cul-de-sacs may be provided that serve five lots (5) or less. When this option is utilized, the roadway shall be designed to these standards and the easement shall be platted as part of the lots.										

APPENDIX E. RESOURCE GUIDE

INCORPORATION

New Mexico Municipal League

The New Mexico Municipal League is a nonprofit, nonpartisan association representing and serving New Mexico's cities, towns and villages. Its 103 member cities comprise 100% of the State's municipal population and approximately 68% of its total population. It provides the following services:

- Inquiry Service – offering legal and professional staff to assist municipalities
- Legislation/Regulations – developing policies to facilitate municipal operations
- Training and Development – meetings and conferences throughout the year
- Publications – handbooks, guides and articles
- Insurance Service – administers the New Mexico Self Insurer's Fund
- Advocacy – helps shape federal policy regarding municipal interests

The main link for the NMML is: <http://nmml.org/>

Other links of specific interest to Anthony on the NMML website include:

- Resource Library: <http://nmml.org/resource-library/>
- Basics of Incorporation:
http://nmml.org/files/2008/01/basics_of_incorporation04.pdf
- Municipal Revenue Sources in New Mexico:
http://nmml.org/files/2008/01/municipal-revenue-sources-05_06.pdf

Local Government Division

The purpose of the Local Government Division is to assist local government entities with the appropriate use of public funds and to strengthen their ability to better serve New Mexico communities to improve their quality of life. It offers various resources to local municipalities.

The main link for the Local Government Division is:

<http://local.nmdfa.state.nm.us/content.asp?CustComKey=198238&CategoryKey=201752&pn=Page&DomName=local.nmdfa.state.nm.us>

Other useful resources include:

Catalog of Local Assistance Programs – This page lists over 100 programs and grant opportunities for specific projects, organized by the state department responsible for administering the funds. This should be the

first stop for the municipality when looking for particular funding resources.

<http://cpi.nmdfa.state.nm.us/content.asp?CustComKey=202531&CategoryKey=202573&pn=Page&DomName=cpi.nmdfa.state.nm.us>

The specific funding opportunities noted in this plan are listed below. The related State department follows each program in parentheses (). Information about the individual programs can be found through the link above.

- 21st Century Community Learning Centers Program (Department of Public Education)
- Colonias CDBG Set-Aside (Department of Finance and Administration)
- Community Assistance Program State Supported Service Elements (CAP-SSSE)/Flood Insurance Program (Department of Public Safety)
- Community Based Services (Children, Youth and Families Department)
- Community Development Revolving Loan Fund (Economic Development Department)
- Cooperative Advertising Program (Department of Tourism)
- Cooperative Agreements Program (Department of Transportation)
- Flood Mitigation Assistance Grant Program (Department of Public Safety)
- Foster Grandparent Program (Aging and Long Term Services Department)
- Historic Preservation Certified Local Governments Program (Department of Cultural Affairs)
- Law Enforcement Protection Fund (Department of Finance and Administration)
- MainStreet Program (Economic Development Department)
- Municipal Arterial Program (Department of Transportation)
- New Mexico Clean and Beautiful Program (Department of Tourism)
- Pre-Disaster Mitigation Competitive Grant Program (Department of Public Safety)
- Prehistoric and Historic Sites Preservation Act of 1989 (Department of Cultural Affairs)
- Public Art Program (Department of Cultural Affairs)
- Public Project Revolving Loan Fund (New Mexico Finance Authority)
- Recreational Trails Grant Program (Department of Energy, Minerals and Natural Resources)
- Small Cities Community Development Block Grant (CDBG) Program (Department of Finance and Administration)
- STP/Transportation Enhancement Activities (Department of Transportation)
- Targeted Brownfields Assessment Program (Environment Department)

- Community Development Block Grant (CDBG) Planning Grants – CDBG is a main source of funding for planning and initial engineering studies. The Local Government Division offers several resources regarding CDBG grants and planning.
<http://cpi.nmdfa.state.nm.us/content.asp?CustComKey=202533&CategoryKey=202707&pn=Page&DomName=cpi.nmdfa.state.nm.us>
- Infrastructure Capital Improvement Projects (ICIP) – Municipalities must submit their ICIP priorities by September each year. This page provides resources for developing and providing this information, as well ICIP training opportunities.
<http://cpi.nmdfa.state.nm.us/content.asp?CustComKey=257412&CategoryKey=257456&pn=Page&DomName=cpi.nmdfa.state.nm.us>

LAND USE

Green Subdivision Regulations

For information regarding sustainability and conservation subdivision regulations, see the following resources:

Arendt, Randall. Growing Greener: Putting Conservation into Local Plans and Ordinances. Island Press: 1999. Co-published by the American Planning Association and the American Society of Landscape Architects. Cost: \$55.00

Planning Environmental Quality Board. "From Policy to Reality: Model Ordinances for Sustainable Development." 2000. Available online at <http://www.mnplan.state.mn.us/pdf/2000/eqb/ModelOrdWhole.pdf>.

Various other publications and presentations are available for download at:

<http://www.greenerprospects.com/products.html>

Green Building Standards

Leadership in Energy and Environmental Design (LEED)

LEED is a certification system developed by the US Green Building Council that provides third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of

resources and sensitivity to their impacts. It works throughout the building lifecycle – design and construction, operations and maintenance, tenant fit out, and significant retrofit.

<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Graffiti Removal Programs

Graffiti Hurts

This is an organization that provides resources for communities to prevent and remove graffiti, organize the community and create local task forces. The organization also offers a grant to assist communities in this effort.

<http://www.graffitihurts.org>

Tips for Graffiti Removal

This link provides information about removing graffiti from different surfaces, as well as using environmentally-friendly substances. It also offers links to communities with graffiti removal ordinances, including Albuquerque, whose program was recognized by the US Conference of Mayors as a “best practice” program.

http://bloomington.in.gov/sections/viewSection.php?section_id=552

Public Art Program

The Public Art Program is part of the New Mexico Arts Division. It requires that agencies allocate 1% or \$200,000 of money appropriated for new construction exceeding \$100,000 to be used for the acquisition of art to go in public places. Resources are available for funding for arts programs.

<http://www.nmarts.org/art-in-public-places.html>

ECONOMIC DEVELOPMENT

Local Economic Development Act (LEDA)

Information about the purpose of a LEDA and sample community ordinances, from New Mexico Economic Development.

<http://www.edd.state.nm.us/communityAssistance/passLEDA/index.html>

Small Business Resources

SCORE – Las Cruces office

SCORE provides counseling and information for current and prospective small business owners, including a new business toolkit, sample business plan, and information about business loans.

<http://www.scorelascruces.org/>

WESST Corp – Las Cruces

WESST Corp provides business and computer training and consulting. It also offers micro-loans and brokers larger loans.

<http://www.zianet.com/wesstlc/services.html>

New Mexico Community Development Loan Fund

The Loan Fund provides loans to small businesses and non-profit organizations and works with low-income individuals and communities to achieve economic self-reliance.

<http://www.loanfund.org/>

ACCION New Mexico – Colorado – Arizona

ACCION provides loans and counseling services to small businesses in the tri-state area.

<http://www.accionnm.org/index.php>

MainStreet New Mexico

New Mexico MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. The Program provides resources, education, training and technical services that stimulate the economic vitality of each participating community while celebrating local heritage and culture. MainStreet is a consensus-building program that fosters community pride and encourages the growth of small businesses, consequently enhancing local employment and income opportunities, tax revenues, property values and general quality of life. New Mexico MainStreet works within the National Trust Main Street Center's established Four-Point Approach™ of organization, design, promotion and economic positioning while tailoring to meet local needs and opportunities. MainStreet has been the premier organization that brings life to New Mexico's downtowns since 1984.

<http://nmmainstreet.org/mainstreet/index.html>

<http://www.edd.state.nm.us/mainStreet/intro/index.html>

HISTORIC PRESERVATION

New Mexico State Register

Information about existing cultural and historic resources in New Mexico, as well as how to petition for a building, site, or district to be included in the state register.

<http://www.nmhistoricpreservation.org/PROGRAMS/registers.html>

ENVIRONMENT

Agriculture

Farm to Table

This is a non-profit organization dedicated to promoting locally based agriculture through education, community outreach and networking. Farm to Table enhances marketing opportunities for farmers; encourages family farming, farmers' markets and the preservation of agricultural traditions; influences public policy; and, furthers understanding of the links between

farming, food, health and local economies. Its programs include a policy council, marketing network, and Farm to School program.

<http://www.farmtotablenm.org/>

Brownfields Remediation

The Remediation Oversight Section of the Ground Water Quality Bureau (part of the New Mexico Environment Department) manage two programs to assist communities assess and clean up contaminated soils. Grants and loans are available.

<http://www.nmenv.state.nm.us/gwb/NMED-GWQB-RemediationOversight.htm>