

GRANTS | NEW MEXICO

City of Grants Comprehensive Plan Update City Council Presentation

July 24, 2017



Architectural Research Consultants, Incorporated

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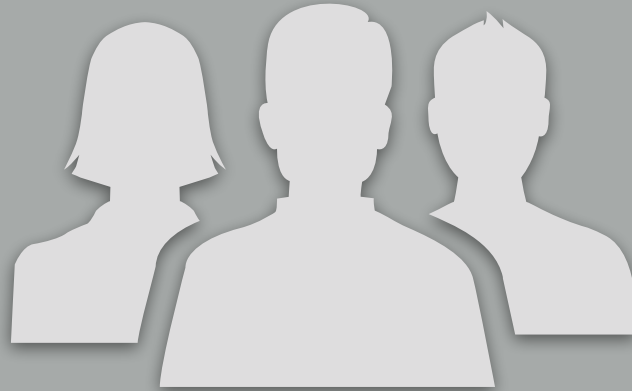
🌐 www.arcplanning.com

Public Engagement in the Planning Process

- Steering Committee discussions, review and guidance since October 2016 (5 meetings)
- Community survey (327 paper and online responses)
- Public meeting (May 24, 2017)
- Public hearing before City Council (tonight)

Steering Committee

Laura Jaramillo, Grants City Manager
Paul Peña, Grants Special Projects, Project Manager
C. Britnie Burds, Grants Marketing Director
Deniece Cornett, Grants Special Projects
Mitzi Frank, Superintendent, El Malpais and El Morro National Monuments
Ashley Gallegos, Grants Mainstreet Project
Brandon Howe, Northwest New Mexico Council of Governments
Mac Juarez, Continental Divide Electric Cooperative
Larry Maynard, NMDOT District 6 Engineer
Richard Morgan
Ronny Pines
Cydni Reynolds, City Councilor
Valerie Taylor
Alvin Whitehair, Cibola National Forest, Mount Taylor District Ranger
Eileen Yarborough, Executive Director, Cibola Communities Economic Development Foundation

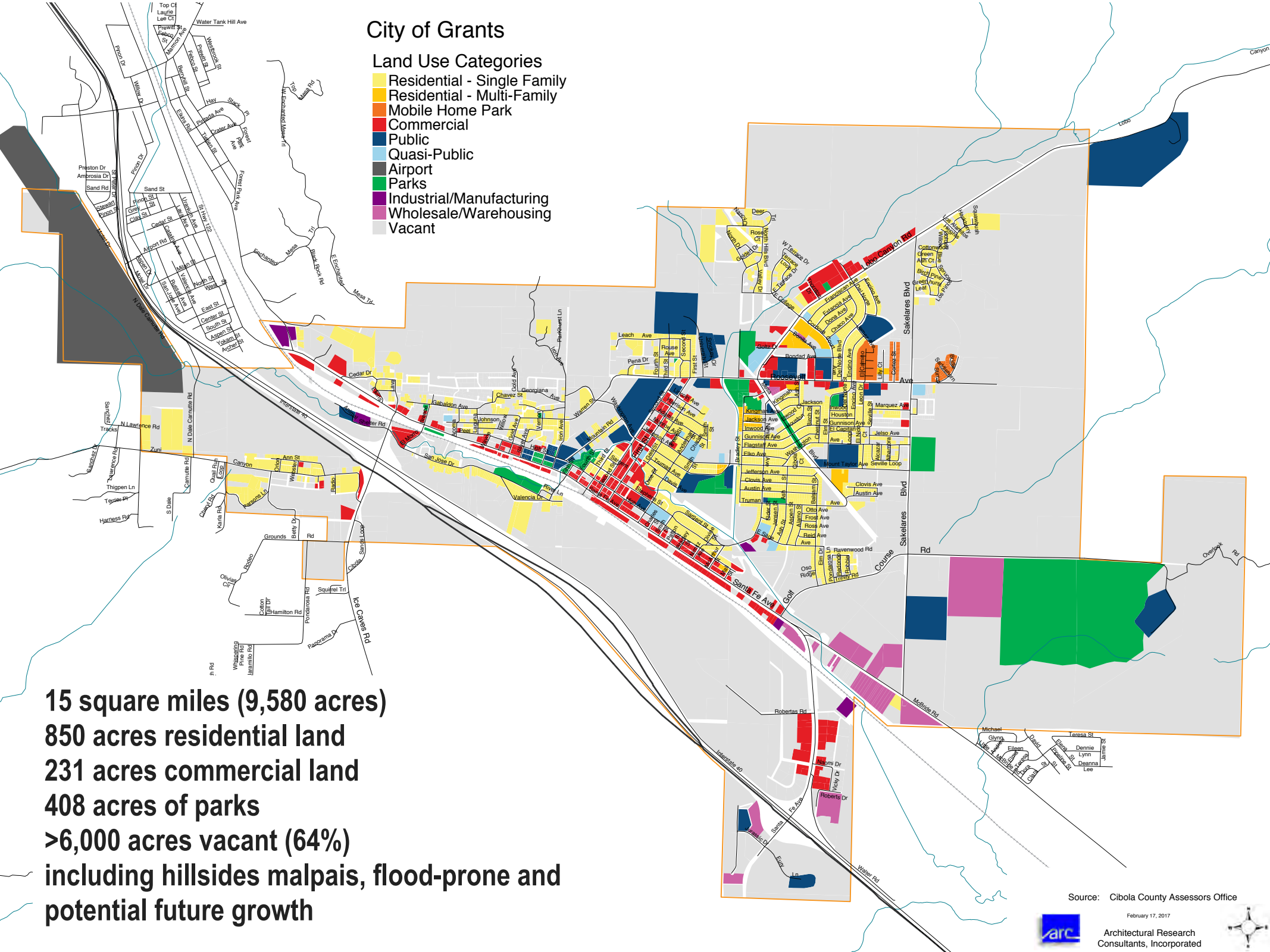


Background and Drivers of Growth

City of Grants

Land Use Categories

- Residential - Single Family
- Residential - Multi-Family
- Mobile Home Park
- Commercial
- Public
- Quasi-Public
- Airport
- Parks
- Industrial/Manufacturing
- Wholesale/Warehousing
- Vacant



15 square miles (9,580 acres)

850 acres residential land

231 acres commercial land

408 acres of parks

>6,000 acres vacant (64%)

including hillsides malpais, flood-prone and potential future growth

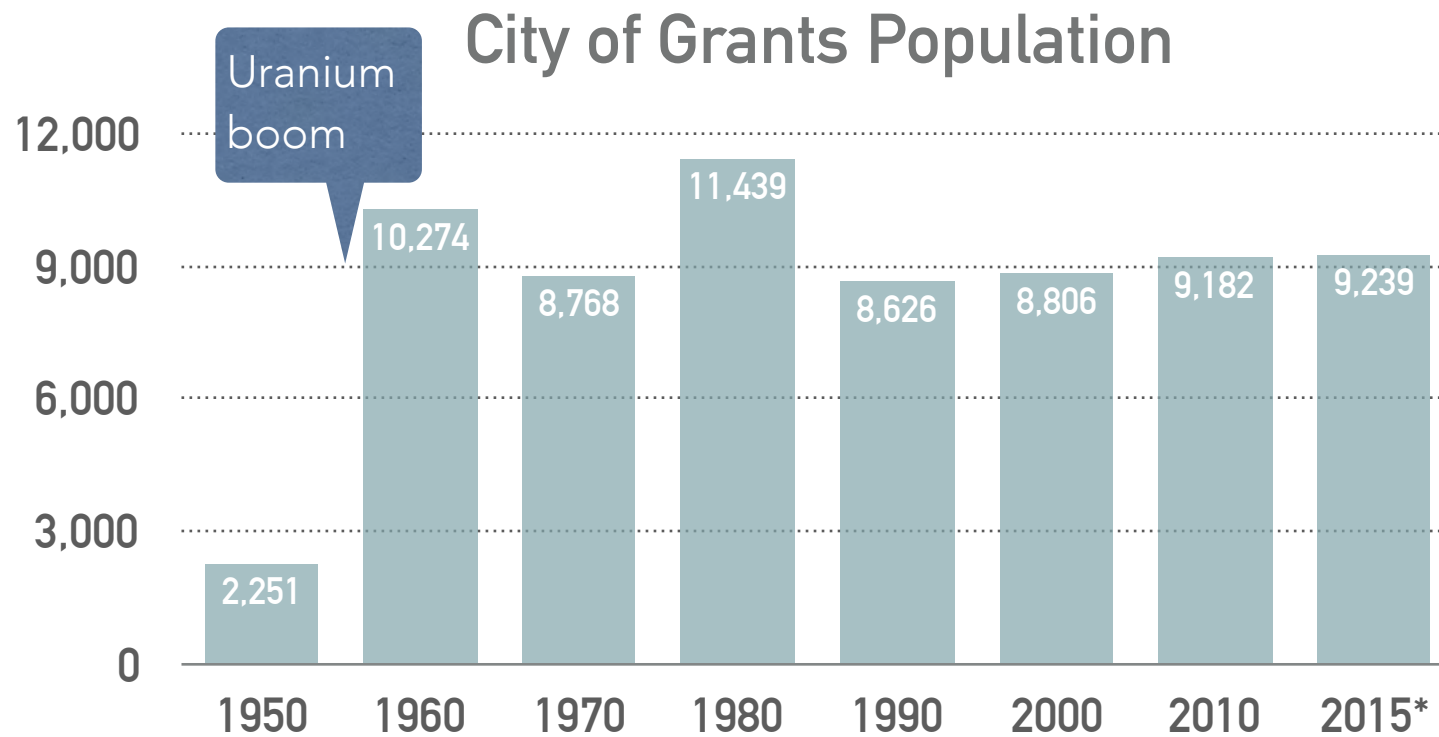
Source: Cibola County Assessors Office



February 17, 2017
Architectural Research
Consultants, Incorporated



City of Grants Population Since 1950



Source: US Census counts for 1950, 1960, 1970, 1980, 1990, 2000, and 2010 and 2015 estimate.

Population Living in Households and in Group Quarters

Population Living in Households

	1990	2000	2010	Change 1990-2000	Change 2000 - 2010
Cibola County	23,240	24,529	23,922	1,289	-607
Grants	8,432	8,353	8,451	-79	98
Milan	1,911	1,891	1,960	-20	69
Acoma Pueblo	2,590	2,774	3,011	184	237
Laguna Pueblo	3,731	3,769	3,949	38	180

Household population decline in County, some growth in Grants

Household Size

	1990	2000	2010	Change 1990-2000	Change 2000 - 2010
Cibola County	3.19	2.95	2.70	-0.2	-0.2
Grants	2.85	2.61	2.54	-0.2	-0.1
Milan	3.14	2.81	2.70	-0.3	-0.1
Acoma Pueblo	4.27	4.04	3.75	-0.2	-0.3
Laguna Pueblo	3.55	3.53	3.33	0.0	-0.2

Population Living in Group Quarters

	1990	2000	2010	Change 1990-2000	Change 2000 - 2010
Cibola County	554	1,066	3,291	512	2,225
Grants	194	453	731	259	278
Milan	0	0	1,285	0	1,285
Acoma Pueblo	0	0	0	0	0
Laguna Pueblo	0	0	94	0	94

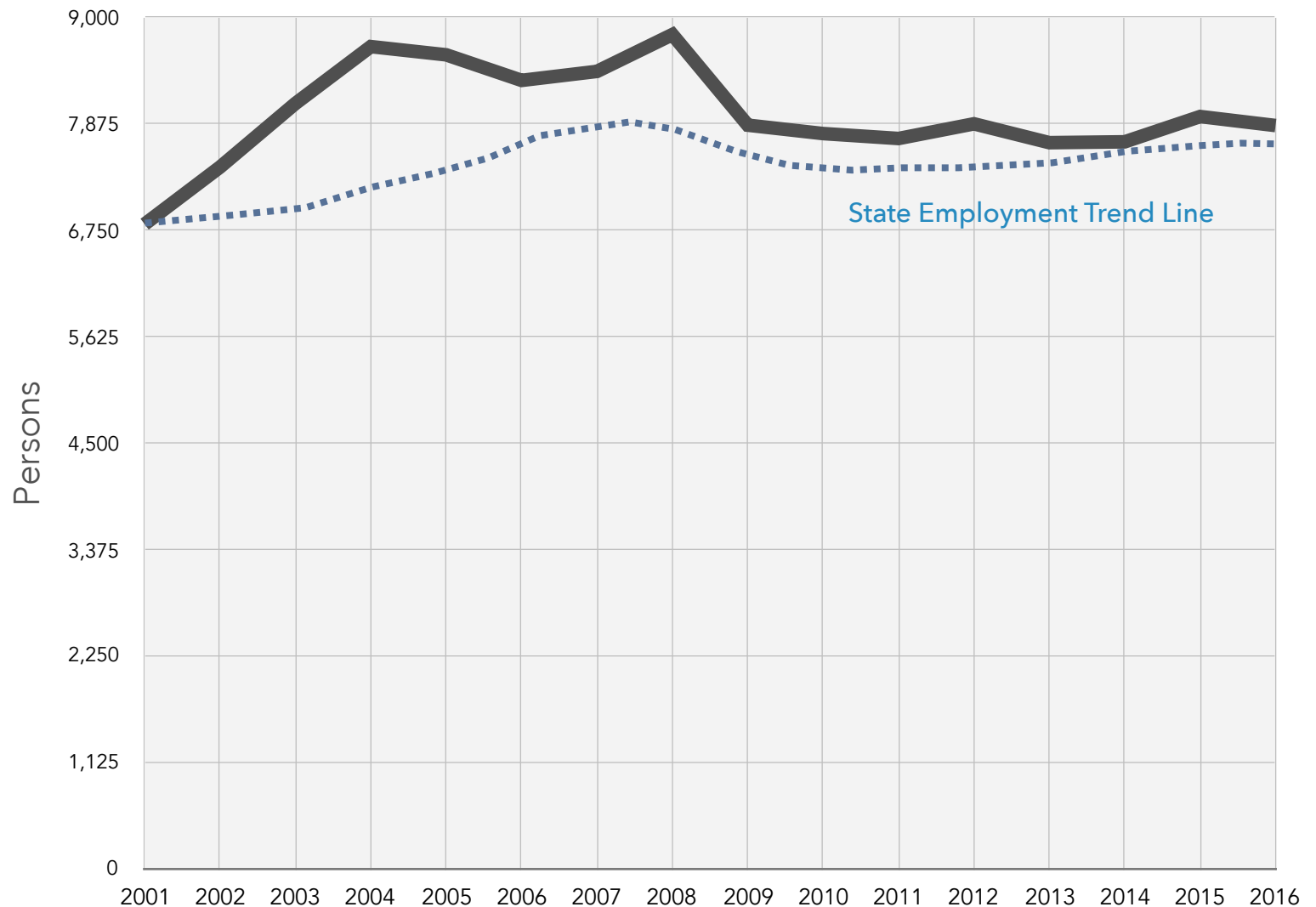
Prison population growth

Sources: U.S. Census 1990, 2000 and 2010 Counts.

Economic Factors

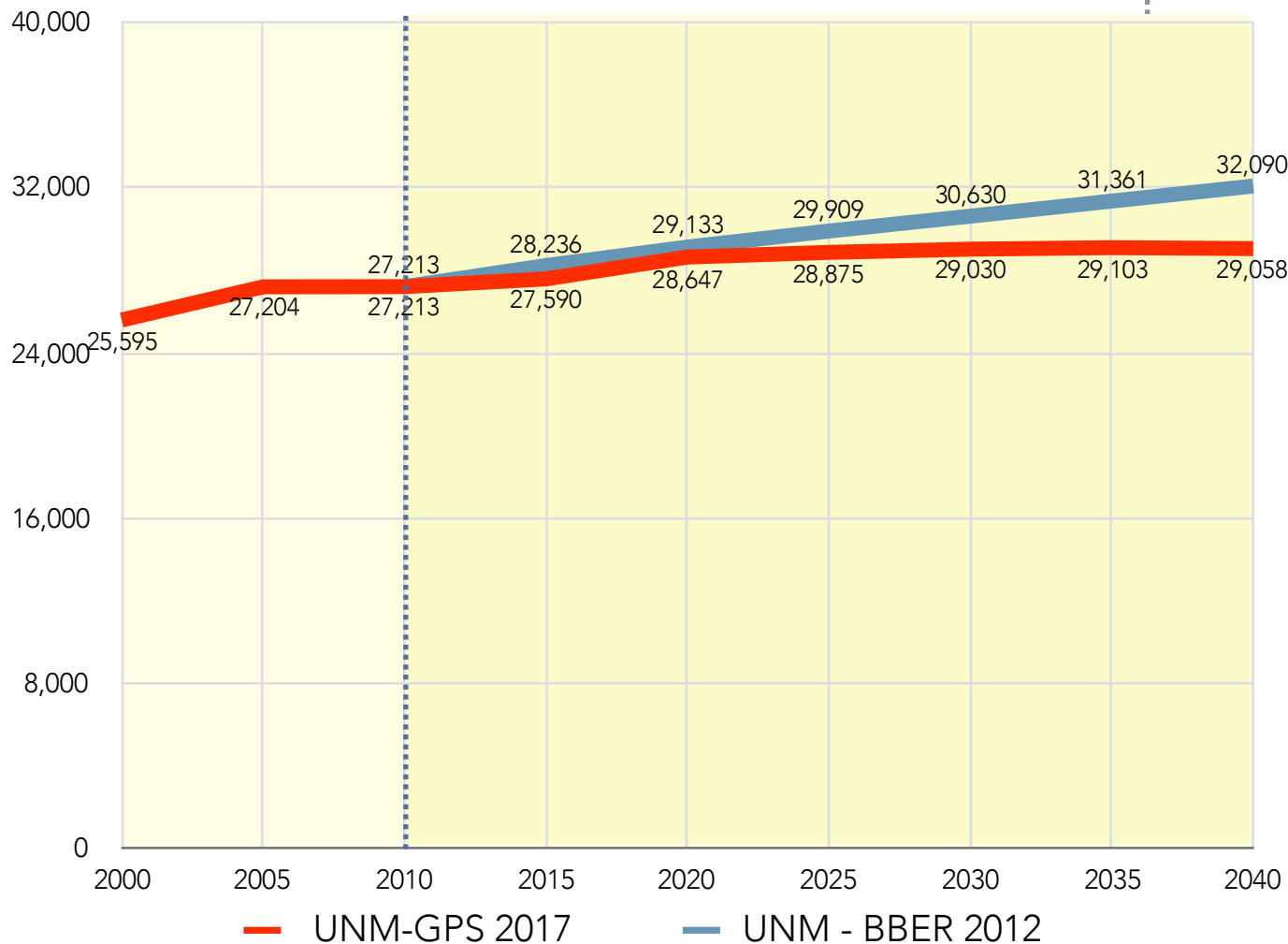
- County employment steady but not back to 2008 pre-recession level, similar to NM's performance

Cibola County Covered Employment: 2001 to 2016



Cibola County Population Projections

Cibola County Population Projections: 2000-2040



2012 projections were based on stronger growth trends

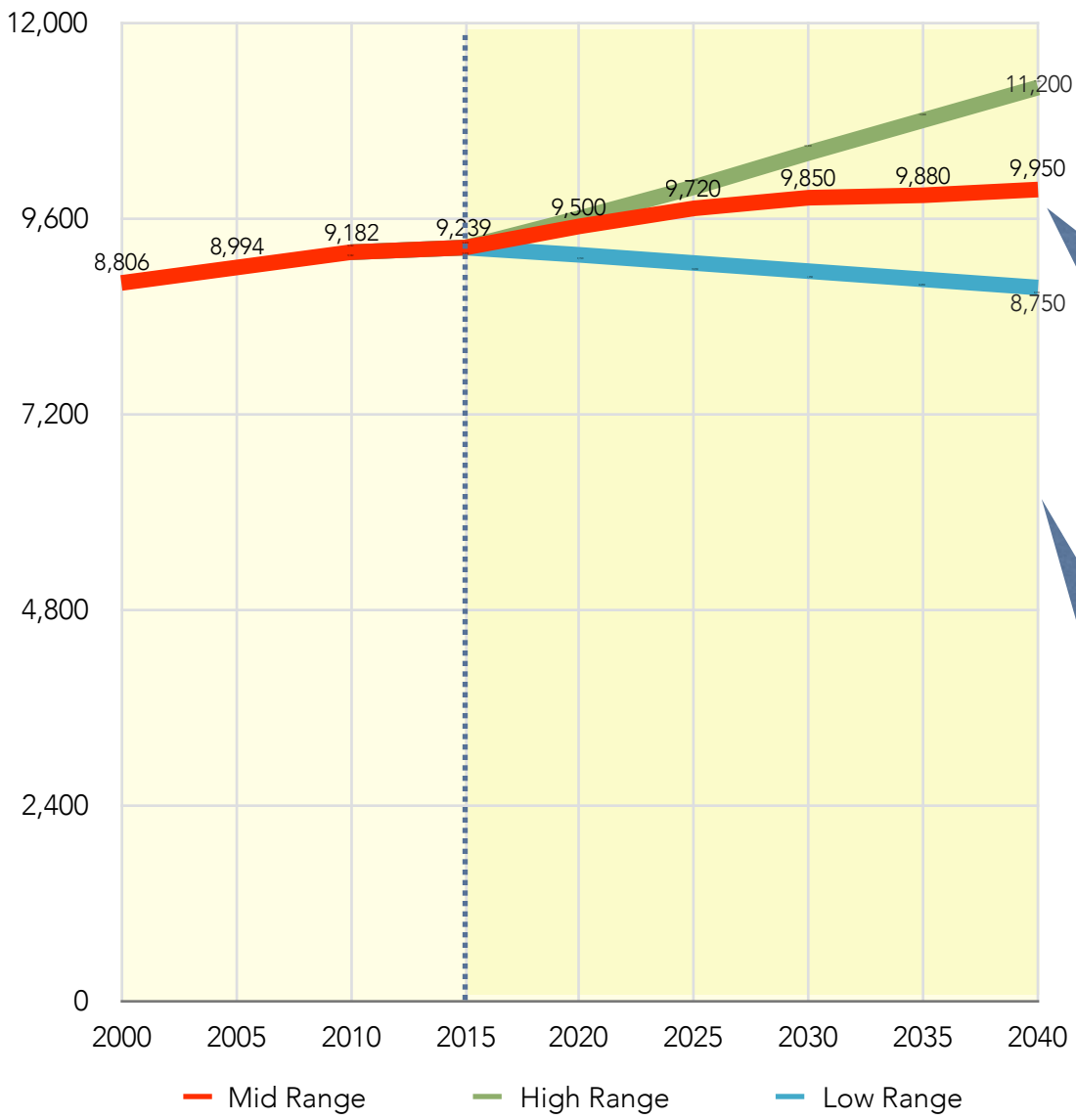
2017 projections reflect

- Net out-migration
- Sluggish economy
- Declining birth rates
- Projected average annual growth rate: 0.2%

Sources: UNM- Geospatial Population Services, 2012 and February 2017

City of Grants Population Projections

City of Grants Population Projections:
2000-2040



High: +0.7%/yr

- Job growth
- Uranium mining returns at lower level

Mid: +0.3%/yr

- Some economic development
- No change in prison population size

Low: -0.2%/yr

- Declining population
- Major employers downsize

Most Likely

Sources: U.S. Census Bureau 2000-2015 and ARC projections to 2040

Implementation Plan

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Land Use Actions

Update land use code and zoning map

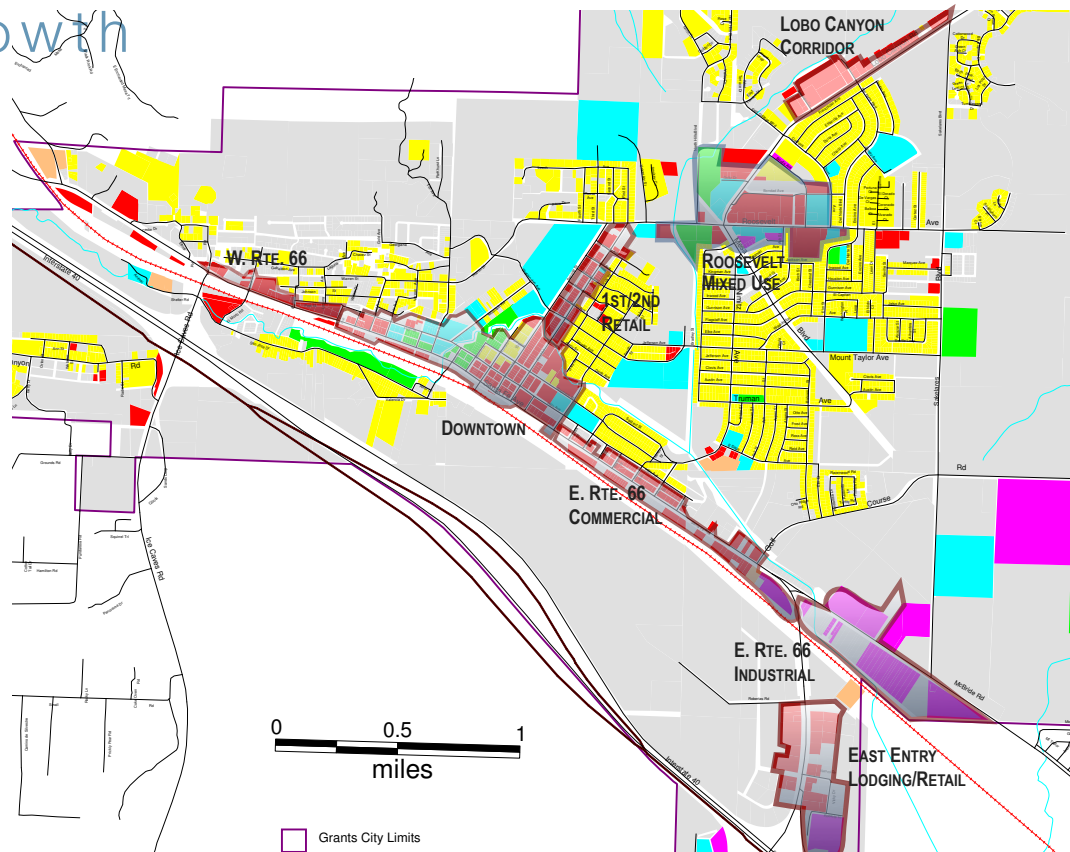
Use incentives and enforcement to encourage property upkeep

Concentrate growth in Grants' districts and nodes

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Land Use				
■				Amend Land Use Code and Zoning Map to implement provisions recommended in the updated Comprehensive Plan
■				Develop incentives for improved upkeep of both residential and nonresidential properties, and reuse of vacant properties including strengthening the property maintenance code, increasing code enforcement, creating a land trust or vacancy tax, and continuing clean-up programs
	■			Develop landscaping requirements for low water-use landscapes, including appropriate species of trees, as an amendment to the Land Use Code
			■	Continue to condemn and demolish dilapidated structures as needed
	■			Consider increasing density/intensity of uses in the priority districts and nodes identified in the plan to support retail and services for local and regional residents, further develop amenities for travel and trade, promote outdoor recreational tourism and promote Grants as a retirement community
	■			Develop a city GIS system
		■		Implement subdivision review in the 3-mile extraterritorial area surrounding the city

Land Use Actions

Nodes and Districts for Priority Growth



Recommended Code Amendments

- Special use zone - revamp and reduce to allowed uses should be expanded in the special use zone, and some areas zoned for special use should be rezoned to either current zones or new zones. For example, mobile home parks could be its own new zone district
- Home-based business conditional use permits - review when operations change, otherwise, review only for renewal every two years or longer
- Create a downtown zone district that allows mixed use and multi-family, does not permit new drive-through restaurants or other heavily auto-dependent uses, requires windows and primary entries facing R.O.W., lowers parking requirements, and allows full lot coverage (described further in the MRA master plan)
- Add cannabis dispensary and cannabis production as uses in the land use code, classify them as conditional uses, create use standards, and allow these uses in only certain zones

Economic Development Actions

Share the vision,
explain the plan

Define your image

Get the word out

Build your team

- Make Grants welcoming
- Diversify market

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Economic Development				
■				Conduct a public workshop convened by City Council to discuss the vision and steps involved in becoming an outdoor recreation destination, and secure community buy-in. Work with local media to broadcast an informational series on the initiative and to cover the workshop.
■				Conduct a Grants branding effort to secure community buy-in for outdoor recreation promotion, and to develop a Grants logo and promotional material for marketing purposes
■				Develop and deploy a branded marketing campaign to promote the city as an outdoor recreation destination. A sub-branch of this campaign should promote the city as a retirement destination
■				Work with Continental Divide Trail Coalition to develop branded wayfinding signage in downtown Grants
■				Identify a location for a permanent welcoming station and begin developing plans
■				Evaluate the business licensing process to identify opportunities to create incentives for pop-up businesses downtown

Economic Development Actions

Expand retail options

Task force: expand recreational options

Expanding recreational businesses

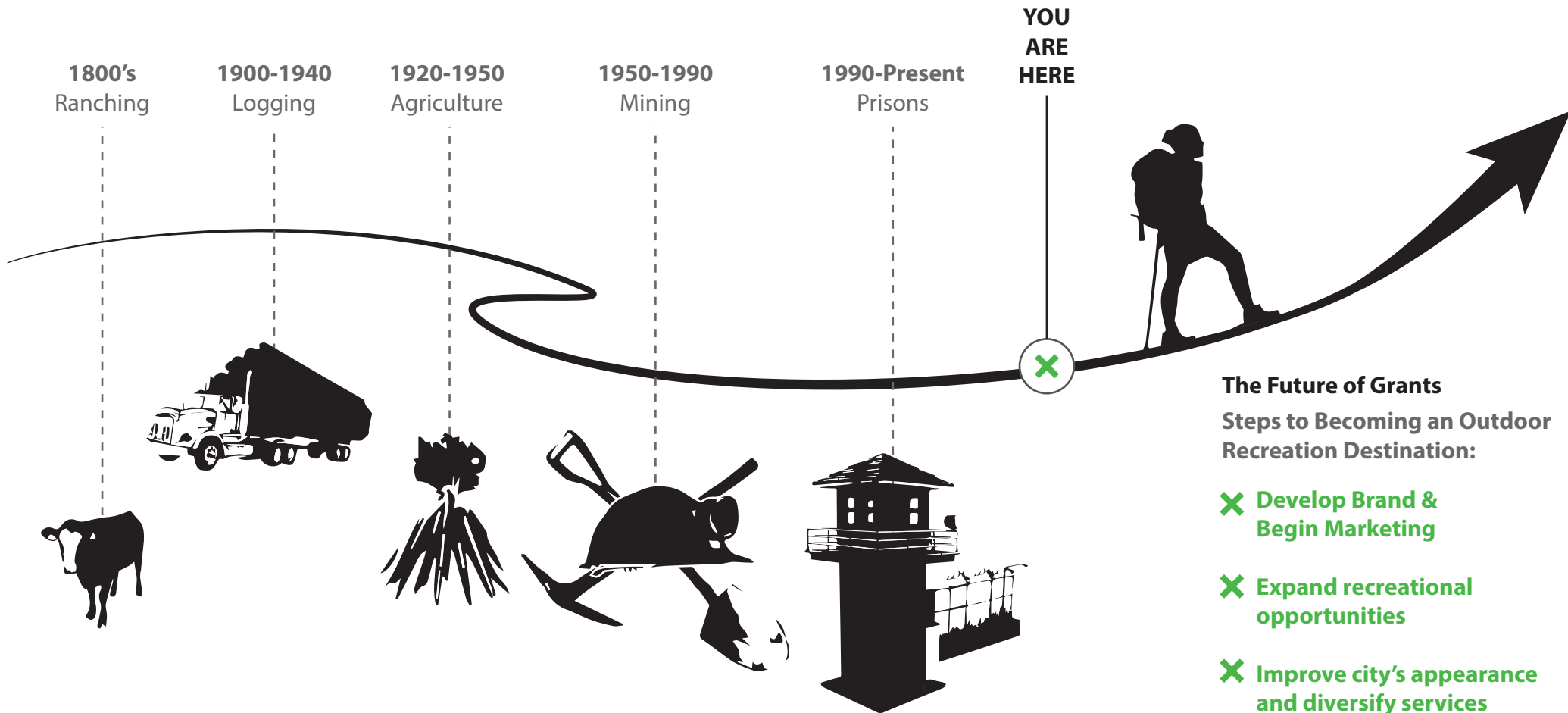
Expanding recreational opportunity

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
■				Initiate “downtown pop-up days” by developing a schedule and working to ensure that it stays accurate, updated and highly visible to the public, and by developing additional attractions, activities and events around the downtown area on those days
■				Lead the formation of a regional recreational development task force to promote the development of additional outdoor recreation opportunities and coordinate on current assets
		■		Conduct a study to identify additional outdoor recreational opportunities for development
■				Contact established recreational touring businesses and invite them to establish a private touring business in Grants, possibly as a satellite to existing touring businesses elsewhere
	■			Conduct a feasibility study of developing a “bike library” based at the New Mexico Mining Museum, visitors center or other central location
	■			Develop an annual report on the Mining Museum, including visitorship, popularity of exhibits, and potential for growth. Identify steps to improve this important asset that can help anchor or complement outdoor recreational tourism.

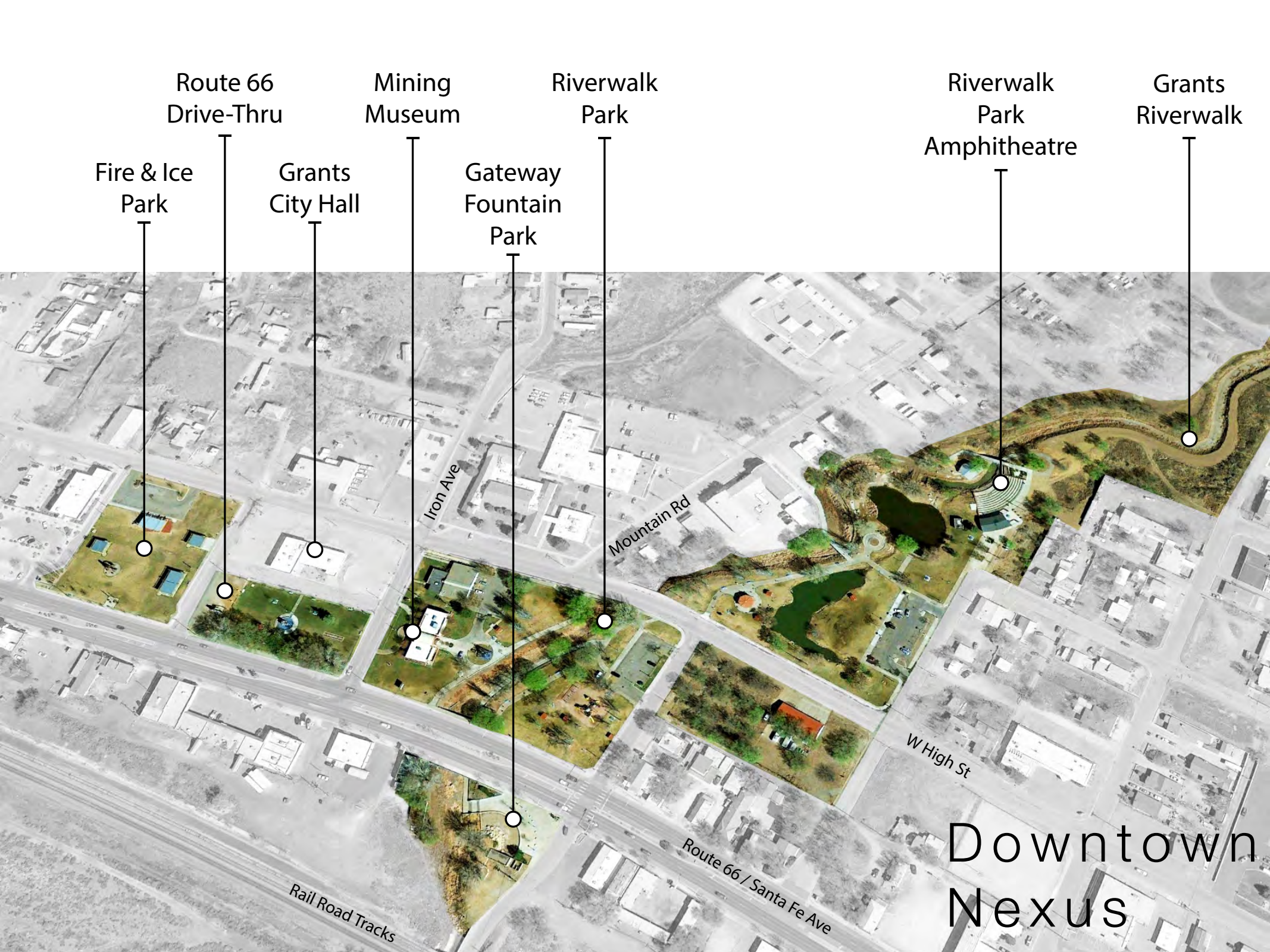
Economic Development Eras

Rough Guide to the History of the Grants Economy

Plan for a resilient and sustainable economic future



Each era has continuity to the next eras and has left its legacy



Route 66
Drive-Thru

Mining
Museum

Riverwalk
Park

Riverwalk
Park
Amphitheatre

Grants
Riverwalk

Fire & Ice
Park

Grants
City Hall

Gateway
Fountain
Park

Iron Ave

Mountain Rd

W High St

Route 66 / Santa Fe Ave

Rail Road Tracks

Downtown
Nexus

Housing Actions

Encourage new housing, diversify housing

Consider stricter maintenance codes

Continue enforcing existing maintenance codes

Educate public about importance of maintenance

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Housing				
■				Encourage the development of new housing in the city, including mid-range, affordable housing and senior housing
■				Consider including additional restrictions to the property maintenance code to expand the ability of city officials to manage property maintenance
			■	Continue supporting the city code enforcement department to consistently enforce the city maintenance code
	■			Develop a task force to conduct public education and outreach efforts to improve civic pride and build understanding of the interconnectivity of property maintenance and economic development

Recreation, Trails and Open Space Actions

Create parks action plan and updated annually

Build “missing link” sidewalks and trails

Poll the public on what residents want

Develop in-town bike park or pump track

CDT and Zuni Mt. Trails routes, wayfinding and trail-building

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Recreation, Trails and Open Space				
			■	Develop an annual parks action plan that addresses maintenance schedules and phased capital improvements, considering recommendations in the comprehensive plan, including ADA compliance, adding and replacing amenities, and building a splash pad
■	■			Build “missing link” sidewalks and trails within and around parks and between parks and schools, key city facilities and shopping areas, and plant trees where feasible (cross-link to Transportation)
			■	Conduct periodic public meetings or user surveys for input about desired parks features and about existing features that are no longer favored
■				Extend the Legacy Trail to the Future Foundations Family Center and beyond
	■			Develop a pump track or bike park on suitable land either in the city open space next to the golf course or on available private property made available by a property owner
■				Designate formalized routes to the Continental Divide Trail and develop wayfinding signage from downtown Grants to the trailheads
	■			Advocate for building Zuni Mountain trails, Horace Mesa and “G” Mesa trails, and other regional trails

Recreation, Trails and Open Space Actions, continued

Develop in-town or close-by “purpose-built” bike trail

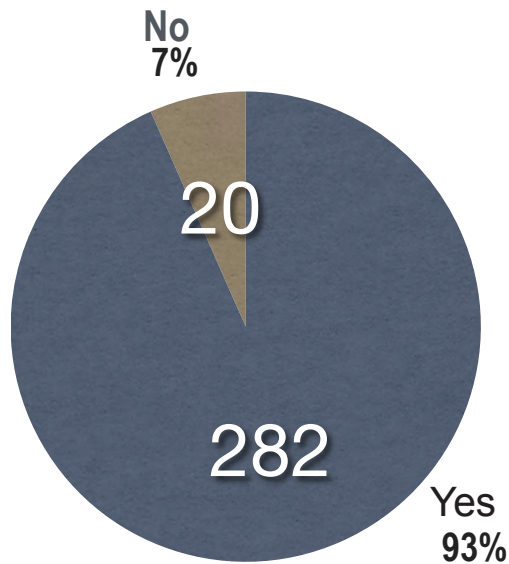
Work with regional partners on trails and other outdoor rec.

Map, advertise and improve facilities for ATV, motorized vehicle and road bike use

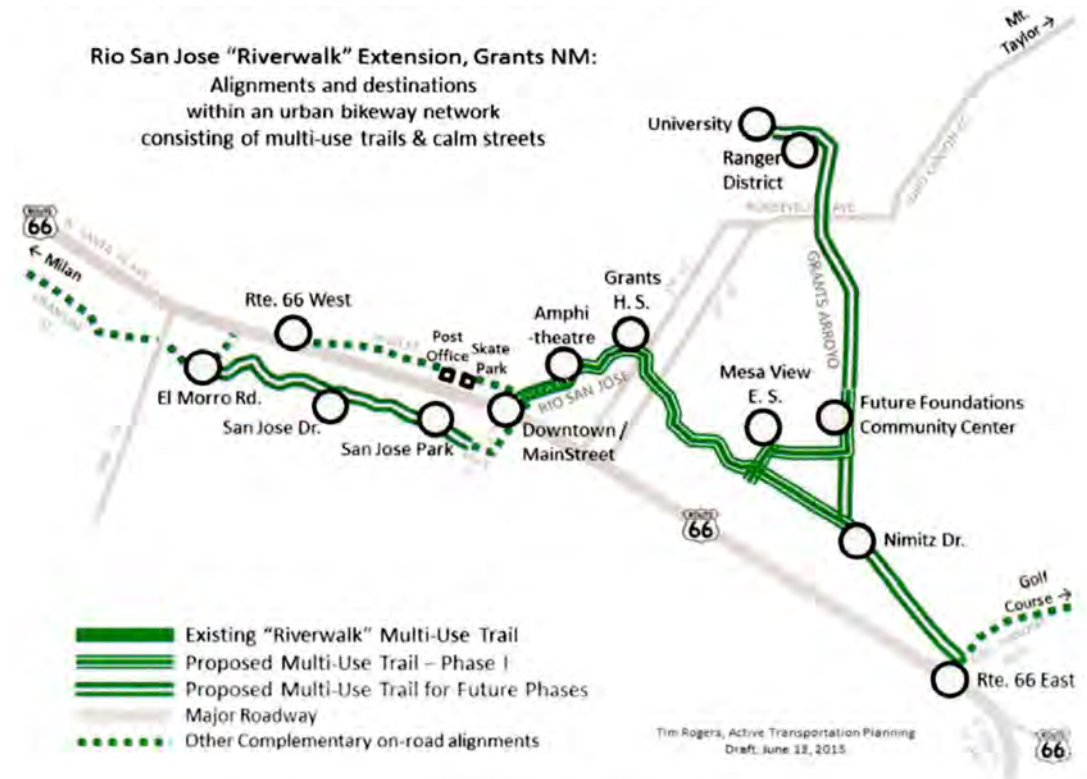
Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
■				Select at least one trail in the Zuni Mountain trails system, Horace Mesa or “G” Mesa, to be a “purpose-built” trail that has banked turns, berms, and dips for competitive mountain biking. Design the trail with help from the National Park Service Rivers, Trails, and Conservation Assistance Program.
			■	Continue to work with regional partners to design, develop and promote trails and other outdoor recreational facilities
	■			Advocate for improving road bike facilities along NM 53 and other routes, such as a maintained shoulder signed for bicycles
	■			Create a map for and advertise all-terrain vehicle and other recreational motorized vehicle routes in and around Grants

Public Support for Trails and Open Space

Community Survey Results:
Do you support Grants becoming a destination for outdoor recreational activities?



Legacy Trail - Proposed



Utilities and Water Actions

Implement water and electricity efficiency improvements

New wastewater treatment plant

Develop long-range utilities plan

Work with providers of Broadband Internet

Improve recycling

Update 40-yr. water plan

Develop drought management plan

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Utilities				
■				Implement water and electricity efficiency improvements recommended by the Siemens Engineering efficiency project
■				Complete the new waste water treatment plant
	■			Develop a long-range utilities plan, including replacement of old, leaking water and sewer lines, a rate study to ensure enterprise fund adequacy and encourage water conservation and GIS mapping of systems
■				Work with internet providers, offering incentives as appropriate, to develop a broadband fiber optic network serving the entire community of Grants
	■			Improve recycling opportunities, including at least two stations and consideration of curb-side pick-up service

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Water				
	■			Update 40-year water plan
■				Develop and implement wellhead protection provisions
	■			Develop a drought management plan
			■	Participate in regional watershed restoration and salt cedar eradication programs

Facilities Actions

Management plans save money & improves facilities

Continue improving efficiency

Courthouse: assess condition, study reuse, including MainStreet Association

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Facilities				
	■			Develop an integrated facilities/asset management plan to guide maintenance and improvements of city facilities
■				Designate city staff with authority to carry out the facilities maintenance recommendations in this plan
			■	Continue developing an annual ICIP to prioritize capital improvement projects
			■	Continue work to improve water and energy efficiency of city facilities
■				Support Cibola County in conducting a facility condition assessment and feasibility study for reuse of the old County Courthouse, including assigning the MainStreet Association to provide assistance

Transportation Actions

Use priority scoring to select streets for reconstruction

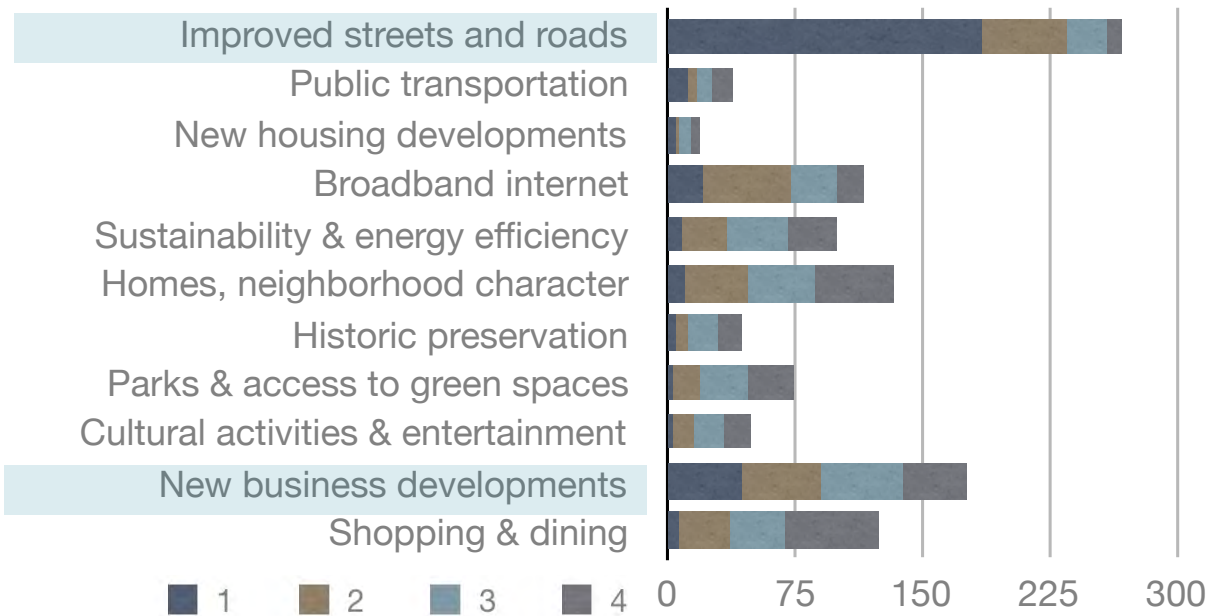
Develop master street plan for undeveloped NE

Implement MRA Plan street improvements

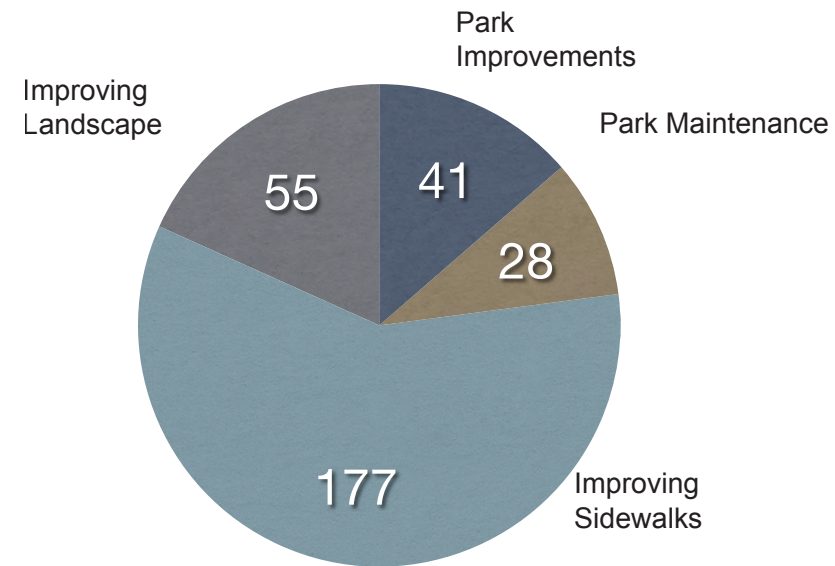
Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Transportation				
			■	Continue the program to annually reconstruct streets selected through priority scoring, considering traffic volume, coincident utilities replacement, and other factors
■	■			Construct “missing link” sidewalks in priority districts and nodes, and comply with ADA, especially where needed for the Continental Trail Divide route, Safe Routes to School and walking exercise loops
		■		Develop a master street plan in a radial grid pattern in undeveloped northeast Grants
	■			Create on-street bicycle lanes and signed shared lanes
	■			Implement Santa Fe Avenue street and sidewalk improvements recommended in the Metropolitan Redevelopment Area Master Plan

Public Support for Improving Streets and Sidewalks

Community Survey Results: How important are the following items in terms of future development?



Community Survey Results: Beautification Projects



Hazard Mitigation Actions

Coordinate local efforts

Update County Hazards Plan

Mitigate flooding

Assess & mitigate city facilities hazards risk

Set water conservation goals for homes and businesses

Time Frame				Action
Short Term (1-2 Years)	Intermediate (3-5 Years)	Long Term (>5 Years)	Ongoing	
Hazard Mitigation				
			■	Continue support and coordination with local emergency response officials and volunteers to maintain and expand emergency response capacity
			■	Continue to support the periodic update of the Cibola County Hazards Mitigation Plan
			■	Seek funding and develop studies to mitigate flooding issues in the city, especially along 5th Street and George Hanosh Blvd.
■				Conduct an assessment of hazards risk to city facilities and potential approaches to limiting risks and managing vulnerabilities
	■			Establish water conservation goals and outreach plan for Grants residences and business to improve resiliency to drought

Comments and Questions

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Thank you!

