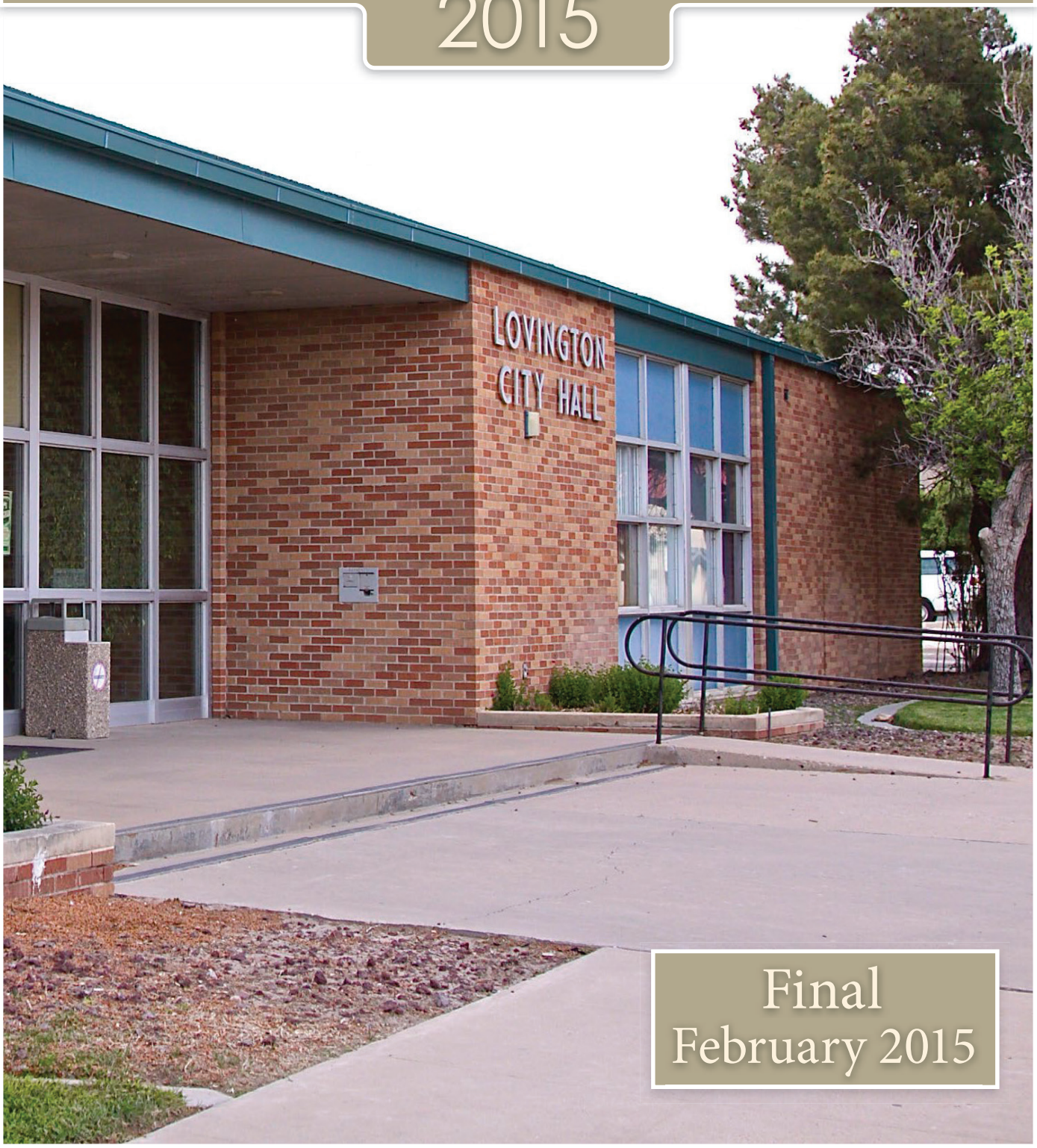
City of Lovington, New Mexico
COMPREHENSIVE PLAN
2015



Final
February 2015

ACKNOWLEDGEMENTS

Lovington City Commission

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Ava Benge, Mayor Pro-Tem, District 2 Commissioner
David Trujillo, District 1 Commissioner
Bernard Butcher, District 3 Commissioner
Paul Campos, District 5 Commissioner

Comprehensive Plan Steering Committee

Evelyn Holguin, Lovington EDC, Chair
Sebastian Sanchez, Youth Representative, Vice-Chair
Ava Benge, City Commission
Shirley Choate, Senior Citizens Board
Alice Mainello, Lovington MainStreet Corp.
Ryan Burkett, Lovington Chamber of Commerce
Darin Manes, Lovington Municipal Schools
Janette Faris, Lea County Electric
Dan Hamilton, Nor-Lea Hospital
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Thank you very much to participants in the visioning sessions, focus groups and interviews. See the Appendix for a list of participants.

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RESOLUTION NO. 2015-20

ADOPTION OF THE CITY OF LOVINGTON 2015 COMPREHENSIVE PLAN

WHEREAS, the comprehensive plan is a long-range policy guide to decisions about the physical development of the city, addressing: land use, transportation, community character, economic development, public facilities, utilities, housing, and implementation; and

WHEREAS, the comprehensive plan gives long-range and comprehensive context and support for the Infrastructure Capital Improvement Program, Community Development Block Grant (CDBG) infrastructure development grants, as well as other state and federal grants and loans that the city may apply for; and

WHEREAS, the City of Lovington adopted a comprehensive plan in 2003 that needed to be updated based on changes in the community, city priorities, and policy direction; and

WHEREAS, the City Commission of the City of Lovington is enabled through Section 3-19-9 NMSA 1978 to adopt a comprehensive plan which makes recommendations on a variety of subjects; and

WHEREAS, the City Commission believes that the plan is an essential document that will guide policy decisions and the allocation of financial and staff resources; and

WHEREAS, the City developed the 2015 Comprehensive Plan through a detailed review of the 2003 Comprehensive Plan, research and analysis of current demographic and socioeconomic information, various analyses of land use, streets, storm drainage, city facilities, parks, infrastructure, housing, and evaluation of the City zoning code; and

WHEREAS, on March 24, 2014, the City Commission approved Resolution 2014-11 to establish the Comprehensive Plan Steering Committee to help guide the development of the comprehensive plan;

WHEREAS, the Comprehensive Plan Steering Committee solicited input from stakeholders through an extensive public engagement process, which included two visioning meetings, ten focus groups, and receipt of public comment at five Comprehensive Plan Steering Committee meetings; and

WHEREAS, on February 10, 2015, the Comprehensive Plan Steering Committee recommended approval of the City of Lovington 2015 Comprehensive Plan with Addendum No. 1 to the Lovington Planning and Zoning Commission by a unanimous vote; and

WHEREAS, on February 17, 2015, the Lovington Planning and Zoning Commission and Lovington City Commission held a joint work session to discuss the plan and to solicit public comment on the City of Lovington 2015 Comprehensive Plan with Addendum No. 1; and

WHEREAS, on February 17, 2015, the Planning and Zoning Commission held a public hearing on the City of Lovington 2015 Comprehensive Plan with Addendum No. 1 and recommended approval of the plan to the City Commission by a unanimous vote; and

WHEREAS, the City Commission held a public hearing on February 23, 2015 to solicit public comment on the City of Lovington 2015 Comprehensive Plan with Addendum No. 1;

NOW, THEREFORE, BE IT RESOLVED, by the governing body, the City Commission of the City of Lovington, New Mexico that:

1. The attached City of Lovington 2015 Comprehensive Plan with Addendum No. 1 is hereby adopted.

2. The comprehensive plan is a long-range policy guide to decisions about the physical development of the city.

3. This resolution supersedes Resolution No. 011303-01.

APPROVED THIS 23rd DAY OF FEBRUARY, 2015.

CITY OF LOVINGTON SEAL LEA COUNTY, N.M.

SCOTTY GANDY, MAYOR

ATTEST:

CAROL ANN HOGUE, CITY CLERK

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I. Introduction

The Comprehensive Plan is an official public document adopted by the City of Lovington City Commission as a policy guide for making decisions about the physical development of the community.

A. Purpose of the Plan

The Comprehensive Plan Update is a full revision of the original Lovington Comprehensive Plan adopted in 2003. The City chose to review and revise its long-range plan approximately 12 years after its latest plan went into effect. The City still considers some of the policies in the 2003 plan, based on extensive public involvement at that time, valid and important. Most of the background information and analyses in this update are new material. The elements of the plan are entirely new material, following the subject organization of the 2003 plan.

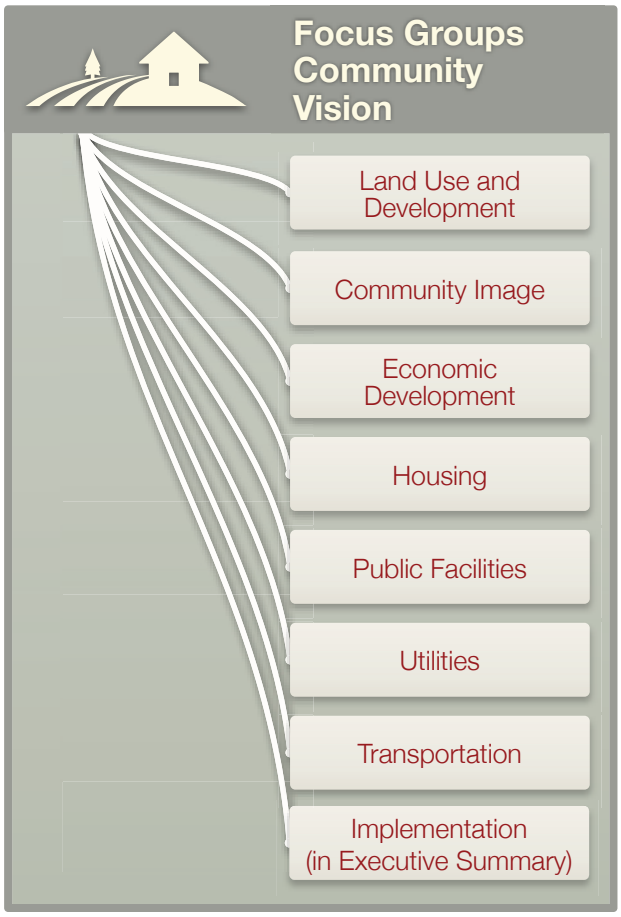
The City of Lovington Comprehensive Plan, as updated, is an official public document adopted by the Lovington City Commission as a policy guide to decisions about the physical development of community. It presents, in a general sense, the way the leaders of government want the city to develop in the ensuing 20 to 30 years. The plan is intended to assist the City in preparing for the future by anticipating change, maximizing strengths and minimizing weaknesses. The plan sets policies to address critical issues that face the community, achieve goals according to priority, and coordinate both public and private efforts.

The City developed the comprehensive plan to provide long-range guidance for development activities integrated across the different disciplines and subjects of physical development of the city. It constitutes a comprehensive plan or a master plan as enabled in the New Mexico State Statutes.

The comprehensive plan encompasses all functional elements that bear on physical development in an internally consistent manner, including: land use, transportation, community character, economic development, facilities, utilities, and housing.

Exhibit I-1
Elements of the Comprehensive Plan

Elements of City of Lovington Comprehensive Plan



B. Planning Process

The City of Lovington contracted with Architectural Research Consultants, Incorporated in 2013 to update its comprehensive plan. Subconsultants Occam Engineering Consultants developed the Transportation and Utilities Element sections, while Quixote Productions (Elmo Baca) contributed the Economic Development and Community Character Element sections, and wrote the historical context. Architectural illustrator Kent Blair created hand-drawn visualizations that appear in several elements of the plan.

The City convened the comprehensive plan steering committee to guide the plan development process and recommendations. This group of residents, business people and community leaders, the City Manager, Assistant City Manager and City Planner provided valuable information, and discussed the issues and direction of the plan. The steering committee conducted five meetings during the course of developing the plan.

The City conducted a series of public focus group meetings on the various topics addressed in the plan. It held separate meetings in June 2014 to discuss the subjects listed in the table below and invited individuals with interest in a particular

meeting topic. Each meeting consisted of presentations, focus questions and discussions facilitated by the planning consultant team.

Exhibit I-2
Focus Group Topics

City of Lovington Comprehensive Plan Focus Groups

	Topic	Date
1	Land use and development	June 2, 2014
2	Energy sector economic development	June 2, 2014
3	Senior citizen needs	June 3, 2014
4	Downtown	June 2, 2014
5	Institutions and services	June 2, 2014
6	Retail and services economic development	June 3, 2014
7	Housing needs	June 3, 2014
8	Youth needs	June 3, 2014
9	Transportation	June 3, 2014
10	Recreation	June 3, 2014

The City conducted two visioning workshops resulting in the vision statement presented below.

The City Commission and Planning and Zoning Commission conducted a joint meeting and public workshop on February 17, 2015 to review and refine the recommendations in the draft plan. The City Commission held a public hearing to adopt the plan on February 23, 2015.

C. Vision Statement

The City conducted visioning public meetings on June 2 and July 17, 2014. The purpose of the meetings was to:

- Understand residents' and business owners' values, hopes and dreams for the community
- Explore new ideas, focusing on the positive aspects of the community
- Establish a shared vision of the future

The vision statement provides a picture of what will be accomplished when the comprehensive plan's goals are realized.

The visioning process consisted of facilitated discussions regarding:

- Community's strengths and assets
- Challenges and desired changes
- Residents' dreams for Lovington and desired successes

Municipal water bills, flyers distributed around town and display ads in the *Lovington Leader* and *Hobbs Sun-News* newspapers advertised the June 2 visioning meeting. Forty-six participants signed in for the June 2 visioning meeting, and 33 participants signed in for the July 17 meeting. Additional information, including a listing of the participants and the full set of comments, are included in the Appendix to this plan.

Five Top Comment "Dots" Prioritized by Category

The list below shows the top five comments of all the comments in each category from the June 2, 2014 meeting, and prioritized by participants during the July 17, 2014 meeting. (Participants placed dots by statements they felt were important.)

Challenges and Weaknesses

1. Current owners are unwilling to sell buildings and land downtown (10 dots)
2. Water, sewer and roads infrastructure needs upgrading (10 dots)
3. People are quick to criticize but not quick to volunteer or be positive (8 dots)
4. The city needs to eliminate trash (6 dots)
5. The city lacks appropriate single-family and multi-family housing (4 dots)

Strengths and Assets

1. The healthcare system is expanding and becoming a regional center (19 dots)
2. Lovington has economic growth opportunities (16 dots)
3. Oil and gas is booming (10 dots)
4. MainStreet is a plus — "downtown is happening" (7 dots)
5. People are personable, friendly, helpful and hospitable (5 dots)

Dreams and Success

Lovington will have:

1. More retail, businesses, grocery (14 dots)
2. Entertainment facilities (13 dots)
3. A cleaned-up community, a source of pride and ownership, and a prettier community (12 dots)
4. An economy that prospers when oil does not: create a diverse economy (7 dots)
5. YMCA-type facility; a nice indoor facility with recreational spaces, equipment and classes for all generations (7 dots)

After the visioning workshops, the comprehensive plan steering committee finalized the vision statement at its meeting of September 11, 2014.

City of Lovington Vision Statement

Lovington is a beautiful destination community, proud of its high quality of life, diversified economy and recreation. Our friendly, inclusive, small-town character makes Lovington a unique and appealing place for people of all ages, drawing visitors and new residents from all over.

These assets define our sense of place and are the foundation of our stable economy in the next 20 years:

Downtown	• *The Downtown has beautifully restored and new buildings with thriving businesses, entertainment venues, residential units, and activities on the street. It hosts regular entertainment and cultural events in Courthouse Square and other venues.*
Retail and Services	• *Residents have a great variety of high quality retail and services, including grocery stores, clothing apparel, a bowling alley, theater and restaurants.*
Water, Sewer and Streets	• *Lovington is a growing city supported by dependable water, sewer service and streets designed for vehicles, pedestrians and bicyclists.*
Indoor Recreation Center	• *The indoor recreation center is one of the gathering places that residents of all ages use and are proud of.*
Parks	• *City parks and joint-use school playing fields are within walking distance of most neighborhoods, well used and maintained.*
Neighborhoods	• *Beautiful neighborhoods shaded by mature trees and surrounded by drought-tolerant landscaping are tranquil and sustainable. New neighborhoods have been added to older neighborhoods, connected to them by the street and trails system.*
City Entrances and Districts	• *Lovington has beautiful city entrances and trash-free, vibrant mixed-use commercial districts in addition to the downtown.*
Diverse Economy	• *The economy is so diverse that it prospers even when oil is in a down-cycle.*
Tax Base	• *The community's tax base grows and supports continued improvements to quality of life, infrastructure and public safety.*
Housing	• *Lovington's diverse stock of housing meets the needs of all segments of the community, including affordable workforce and high-end single-family, multi-family, downtown multi-family, and senior housing types.*
Excellent Institutions	• *Lovington Schools, Nor-Lea Hospital and Lea County Electric Cooperative are renowned for their excellence and innovations.*
Community Engagement	• *The full spectrum of community members engages positively in city and other public affairs to continually make improvements.*
Sustainability	• *Groundwater, green space, and building energy use are sustainable into the future.*
Philanthropy	• *Successful oil companies, local businesspeople and private foundations widely practice philanthropy to boost the civic sphere and quality of life.*

- *It is home and the place to which our daughters and sons are proud to return and raise their children.*

D. Legal and Administrative Framework

State Statutes Overview

New Mexico statutes establish the authority of a municipality to prepare a comprehensive plan. The following discussion presents an overview of the legal framework for "comprehensive" or "master" planning (the statutes appear to use these terms synonymously). It quotes and discusses selected relevant statutory provisions and state regulations. Consult the full statutes and state regulations when researching specific questions.

General powers of counties and municipalities: The statutes of New Mexico enable the preparation of a comprehensive plan by local governments, including both municipalities and counties. Most of the statutory provisions regarding comprehensive plans are written specifically for municipalities.

Purpose of a plan: Section 3-19-9 NMSA 1978 addresses the general purpose of a master plan. Subsection (A) states:

> ... a municipal planning commission shall prepare and adopt a master plan for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality which in the planning commission's judgment bears a relationship to the planning of the municipality.
>
> ***Subjects the plan may recommend on***: Section 3-19-9(B) allows that, in addition to recommendations for the physical development of the municipality and its planning jurisdiction, the master plan may also address:
> ... streets, bridges, viaducts and parkways; parks and playgrounds; floodways, waterways and waterfront development, airports and other ways, grounds, places and space; public schools, public buildings, and other public property; public utilities and terminals, whether publicly owned or privately owned; community centers and neighborhood units and the replanning of blighted districts and slum areas; and public ways, grounds, places, spaces, building properties, utilities or terminals.

Zoning conformance to plan: The most specific statutory provision relating to land use regulations is Section 3-21-5 NMSA 1978, entitled "Zoning Conformance to Comprehensive Plan." Subsection (A) states: "The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan…."

Approval of changes to public property and rights-of-way: Section 3-19-11 NMSA 1978 addresses the legal status of a municipality's master plan, including:

(A) After a master plan … has been approved and within the area of the master plan … the approval of the planning commission is necessary to construct, widen, narrow, remove, extend, relocate, vacate, abandon, acquire or change the use of any
   (1) park, street or their public way, ground, place or space;
   (2) public building or structure; or
   (3) utility, whether publicly or privately owned.

(B) The failure of the planning commission to act within sixty-five days after submission of a proposal to it constitutes approval of the proposal unless the proponent agrees to an extension of time. If the planning commission disapproves a proposal, it must state its reasons to the governing body. The governing body may overrule the planning commission and approve the proposal by a two-thirds vote of all its members.

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II. Implementation Plan

The purpose of the Implementation Plan is to summarize the main actions needed to implement the Comprehensive Plan.

A. Introduction

The implementation plan presents specific actions that City of Lovington should take to achieve its goals for the future. The table below lists the actions by subject (some actions achieve progress in more than one area). Development of each plan element identified issues, goals and policies, and various activities. The plan elements present more detailed information and the policy framework for the implementation actions.

B. Implementation Actions

Imme-diate Yr. 1	Short-Term Yrs. 2-4	Mid-Term Yrs. 5-10	Long-Term Yrs. 11-20	ACTION	Lead Party	Potential Funding or Collaboration
Land Use						
■				1. Create incentives for development of target areas identified in the comprehensive plan	City Manager's Office, EDC	General Fund, City and State LEDA, NMFA, USDA, public-private partnerships
■				2. Create a development review team to review proposed land use actions	City Manager's Office, Planner	General Fund
	■			3. Create a unified development code covering at a minimum zoning, subdivisions, master planning	City Manager's Office, Planner	General Fund, NMMFA
	■			4. Strengthen code enforcement	Code Enforcement and Planner	General Fund
		■		5. Form neighborhood associations to promote area-specific cleanups and address specific land use concerns	City Planner	General Fund
	■			6. Pursue annexations of target development areas outside current city limits	City Manager's Office, Planner	City General Fund
	■			7. Develop GIS serving multiple departments of City	City Manager's Office, Planner	General Fund
Housing						
■	■	■		1. Continue the use of LEDA to incentivize housing development	City Manager's Office, EDC	LEDA
■	■	■		2. Use the City's Affordable Housing Ordinance to provide incentives for affordable housing	City Manager's Office, Planner	General Fund, NMMFA

Imme-diate Yr. 1	Short-Term Yrs. 2-4	Mid-Term Yrs. 5-10	Long-Term Yrs. 11-20	ACTION	Lead Party	Potential Funding or Collaboration
■				3. Participate in the development of a county housing coalition, including a county housing trust fund to help build affordable housing in Lovington	City Manager's Office, Lea County Housing Corp	General Fund, NMMFA
	■			4. Establish a local housing task force to work with Lea County Housing Corporation	City Manager's Office, Lea County Housing Corp	Lea County
	■			5. Work with Eastern Regional Housing Authority to develop a tax credit project and other projects and approaches for housing development	City Manager's Office, Planner	Public-private partnership
	■			6. Expand the downtown MRA or create an additional MRA to provide additional incentives for infill housing	City Manager's Office, Planner	General Fund
■	■			7. Continue to refine development standards for mobile home parks and recreational vehicle parks	City Planner	General Fund
■				8. Review and update City's housing code	City Planner	General Fund
	■			9. Conduct public outreach on housing code standards	City Planner	General Fund
Transportation						
■				1. Develop a comprehensive street maintenance program	City Manager's Office, Streets	General Fund, NMDOT
	■			2. Explore use of alternative financing to improve neighborhood streets	City Manager's Office, Planner	General Fund
■		■		3. Designate arterials and truck routes, starting with the current designated streets, and in future phases, adding major alignments further west and east of the city	City Manager's Office, Planner	General Fund, Public Utilities Fund, Solid Waste Fund
	■			4. Restrict commercial truck through-traffic to the truck routes, prohibiting such traffic on Main Street	City Manager's Office, Planner	NMDOT
	■			5. Develop new a pedestrian plan for downtown with improvements such as widening sidewalks	City planner	General Fund, Capital Improvement Fund, NMFA
	■			6. Develop a transportation master plan	City Manager's Office, Planner, Streets	General Fund, NMFA, NMDOT
	■			7. Develop a storm water master plan	City Manager's Office, Planner	General Fund, NMFA

Imme-diate Yr. 1	Short-Term Yrs. 2-4	Mid-Term Yrs. 5-10	Long-Term Yrs. 11-20	ACTION	Lead Party	Potential Funding or Collaboration
■				8. Conduct a walking audit to develop pedestrian plans in other centers and nodes in addition to those downtown	City Planner	General Fund
	■			9. Designate bicycle routes	City Planner	General Fund, Capital Improvement Fund
	■			10. Develop subdivision standards for streets in the city and the ETZ, encouraging interconnectivity of streets	City Manager's Office, Planner	General Fund
		■		11. Develop walking and bicycling trails in and outside the city	Planner, Streets	General Fund. Capital Improvement Fund, NMDOT, FHWA
Utilities						
■				1. Develop a utilities master plan, including GPS and GIS data on all facilities, plans for development in target areas, and system improvements for an alternative well field site	City Manager's Office, Planner, Streets, Water, Wastewater	General Fund, NMFA
■				2. Study reduction in the number of sewer lift stations	City Manager's Office, Wastewater	Public Utilities Fund, USDA, NMFA
■				3. Fence producing water wells	City Manager's Office, Water	General Fund, Public Utilities Fund
■				4. Conduct a utilities rate study	City Manager's Office	Public Utilities Fund, USDA
■				5. Develop a recycling program	Solid waste	Solid Waste Fund
	■			6. Expand the treated effluent reuse program	Wastewater	Public Utilities Fund, USDA
	■			7. Implement wastewater treatment plant odor reduction measures	Wastewater	Public Utilities Fund, USDA
Facilities						
■				1. Conduct an ADA survey of buildings, parks and sidewalks	City Manager's Office	General Fund, Capital Improvement Fund
	■			2. Develop detailed facilities maintenance plans	City Manager's Office	General Fund

Imme-diate Yr. 1	Short-Term Yrs. 2-4	Mid-Term Yrs. 5-10	Long-Term Yrs. 11-20	ACTION	Lead Party	Potential Funding or Collaboration
■				3. Prioritize facilities improvements with emphasis on health and safety first	City Manager's Office	General Fund, Public Utilities Fund, Solid Waste Fund
	■	■	■	4. Develop quality of life improvements identified in the comprehensive plan, including a prioritization process	City Manager's Office	General Fund., Capital Improvement Fund, public-private partnerships
	■			5. Enhance park maintenance	Parks	General Fund
	■			6. Conduct a space needs assessment to program facilities improvements based in projected growth and municipal functions or organizational changes	City Manager's Office	General Fund, Public Utilities Fund, Solid Waste Fund
		■		7. Conduct an energy efficiency and water conservation audit of city facilities.	City Manager's Office, Planner	General Fund, Public Utilities Fund, Solid Waste Fund
Community Character						
■				1. Create City of Lovington branding	MainStreet, EDC, Chamber of Commerce, City Manager's Office	General Fund, NMEDD
	■			2. Develop gateways on major roads into the city that reflect branding	MainStreet, EDC, Chamber of Commerce, City Manager's Office	General Fund, Capital Improvement Fund, NMEDD
	■			3. Develop urban design plans for the downtown, the S. Main District and other development nodes	City Planner, MainStreet, Chamber of Commerce, EDC	General Fund, NMEDD
■				4. Organize a S. Main District	City Manager's Office, Planner, EDC	General Fund, NMEDD, Capital Improvement Fund, NMFA
■	■	■	■	5. Conduct periodic trash clean-ups	Code Enforcement	Solid Waste Fund
Economic Development						
■	■	■	■	1. Support Lovington Economic Development Corporation, Chamber of Commerce and MainStreet Association	City Manager's Office, EDC	General Fund

Imme-diate Yr. 1	Short-Term Yrs. 2-4	Mid-Term Yrs. 5-10	Long-Term Yrs. 11-20	ACTION	Lead Party	Potential Funding or Collaboration
■				2. Develop a strategic redevelopment plan focusing first on the Downtown and S. Main District, researching the real estate market and using the redevelopment toolbox	MainStreet, City Manager's Office	General Fund, Capital Improvement Fund, NMEDD
■	■			3. Conduct a MainStreet economic repositioning program	MainStreet	General Fund, NMEDD
■				4. Develop a master plan for an industrial park southeast of the city	City Manager's Office, Planner, EDC	General Fund, Capital Improvement Fund, NMFA
	■			5. Extend infrastructure to the industrial park southeast of the city	City Manager's Office	Public Utilities Fund, Capital Improvement Fund, USDA, General Fund
■	■	■	■	6. Promote target industries development with incentives as appropriate	EDC, City Manager's Office	General Fund
■	■			7. Continue to refine the package of economic development tools	EDC	General Fund

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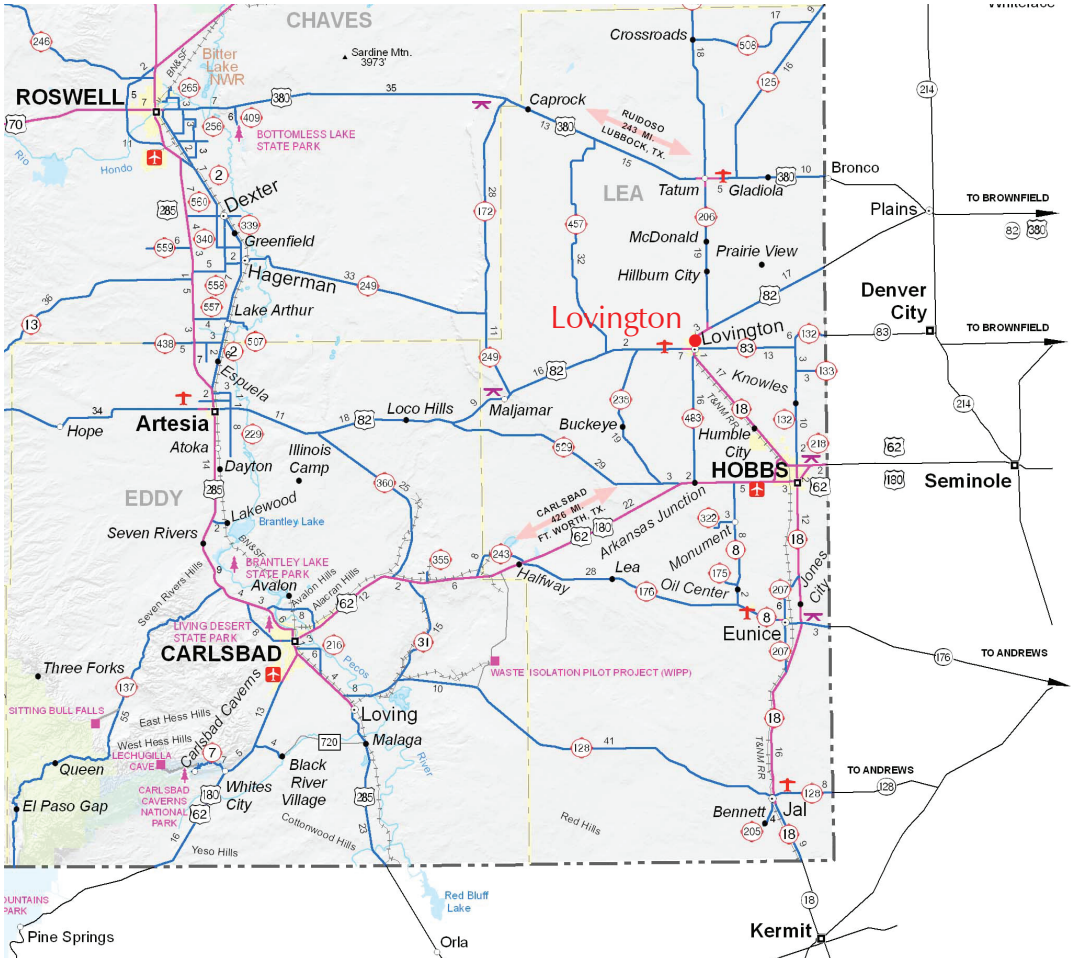
III. Existing Conditions/Community Assessment

This section presents information about demographic trends and population projections, and a history of the community.

Exhibit III-1
Location Map

This section provides background information about the City of Lovington and Lea County. It includes population and housing unit projections, and the analyses upon which they are based.



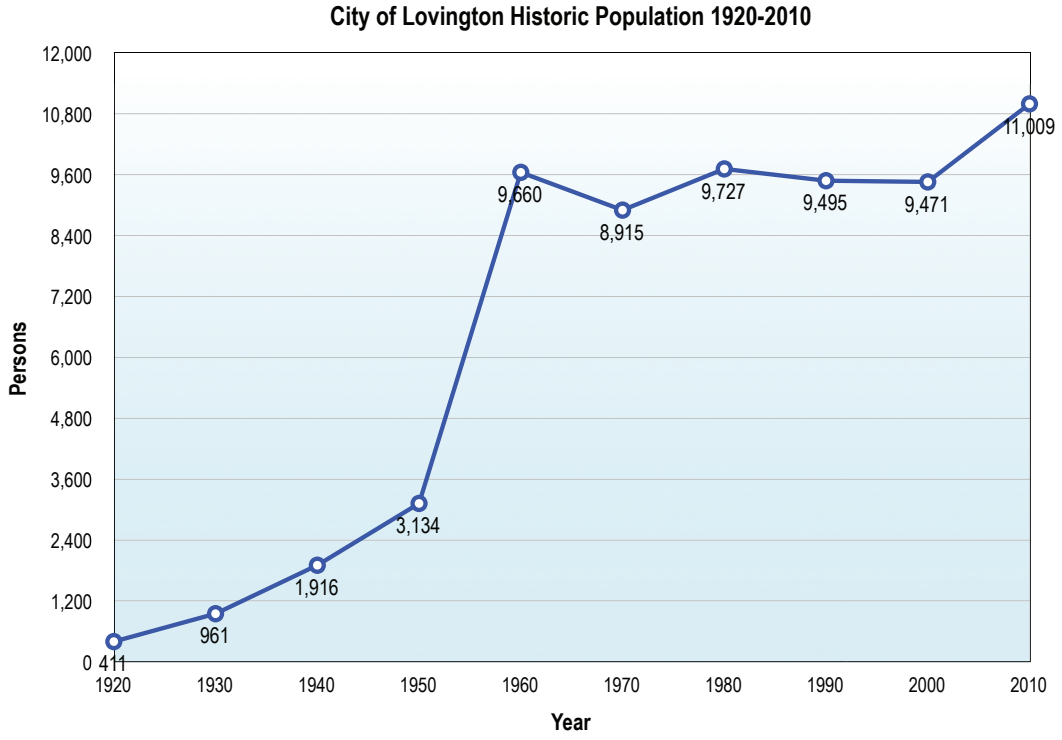
A. Demographic Trends and Projections

Long-term demographic and economic trends tend to shape the future of communities. While the past does not dictate the future, the dynamics of long-range trends generally continue with some momentum into the future, unless unforeseen conditions intervene.

City and County Long-Range Population Trends

The population of Lovington grew quickly and steadily from 1920 to 1960, with average annual growth rates ranging from 5.0% in the 1940s to a high of 11.9% in the 1950s. The population grew from 411 people in 1920 to 9,660 in 1960. Growth then slowed considerably through the end of the 20th century. Lovington's population fell in the 1960s by 0.8%, grew slightly in the 1970s by 0.9% and shrank by just over 0.1% over the next two decades. Lovington's population began to climb again in the 2000s by an average of 1.5%, reaching 11,009 in 2010.

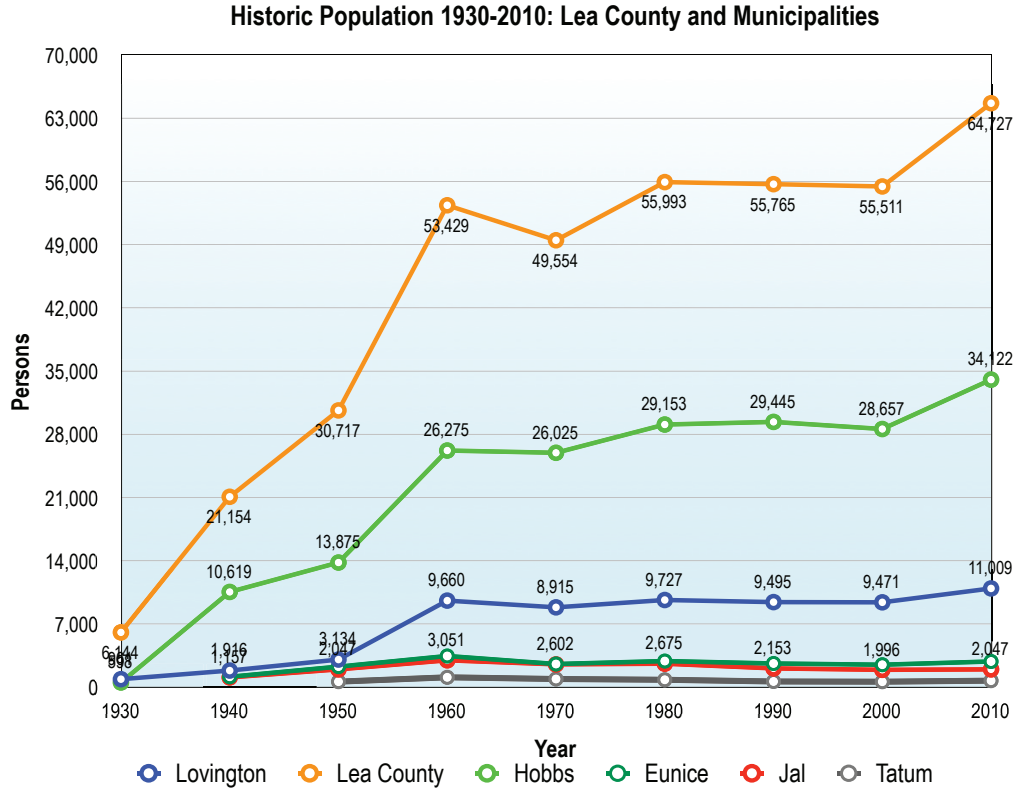
Exhibit III-2
Long-Range Historic Population of the City of Lovington



Source: U.S. Census Bureau

This growth pattern is very similar to that of the county as a whole and to that of the county's largest city, Hobbs. Growth has been recovering in all jurisdictions since the beginning of the 21st century. Hobbs is growing the fastest at 1.8%, and Lea County is growing at the same rate as Lovington, 1.5%.

Exhibit III-3
Long-Range Historic Population of Lea County and its Municipalities



Source: U.S. Census Bureau

Exhibit III-4
Comparison of County Population Change

The table shows the population and growth rates by decade. For comparison, Lovington Municipal Schools grew from 12,684 persons in 2000 to 14,853 in 2010, for average annual rate of 1.6%.

Lea County and Municipalities in Lea County: Long Range Historic Population

	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Lea County		6,144	21,154	30,717	53,429	49,554	55,993	55,765	55,511	64,727
Eunice			1,227	2,352	3,531	2,641	2,970	2,700	2,562	2,922
Hobbs		598	10,619	13,875	26,275	26,025	29,153	29,445	28,657	34,122
Jal			1,157	2,047	3,051	2,602	2,675	2,153	1,996	2,047
Lovington	411	961	1,916	3,134	9,660	8,915	9,727	9,495	9,471	11,009
Tatum				688	1,168	982	896	708	683	798
Average Annual Rate of Change										
Lea County			*13.2%*	*3.8%*	*5.7%*	*-0.8%*	*1.2%*	*0.0%*	*0.0%*	*1.5%*
Eunice				*6.7%*	*4.1%*	*-2.9%*	*1.2%*	*-0.9%*	*-0.5%*	*1.3%*
Hobbs			*33.3%*	*2.7%*	*6.6%*	*-0.1%*	*1.1%*	*0.1%*	*-0.3%*	*1.8%*
Jal				*5.9%*	*4.1%*	*-1.6%*	*0.3%*	*-2.1%*	*-0.8%*	*0.3%*
Lovington		*8.9%*	*7.1%*	*5.0%*	*11.9%*	*-0.8%*	*0.9%*	*-0.2%*	*0.0%*	*1.5%*
Tatum					*5.4%*	*-1.7%*	*-0.9%*	*-2.3%*	*-0.4%*	*1.6%*

Source: U.S. Census

Growth has continued into the current decade, as well. Lovington gained 540 residents in three years since 2010. Other municipalities in Lea County have also grown between 2010 and 2013; Eunice, Hobbs and Tatum all have added population since 2010 at average annual rates ranging from 1.6% to 1.8%.

Exhibit III-5
Lea County Communities Population Estimates

Lea County Community Population Estimates

City	2010	2011	2012	2013	Average Annual Rate of Growth 2010-2013
Lovington	11,009	11,051	11,250	11,550	1.6%
Eunice	2,922	2,932	2,985	3,065	1.6%
Hobbs	34,122	34,367	34,956	36,041	1.8%
Tatum	798	802	817	839	1.7%

Source: 2010 U.S. Census and Census Bureau 2014 report on population estimates, reported in Hobbs News-Sun

Total population living in the Lovington Municipal Schools grew from 12,684 persons in 2000 to 14,853 in 2010. The population living in the unincorporated area near the city grew from 3,213 to 3,844 at an average annual rate of 1.8%.

Population growth in nearby Texas counties over the last decade has been slightly lower than in Lea County, except for Gaines County with an average annual increase of 1.9%. Areas closest to Lovington, Yoakum County and the town of Plains grew slowly, at rates of 0.7% and 0.2% respectively.

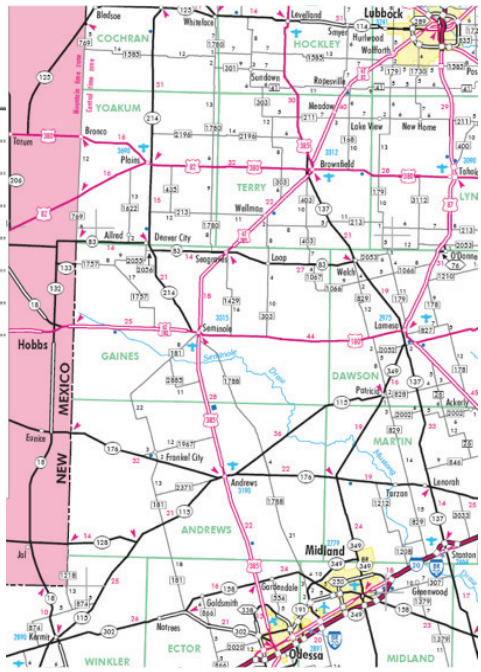
Exhibit III-6
Nearby Texas Communities and Counties Population Growth

Population Growth in Nearby Texas Counties and Communities

Place	2000	2010	Change
Andrews County, Texas	13,004	14,786	1,782
Gaines County, Texas	14,467	17,526	3,059
Yoakum County, Texas	7,322	7,879	557
City of Andrews, Texas	9,652	11,088	1,436
Denver City, Texas	3,985	4,479	494
Town of Plains, Texas	1,450	1,481	31
City of Seminote, Texas	5,910	6,430	520

Average Annual Rate of Change	
Andrews County, Texas	*1.3%*
Gaines County, Texas	*1.9%*
Yoakum County, Texas	*0.7%*
City of Andrews, Texas	*1.4%*
Denver City, Texas	*1.2%*
Town of Plains, Texas	*0.2%*
City of Seminote, Texas	*0.8%*

Source: U.S. Census 2000 and 2010

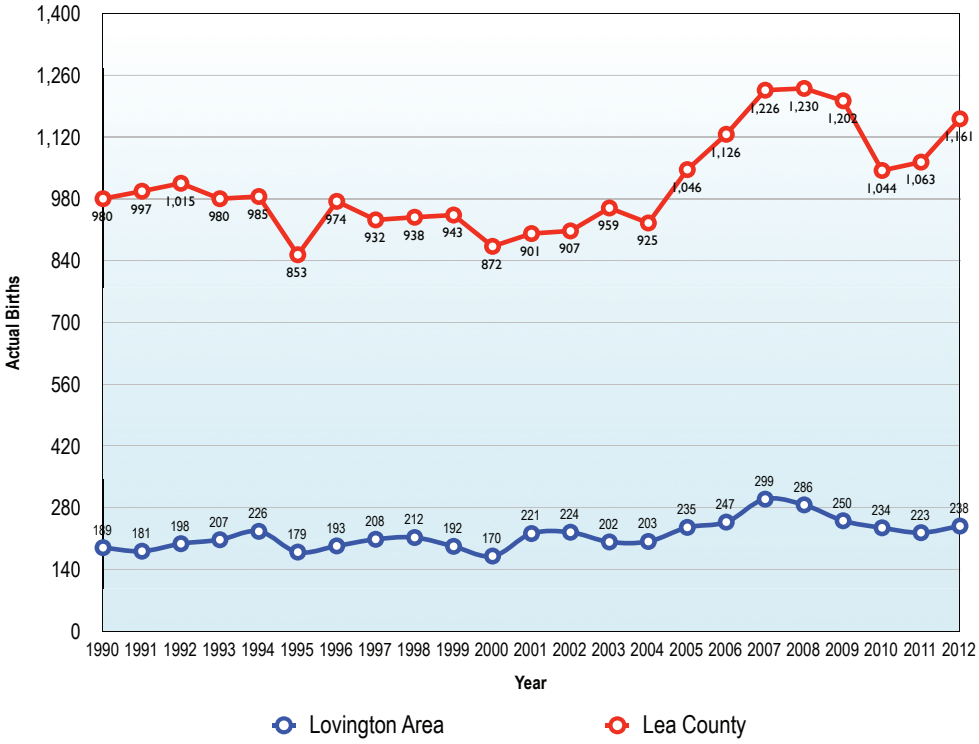


Birth Trends

Lovington area births increased significantly from 2004 to 2007, but dropped somewhat in 2008 and 2009. Actual births in Lea County grew from 940 in 2004 to 1,226 in four years, an increase of 44%.

Exhibit III-7
Lovington and Lea County Actual Births

Total Actual Births in Lovington and Lea County: 1990-2012

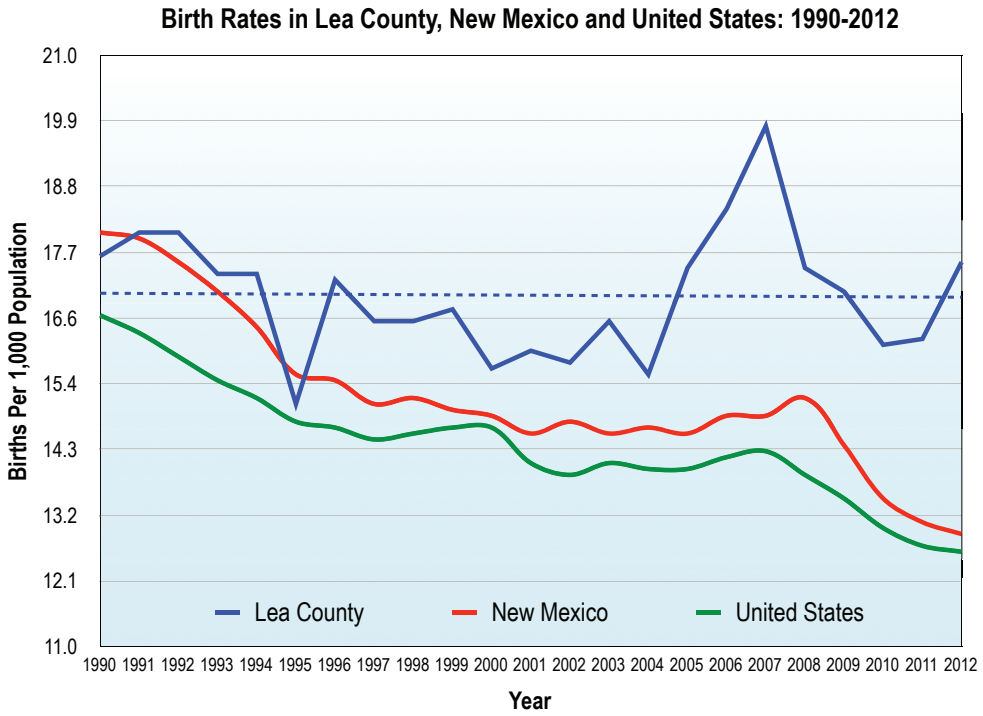


Source: New Mexico Department of Health

Births dropped in 2008 and 2009, but began to trend up again in the proceeding three years. The dip may have been due to out-migration that affected families with babies born from 2005 to 2007, due to employment loss in the country, but employment increased in 2008, and has been especially strong in 2012.

Lea County has higher birth rates than New Mexico or the U.S. and had the highest in the state in 2007, but the third highest in 2010. While U.S. and New Mexico birth rates have generally declined over the last 20 years, Lea County's trendline has remained flat.

Exhibit III-8
Birth Rates in Lovington, Lea County, State and U.S.



Sources: New Mexico Department of Health, U.S. Census population counts and estimates, and U.S. Vital Statistics Reports.

The county has had high fertility rates among female teenagers, but rates are declining. During four of the past seven years (2007-2013), Lea County had the second highest teenage birth rate in the state. Its position varied from second to sixth highest of 33 counties. Furthermore, New Mexico recorded the highest teenage birth rate in the U.S. in 2013 at 47.5 per 1,000 females within specified age groups.

Ethnicity and Race

Lovington's Hispanic population increased by 12% from 52% of residents in 2000 to 64% in 2010. This increase slightly outpaced the county over the same period when the Hispanic population increased from 40% to 51%, representing a gain of over 11,000 persons.

Exhibit III-9
Lovington and Hobbs Ethnicity

Hispanic Ethnicity of Lovington and Hobbs: 2000 and 2010

	2000			2010			2000 to 2010 Change		
City	Total	Hispanic	Portion	Total	Hispanic	Portion	Total	Hispanic	Portion
Lovington	9,471	4,936	52.1%	11,009	7,076	64.3%	1,538	2,140	12.2%
Hobbs	28,657	12,088	42.2%	34,122	18,317	53.7%	5,465	6,229	11.5%

Sources: U.S Census Counts 2000 and 2010

Exhibit III-10
Lea County Race and Ethnicity

Lea County Population by Race/Ethnicity: 2000 and 2010

			2000 to 2010 Change		Portion of Population	
	2000	2010	Number	Percent	2000	2010
Total	**55,511**	**64,727**	***9,216***	***16.6%***	**100.0%**	**100.0%**
Hispanic	22,010	33,063	*11,053*	*50.2%*	**39.6%**	**51.1%**
White	38,925	48,539	*9,614*	*24.7%*	**70.1%**	**75.0%**
Black	2,647	2,641	*-6*	*-0.2%*	**4.8%**	**4.1%**
American Indian	919	770	*-149*	*-16.2%*	**1.7%**	**1.2%**
Asian	287	326	*39*	*13.6%*	**0.5%**	**0.5%**

Source: U.S. Census 2000 and 2010.

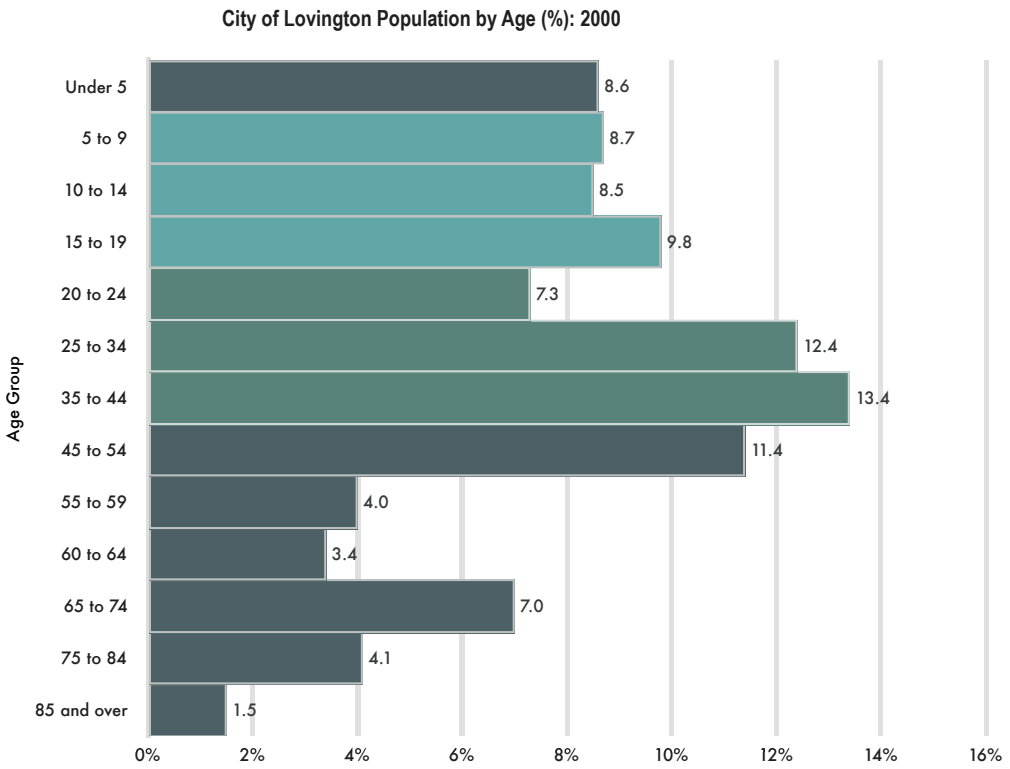
Note: Persons who identified themselves as Hispanic may be of any race. Counts by race include Hispanic population.

Age

Lovington's population is younger on average than the state's and has had a greater concentration of the age group 25 to 34 years old in the last decade. Lovington's median age was 29.9 years in 2010, compared to the state's of 36.7 years. Lovington's school-age population (5 to 19 years) was 25.0% of the total population, compared to New Mexico's school-age population at 20.7%. Lovington's median age was also lower than that of Hobbs, at 30.8 years.

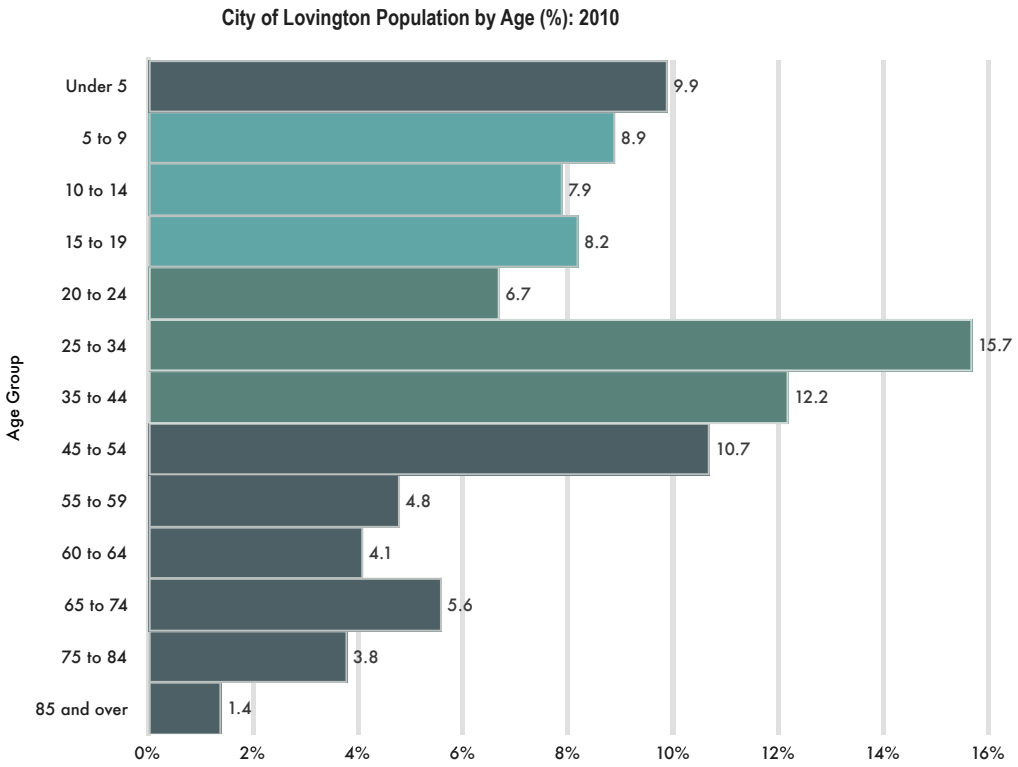
In 2000, the median age in Lovington was 30.6 years, while 27% of its population was between ages 5 to 19. The decrease in the median age between 2000 and 2010 was due to large increases in age groups 25 to 34 years (a gain of 634 persons), under 5 years (a gain of 282 persons) and in 5- to 9-year-olds (a gain of 160 persons).

Exhibit III-11
Lovington Age Groups: 2000



Source: United States Census Bureau

Exhibit III-12
Lovington Age Groups: 2010



Source: United States Census Bureau

Place of Birth

Exhibit III-13
Lovington and Hobbs Place of Birth Characteristics

Most Lovington residents, 78.8%, were born in the U.S., according to Census Bureau 2012 estimates. More residents were native New Mexicans (46.6%) than were from another state (32.2%). Residents of Lovington born outside the U.S. increased from 1,600 persons (17%) in 2000 to an estimated 2,200 (20%) in 2012. Of those, 96% were from Latin America. The foreign-born resident percentage in Lovington was higher than that of Hobbs by 7%.

Lovington and Hobbs Place of Birth Characteristics: 2000 and 2012

	2000				2012 5-Year Estimate			
	Hobbs		Lovington		Hobbs		Lovington	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Place of Birth								
Total population	28,475	*100.0%*	9,542	100.0%	34,111	*100.0%*	10,993	*100.0%*
Native	25,381	*89.1%*	7,928	83.1%	29,576	*86.7%*	8,762	*79.7%*
Born in United States	25,207	*88.5%*	7,885	82.6%	29,234	*85.7%*	8,667	*78.8%*
State of residence	11,664	*41.0%*	4,237	44.4%	14,997	*44.0%*	5,128	*46.6%*
Different state	13,543	*47.6%*	3,648	38.2%	14,237	*41.7%*	3,539	*32.2%*
Born outside United States	174	*0.6%*	43	0.5%	342	*1.0%*	95	*0.9%*
Foreign born	3,094	*10.9%*	1,614	16.9%	4,535	*13.3%*	2,231	*20.3%*
Naturalized citizen	1,065	*34.4%*	571	6.0%	1,447	*31.9%*	389	*17.4%*
Not a citizen	2,029	*65.6%*	1,043	10.9%	3,088	*68.1%*	1,842	*82.6%*

Sources: U.S. Census Bureau, 2010 Census and American Communities Survey 2008-2012 5-Year Estimate

Housing Growth and Household Size

Growth in housing units in Lovington did not keep pace with population growth in the 2000s. Although the population shrank in the 1990s and grew rapidly in the 2000s, Lovington's housing growth in both decades was nearly identical (3.5% and 3.3%, respectively), adding about 125 housing units per decade.

Exhibit III-14
Lovington Basic Housing Characteristics

City of Lovington Basic Housing Characteristics: 1990, 2000 and 2010

				1990-2000		2000-2010	
	1990	2000	2010	Change	% Change	Change	% Change
Total Housing Units	3,700	3,823	3,956	*123*	*3.3%*	*133*	*3.5%*
Occupied	3,075	3,297	3,572	*222*	*7.2%*	*275*	*8.3%*
Vacant	625	526	384	*-99*	*-15.8%*	*-142*	*-27.0%*
Owner-Occupied	2,294	2,410	2,541	*116*	*5.1%*	*131*	*5.4%*
Renter-Occupied	781	887	1,031	*106*	*13.6%*	*144*	*16.2%*
Average Household Size	3.01*	2.80	2.99	*-0.2*	*-7.0%*	*0.19*	*6.8%*
Population	9,495	9,471	11,009	*-24*	*1,538*	*-0.3%*	*16.2%*

Sources: U.S. Census 1990, 2000 and 2010
*Approximate

The increasing population both absorbed vacant housing units and found accommodation in increasing household size, where two or more families share a house. The vacancy rate dropped from 17% in 1990 to 14% in 2000, then to 10% in 2010. The average household size declined in the 1990s and increased in the 2000s. The increase in household size in the 2000s in Lovington and other parts of Lea County is a countertrend to declining household sizes in New Mexico and the U.S. Since 1990, Lovington has had a higher average household size than the state, county or city of Hobbs.

Exhibit III-15
Lovington Region Comparative Household Size

Comparative Household Size

Geographic Area	Persons Per Household 1990	2000	2010
Lovington	3.01	2.80	2.99
Hobbs		2.72	2.81
Lea County	2.84	2.73	2.82
State of New Mexico	2.94	2.63	2.55

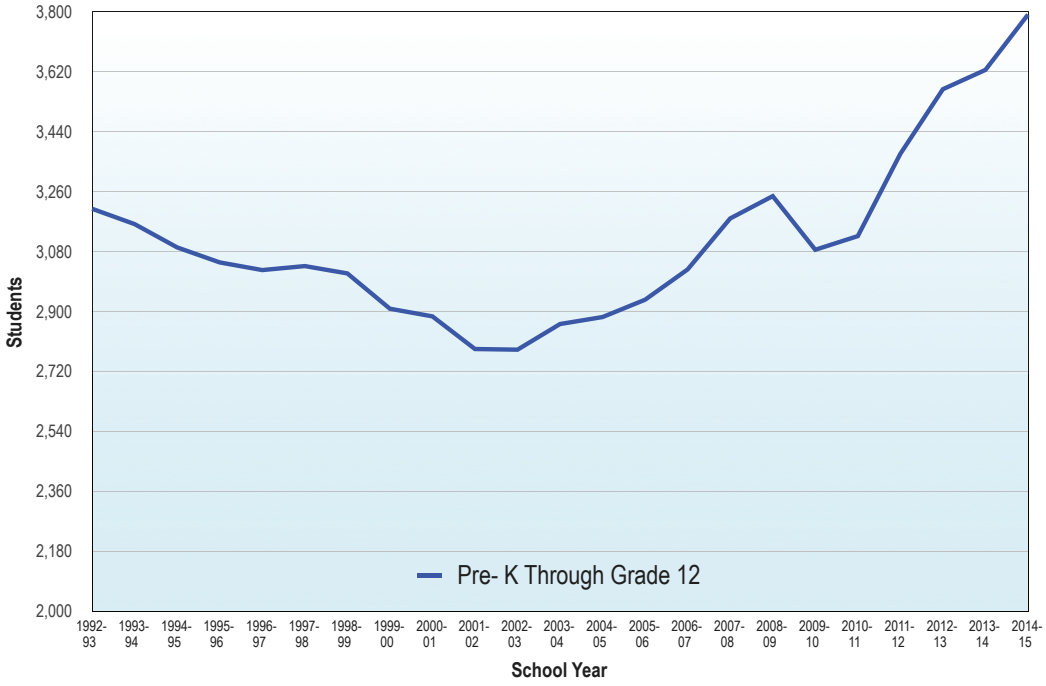
Sources: U.S. Census 1990, 2000 and 2010

School Enrollment Trends

School enrollment trends are another important demographic indicator for communities. Enrollment in Lovington Municipal Schools is now higher than it has been in the past 20 years. After a period of decline from the 1992-1993 school year until the 2001-02 school year, enrollment began to rise steadily and, with the exception of a dip in 2008-2009, has trended upward since. Overall K-12 enrollment in Lovington has risen from 3,209 in 1992-1993 to 3,792 in the 2014-2015 school year.

Exhibit III-16
Lovington Schools Historic Enrollment

Historic Total Enrollment in Lovington Municipal Schools: 1992-2014



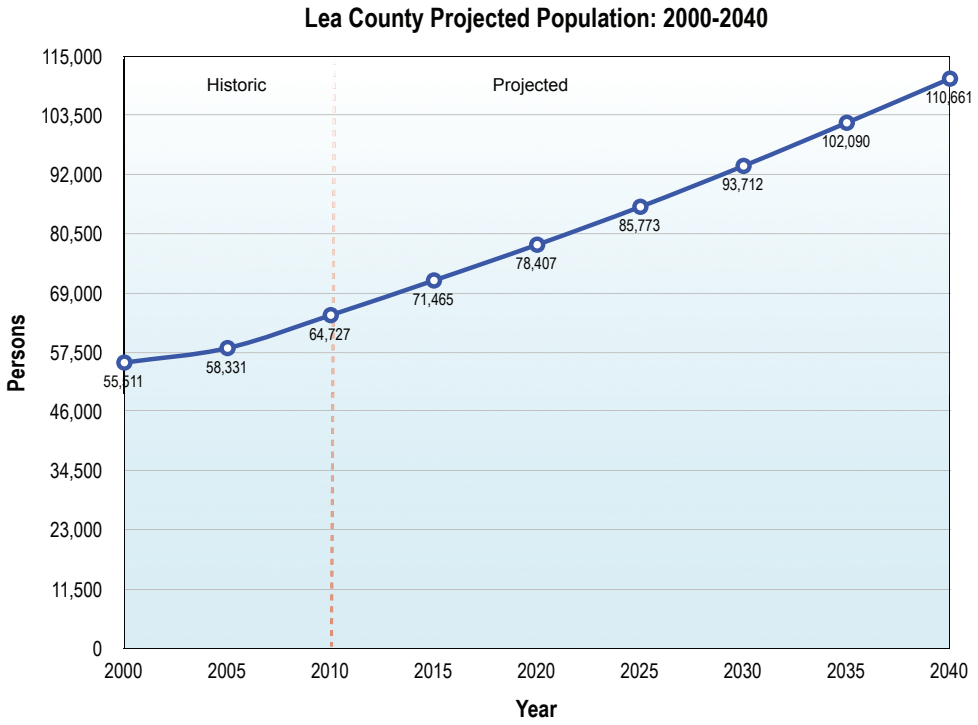
Source: New Mexico Public Education Department

Population Projections

Lea County Projections

University of New Mexico Geospatial and Population Studies projects Lea County will grow by 45,934 persons from 2010 to 2040, at an average annual growth rate of 1.8%, the second fastest of all counties in New Mexico after Sandoval County. This projected population increase in Lea County would be from 64,727 in 2010 to 110,661 in 2040.

Exhibit III-17
Lea County Population Projections



Source: University of New Mexico, Geospatial and Population Studies,
New Mexico County Population Projections July 1, 2010 to July 1, 2040, October 2012

Drivers in Lovington Population

Drivers of population include demographic, housing and economic factors. We discuss economic factors in more detail in the Economic Development Element section, and address housing in the Housing Element section of this plan.

The table below shows key factors that affect future population growth. Almost all of the factors are positive.

The arrows indicate whether trends are positive, negative or neutral for likely future population growth.

↑	The oil and gas employment sector of Lea County continues to grow
↔	Historically, the oil and gas market has been cyclical, and is likely to remain so in future
↑	The city population is young and has a generally high birth rate
↑	Housing stock in Lovington has grown, and additional units are being built

↑	Lovington experienced significant population growth in the 2000s
↑	Lea County has had an impressive population growth rate and projections are for continued growth, although more growth is likely in Hobbs than in the rest of the county
↑	Local employment in Nor-Lea Hospital and Lovington Municipal Schools has increased
↑	Diversification and community development have made some inroads and should continue to improve quality of life and housing choices
↑	School district enrollment is increasing

City of Lovington Population Projections

ARC prepared three series of population projections. The series are based on differing assumptions and average annual growth rates.

- Low range uses a 30-year average rate for 2015-2040, after continued growth in the current five-year period of 2010-2015. The average annual rate of growth is 0.4%.
- Mid-range anticipates a slightly lower future growth rate than in 2000-2010, with a gradual decline at a rate similar to UNM-GPS' projections for the county. This projection series is considered most likely. The average annual rate of growth is 1.2%.
- High range uses UNM-GPS' 2012 average annual growth rate for Lea County of 1.8%.

Exhibit III-18
City of Lovington Population Projections

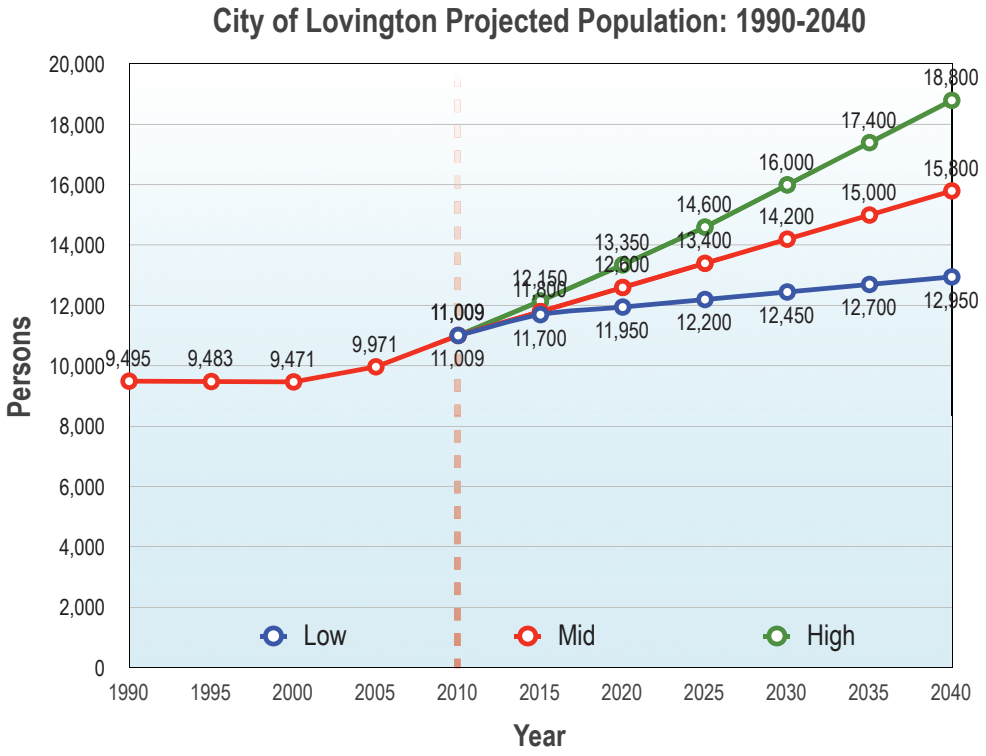


Exhibit III-19
City of Lovington Population Projections Table

Mid-range population projections show an increase of 4,791 persons during the 30-year period of 2010 to 2040, for an increase of 44%.

City of Lovington Population Projections

Series	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	*Change from 2010 to 2040*	
Population													
Low Range	9,495	9,483	9,471	9,971	11,009	11,700	11,950	12,200	12,450	12,700	12,950	*1,941*	*18%*
Mid Range	9,495	9,483	9,471	9,971	11,009	11,800	12,600	13,400	14,200	15,000	15,800	*4,791*	*44%*
High Range	9,495	9,483	9,471	9,971	11,009	12,150	13,350	14,600	16,000	17,400	18,800	*7,791*	*71%*
Average Annual Rate of Growth													
Low Range		0.0%	0.0%	1.0%	2.0%	1.2%	0.4%	0.4%	0.4%	0.4%	0.4%		
Mid Range		0.0%	0.0%	1.0%	2.0%	1.4%	1.3%	1.2%	1.2%	1.1%	1.0%		
High Range		0.0%	0.0%	1.0%	2.0%	2.0%	1.9%	1.8%	1.8%	1.7%	1.6%		

B. Lovington's Historic Context and Resources

Sources for the information in this section are:

Gil Hinshaw, *Survivor on the High Plains*

Heather Barrett, Lovington Commercial Historic District State Register Nomination

David L. Minton and John W. Murphey. Commercial Hotel State Register Nomination

Historically, the foundation of Lovington's economy has been agriculture, ranching, mercantile, and the oil and gas industry. West Texas cattle and sheep ranchers moved their herds to the Lovington area around 1900, after overgrazing the open range. By 1900, settlers were arriving daily in the area around present Lovington by covered wagon, on horseback, and walking, especially if they had sheep. Roughly 200 homesteaders and farmers laid claims in and around present-day Lovington during this period.

Brothers Jim and Robert Love founded Lovington. Robert Florence Love filed a claim on the land in 1903; he and his family homesteaded in what is now Lovington. He deeded land to M. Burks in exchange for promoting sales of lots and also deeded land to Wesley McCallister in exchange for surveying and mapping the original town and the East Addition. In 1908, James Benjamin Love established a mercantile store. The same site later became the Lea County State Bank. That year, the Lovington Post Office was established in the village.

Lovington Square, south side, circa 1914

Other community milestones followed in quick succession: the first school was built in 1909; Lea County was established in 1917, with Lovington established as the county seat; a new courthouse broke ground in 1917; and Lovington's first Commercial Hotel was built in 1918.

Lovington Square, south side, circa 1916

Due to its isolated nature, a severe drought, and a fire that destroyed the power plant, Lovington's growth was slow in the early 20th century. Inadequate transportation and roads made it continually difficult to move commodities and goods. In 1926, U.S. 380 from Lubbock to Roswell through Tatum was improved with gravel. In 1928, the county approved a bond to finance the grading of SH 18 from the Roosevelt County line to Jal, but the road was not graveled. Completion of SH 18 paving between Tatum and Lovington was in 1937. Paving of the Lovington-Artesia Highway was in 1938.

Lovington Square, west side, circa 1915

Lovington installed gas, water and sewer utilities in 1929. The first streetlights around the square came in 1930. Designation of the site for the county fairgrounds was in 1930.

Construction of the most outstanding building in Lovington, the Lea County Courthouse, was in 1937 and its expansion with an east wing was in 1958.

Lovington Square, east side, Courthouse, circa 1950s

Transportation has always been a major economic development challenge for Lovington. The Texas and Pacific Railroad volunteered to bring a branch line from Monahans to Lovington (113 miles), primarily to serve the growing oil industry in southern Lea County. The Texas-New Mexico railroad reached Lovington in 1930. Though the tracks partially survive, rail service is underutilized.

Ranching and agriculture, including cotton, hay and other feed crops for livestock formed the backbone of the early economy. The native grasses of the Plains made stock farming profitable and provided reliable income for Lea County farmers and ranchers. By the mid-1930s, wool shipments totaled over a million pounds per year, and dairy and beef cattle were abundant.

Dry farming methods allowed growing grain sorghums and some corn, and irrigation provided farmers with opportunities for alfalfa, onions, sweet potatoes and peanuts. In a 1920s issue of *Farmer and Ranchman*, the writer stated: "He [the New Mexico farmer] is using the cotton crop with other crops and livestock to increase the farm returns."

Main Street and Central, 1930s

As of 1915, the town knew it had an abundance of water in the Ogalalla Aquifer. Irrigation in the area started in 1924. By 1946, farmers used 50 irrigation wells to cultivate 76,000 acres. In 1949, the principal crops of Lea County included: 3,052 acres of corn; 14,663 acres of sorghum; 857 acres of wheat; 2,093 acres of alfalfa; and 53,387 acres of cotton. Lea County recorded 750 farms with an average size of 3,495 acres in 1950. That year, 41% of the farms grew cotton and 36% maintained livestock. In comparison, Eddy County, its neighbor to the west, registered 752 farms with an average size of 1,202 acres; 53% grew cotton and 16% raised livestock. In contrast, Curry County farmers farther north did not grow any cotton in 1950, while 63% grew grain and 12% sustained livestock.

By the late 1970s, the total number of Lea County farms had declined to 467, and 76% were considered small in size, or those with sales under $40,000 a year. During that period, the "Southeast Livestock Region," which included Lea, Eddy, Chaves, and parts of other surrounding counties, was the state's most important sheep-producing area.

The *Lovington Press* described the early symbiotic relationship between the railroad and the region's agriculture, noting that most lines maintained their own agriculture departments to support local farmers, farm agents and related organizations. The newspaper wrote: "It's a case where the farmers need the railroads, the railroads need the farmers, and cooperation is profitable for all." In the late 1940s, the newspaper reported the opening of a new farmer's contracting office to assist Lovington and Lea County farmers with preparing their lands for cultivation, stating that the area benefitted from the largest shallow water belt in the country and was the "future grain and bread basket of the southwest." Commerce, ranching, agriculture, and later oil and gas production sustained the local economy — and all benefited from the railroad's arrival. (Source: *Lovington Press*, 8 April 1948 and 22 April, 1948)

Lea County Oil and Gas Production

Lovington was not an oil town like Hobbs, its neighbor to the south, but oil and gas production have been an important part of its history and the livelihood of its residents, especially following World War II. In the 1920s, major oil discoveries in the Permian Basin of Lea County included: the Maljamar pool, Lynch pool, Monument-Eunice pool, Cooper Jal pool and Hobbs pool. On June 13, 1928, the Midwest Refining Company (later Amoco) drilled a discovery well in the Hobbs field, leading to what some call "the most important single discovery of oil in New Mexico." Soon thereafter, the Humble-Bowers well, another big discovery, was drilled in the Hobbs field. Together, these events are credited with launching the oil boom in Lea County, and within a few short months, the homestead of James Isaac Hobbs became an oil camp of over 10,000 people.

For the most part, Lovington kept its distance from the oil discoveries of the 1920s, even showing great disdain for the life of the oilman and the scars left on the grassy plains. However, the news attracted the interest of two important men, Powhatan Carter, a local rancher and businessmen, and Frank Jack Danglade, who arrived in Lovington in 1928 and began buying land leases and royalties for oil companies.

Lovington Square, south side, late 1920s

That long-held opinion of the industry changed after WWII. In 1948, the McAlester Fuel Company, a subsidiary of Magnolia of Arkansas, drilled a deep well on the J.M. Denton Ranch, 12 miles northeast of Lovington. Known as the Sawyer Discovery Well, the pool led to nearly 100 additional wells, producing 21,000 barrels a day by 1950.

The 1950s yielded another significant discovery with the exploration of the Abo Formation, an ancient coral reef that separated the Delaware Basin around Carlsbad from the "lagoonal environment" of the northern sections of the Permian Basin in New Mexico.

Prior to 1948, only one small oil wellfield came into development in northern Lea County. By 1950, the Denton Pool had 96 wells operating south of Lovington. In 1951, the Lovington Abo field resulted from drilling an older, shallow well down to 8,000 feet. This well spurred further exploration near Artesia, which led to the prolific Empire Abo discovery well in 1957.

Between 1946 and 1953, Lovington experienced growth, construction and development, like no other period in its history. The town modernized at this time, with many paved streets, and water and sewer systems.

Surviving buildings dating from this period provide tangible evidence of the oil industry's influence on the built environment in this small town. In 1948, J.W. Allen of A & Y Lumber Company in Lovington told the *Lovington Press*: "I have never seen anything like it. We are having scores of interested people make inquiries daily about a rent house, a home, or a business building."

Post-1950s Economic Diversification

By 1960, Lovington had grown into a typical American market town, focused on its remarkable courthouse square, and featuring numerous "mom and pop" retail businesses surrounding the Lea County Courthouse. As Hobbs continued its strong growth, the short 25-mile highway between the two towns spawned a form of retail and commercial growth characterized by "big box" retail businesses such as

K-Mart, franchise fast food restaurants, service businesses, and industrial complexes to serve primarily the oil and gas industry. More recently since 2008, the northern Hobbs corridor on NM Highway 18 has witnessed dramatic growth in hotels and motels, restaurants, shopping centers and a movie theater complex, all thriving on the surging oil and gas industry.

The expansion of the retail commercial district in Lovington outside of the core downtown grew rapidly southward on Main Street on the Hobbs highway and westward on Avenue D, spurred by a major oil boom in the 1980s. The rapid commercial growth had the unfortunate impact of weakening the downtown market. A crash in the oil boom by 1990 crippled the local economy and left many commercial buildings and storefronts vacant, a legacy from which Lovington has been slow to recover. As well, the strength of Hobbs' retail and service industries has had the effect of shrinking Lovington's retail service area and making many commercial buildings obsolete.

In 1995, Dairy Farmers of America opened a cheese processing plant in Lovington, employing 60 people. At its peak, the plant produced 65 million pounds of cheese annually. The Lovington facility was part of the dynamic growth in the dairy industry in New Mexico during the 1990s, which welcomed major cheese production facilities in Roswell and Clovis. By 2007, however, Dairy Farmers of America had decided to close the plant, as it had failed to be profitable. The former cheese plant remains vacant, but remains a high priority for economic recruitment and redevelopment.

Today, Lovington retains its small-town feel with streets of predominantly one- and two-story commercial buildings centered on a fine landscaped square with its imposing Art Deco-style courthouse. The town's economy is still driven by the historic industries of livestock ranching, farming and oil and gas production. In 2012, the market value of Lea County agricultural products, including dairy, cattle, cotton, hay and other feed crops, surpassed $188 million. The Lea County Fairgrounds in Lovington has historically played a role in the county's ranching, farming, horse breeding, horse racing and rodeo activities.

Sources

Gil Hinshaw, *Survivor on the High Plains*. Virginia Beach, Virginia: Donning Company Publishers. 2007.
Heather Barrett. Lovington Commercial Historic District State Register Nomination. Santa Fe, New Mexico: Historic Preservation Division. 2007.
David L. Minton and John W. Murphey. Commercial Hotel State Register Nomination. Santa Fe, New Mexico: Historic Preservation Division. 2004.

Preserving the Area's History

Historic Structures in Lovington

Properties on the New Mexico Register of Cultural Properties and National Register of Historic Places include:

- Commercial Hotel (Lea County Museum), listed on the New Mexico Register in 2005
- Lea County Courthouse, listed on the New Mexico Register in 1986 and

National Register in 1987
- Lea Theater, listed on the New Mexico Register in 2006 and National Register in 2007
- Lovington Commercial Historic District, listed on the New Mexico Register in 2011
- Lovington Fire Department Building, listed on the New Mexico Register and National Registers in 2008
- Pyburn House and associated structures, 203 North 4th Street, listed on the New Mexico Register in 1994 and National Register in 1995
- Sewalt, Mathew Elmore House, 121 E. Jefferson Avenue, listed on the New Mexico Register in 2005 and National Register in 2006

Source: New Mexico's Rich Cultural Heritage: Listed State and National Register Properties, 2012

IV. Land Use Element

"Land use" is the study and practice of guiding the urban form and development patterns of the community.

The land use element presents a broad vision of current and future land use, serves as the basis for land use regulations, and generally integrates all elements of the plan.

A. Introduction

The purpose of the land use element is to guide the future pattern of land use in the city and adjacent unincorporated county area over the next 20 years. The land use element presents a broad vision of current and future distribution and character of land uses. This element is the "keystone" in a comprehensive master plan. More than any other element, it integrates all of the plan components. Consequently, it should be consistent with and supported by the other elements of the plan.

B. Existing Conditions

Urban Form

The community is mainly rectangular, approximately 2-1/2 miles long north-to-south and 2 miles across east-to-west. The city's land area is 5 square miles, and the extraterritorial zoning (ETZ) area encompasses another 16 square miles.

The downtown, anchored by Courthouse Square, is in the northern half of the community. Residential uses occupy most of the developed land area of the city and generally spread across the western side. Mixed heavy commercial and industrial uses, pockets of residential uses and undeveloped plots of land are primarily on the east side. Main Street and Avenue D are the main retail commercial corridors, with nodes downtown and the intersection of Avenue D and 17th Street. Nor-Lea Hospital forms another node on North Main Street. The city of Hobbs, with its employment base and services, has influenced the location of both commercial and retail development in Lovington to extend south from the original Lovington town site.

The extraterritorial area has mostly large-lot residential, agricultural and vacant lands. Several subdivisions are dispersed in the area.

Lot sizes vary substantially within the city. The following table shows typical lot sizes. The parcel map that follows shows the many exceptions to this pattern.

Exhibit IV-1
Typical Blocks and Lots Dimensions

Dimensions of Typical Blocks and Lots in City of Lovington

Area	Block Face	Lot Width (Feet)	Lot Depth (Feet)	Lot Size (Square Feet)	Alley Width (Feet)
Downtown	6 Lots	50	140	7,000	20
Northwest	10 Lots	60	110	6,600	20
Southwest	6 Lots	100	140	14,000	20

Exhibit IV-2
Aerial Photograph of City of Lovington and ETZ

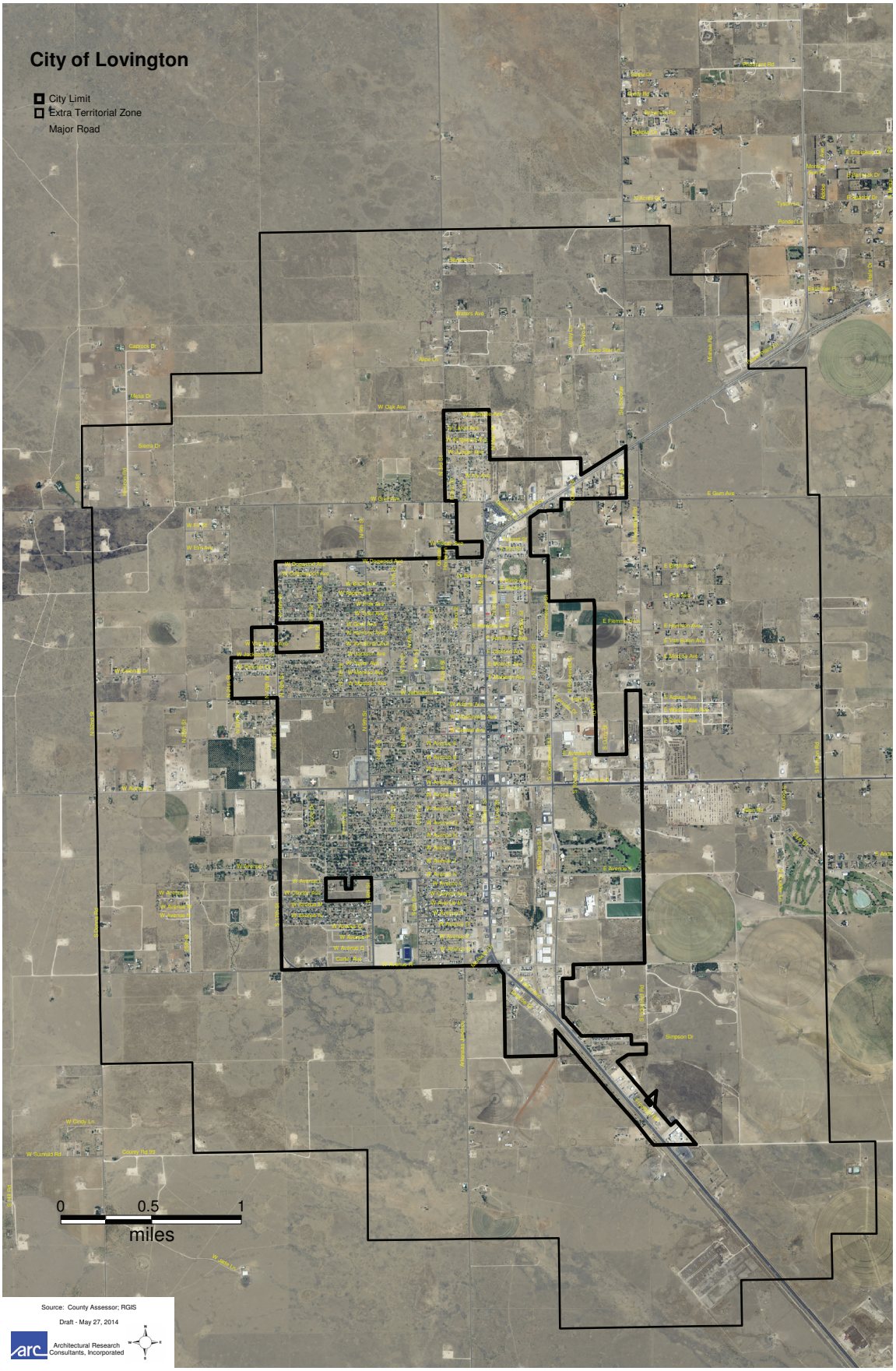
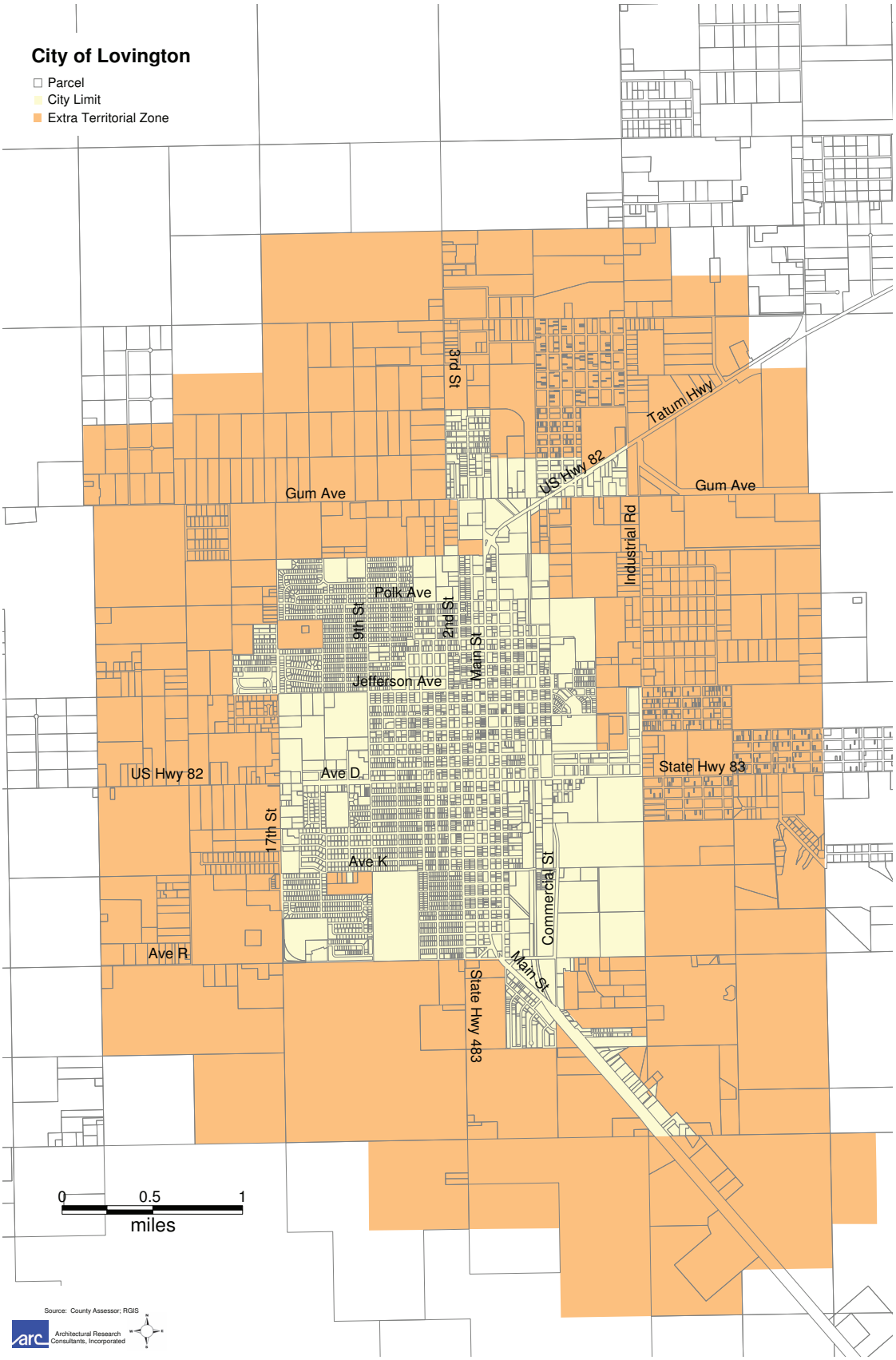


Exhibit IV-3
Parcel Map of Lovington and ETZ



Land Status

Most of the land in the city and extraterritorial area is private, while the City, County and school district have acquired various properties. The New Mexico State Land Office, a large owner of public lands in Lea County overall, has several properties in the Lovington area.

Existing Land Use

An inventory of existing land use provides a basis for understanding use patterns and opportunities for future land use in and around Lovington. The inventory includes the city and the extraterritorial area. The total ETZ area is 20.9 square miles, of which 5.0 square miles are within the city and 15.9 square miles are in the unincorporated area.

The table below shows existing land use in both the city and the ETZ area by land use category.

Exhibit IV-4
City and ETZ Existing Land Use

Lovington and ETZ - Existing Land Use

	City of Lovington			ETZ			
Land Use Category	Area (Acres)	Portion of Land Area	Portion of Developed Area	Area (Acres)	Portion of Land Area	Portion of Developed Area	**Total Area (Acres)**
Residential Single Family	835.4	26.3%	47.5%	982.1	9.6%	55.4%	**1,817.5**
Residential Multi-family	16.3	0.5%	0.9%		0.0%	0.0%	**16.3**
Residential Single Family MH's*	41.6	1.3%	2.4%	14.7	0.1%	0.8%	**56.2**
Residential - Mobile Home Parks	30.1	0.9%	1.7%		0.0%	0.0%	**30.1**
Commercial	251.7	7.9%	14.3%	223.9	2.2%	12.6%	**475.6**
City	82.8	2.6%	4.7%	18.1	0.2%	1.0%	**100.9**
City - Cemetary	0.0	0.0%	0.0%	17.8	0.2%	1.0%	**17.8**
County	56.5	1.8%	3.2%	22.2	0.2%	1.3%	**78.7**
State	0.0	0.0%	0.0%	0.2	0.0%	0.0%	**0.2**
Hospital	20.9	0.7%	1.2%	4.9	0.0%	0.3%	**25.7**
Parks	101.5	3.2%	5.8%		0.0%	0.0%	**101.5**
Golf Course	0.0	0.0%	0.0%	53.8	0.5%	3.0%	**53.8**
Public (VFW, PO, etc)	2.2	0.1%	0.1%	1.5	0.0%	0.1%	**3.7**
Churches	39.1	1.2%	2.2%		0.0%	0.0%	**39.1**
Schools	152.2	4.8%	8.7%		0.0%	0.0%	**152.2**
Industrial	100.8	3.2%	5.7%	290.1	2.8%	16.4%	**390.9**
Utilities	27.8	0.9%	1.6%	142.2	1.4%	8.0%	**170.0**
Irrigated Agriculture	39.4	1.2%		881.4	8.6%		**920.8**
Rangeland	12.1	0.4%		5,677.8	55.7%		**5,689.9**
Urban Vacant	646.5	20.4%		1,537.9	15.1%		**2,184.3**
R.O.W.	717.0	22.6%		324.0	3.2%		**1,033.7**
Total	**3,174.0**	**100.0%**	**100.0%**	**10,192.3**	**13,359.0**		**13,359.0**
Developed Area	**1,758.9**			**1,771.4**			**3,530.2**

Sources: ARC GIS land use analysis based on 2011 aerial photograph, 2013 GoogleEarth imagery, Lea County Assessor's Office parcel data, and City of Lovington.

*Single-wide mobile homes on individual lots.

Developed Land in City

The developed area of Lovington contains 1,759 acres, or 55% of the city. Of the developed land in the city, residential lands use the most area, 923 acres, or 53% of developed land. Single-family residential is the largest category, occupying 835 acres, followed by mobile homes and mobile home parks with 72 acres combined. Multi-family residential occupies only 16 acres. Mobile homes are interspersed with site-built and modular houses in the central area of the city.

The second largest category of land use in the city after residential is general commercial, occupying 251 acres or 14% of the developed area. This category includes retail commercial and services. The industrial (including heavy commercial) land use category occupies 101 acres, or 23%.

Public facilities, including City and County properties (not including parks) occupy 137 acres, or 8% of the developed area in the city. In addition, the city has 102 acres of parks which occupy 6% of the developed area. Public schools occupy 152 acres, or 9% of developed land.

Undeveloped Land in City

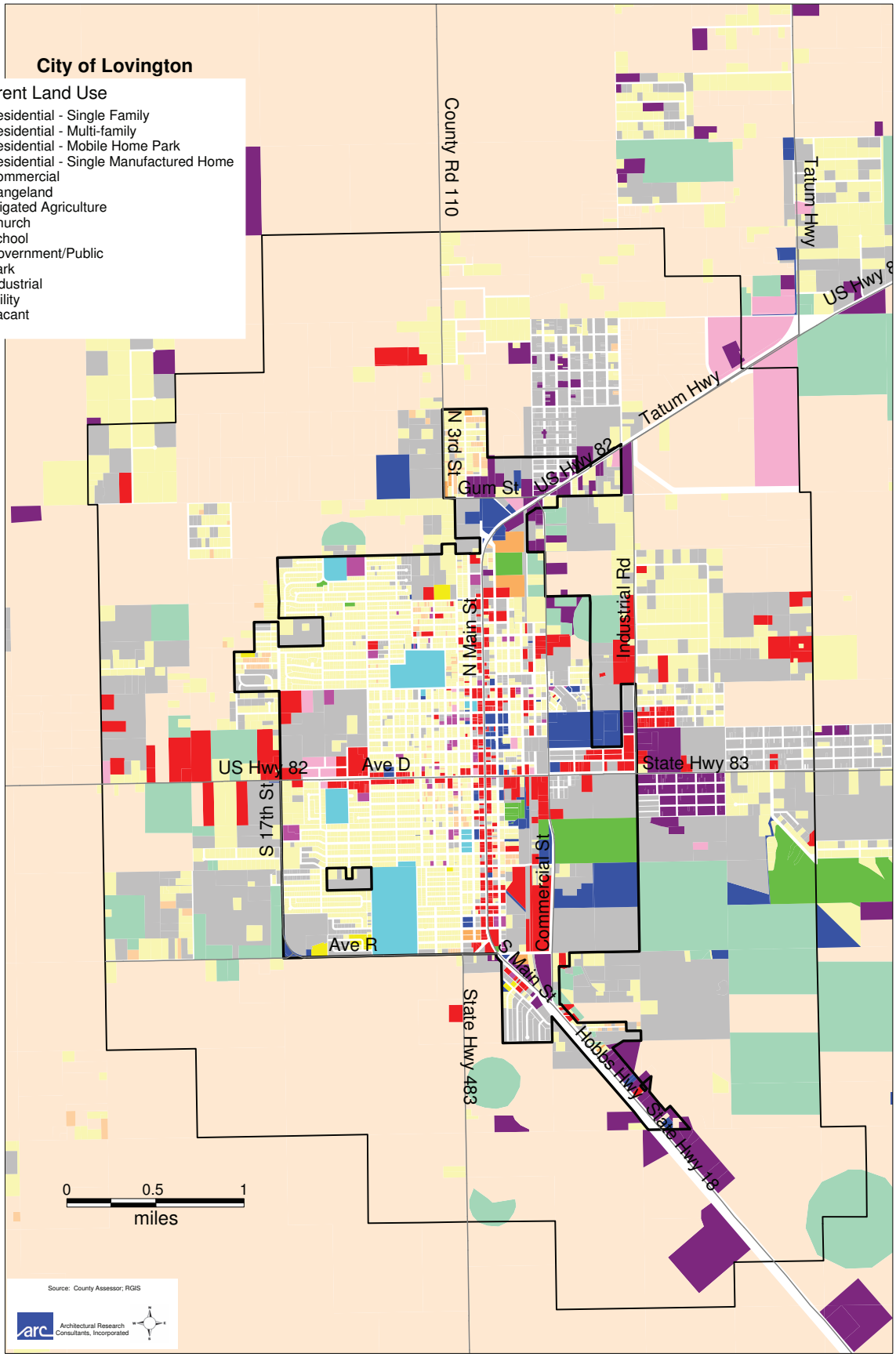
Approximately 45% of the land area is undeveloped for urban uses, and is either vacant, irrigated agriculture, ranchland or in rights-of-way. Clearly, not all of this land area is available or suitable for urban uses because of property owners' intentions, and the mix of uses that are incompatible. Typical of most older small cities, the land use pattern is not fully built out. Urban vacant lands are interspersed within the community rather than located only on its fringes. Of the total city land use, 630 acres or 20% are in the urban vacant category.

ETZ Existing Land Use Characteristics

The developed ETZ area outside the city limits occupies 1,771 acres, or nearly 16 square miles. The extraterritorial area's developed uses are predominantly single-family residential, with 982 acres. Industrial uses occupy 290 acres in the ETZ.

The existing land use inventory is an important land use tool for current and long-range planning. For example, in processing development applications, the planner, advisory bodies and City Council can use mapping and land area data as context for their decision-making. Knowledge of the existing land-use pattern is also useful for long-range land use, transportation, and facilities planning. Over time, a timed series of existing land use maps will contribute to analysis of trends in land use change. The City should periodically update the existing land use inventory and continue to improve the identification of uses of properties.

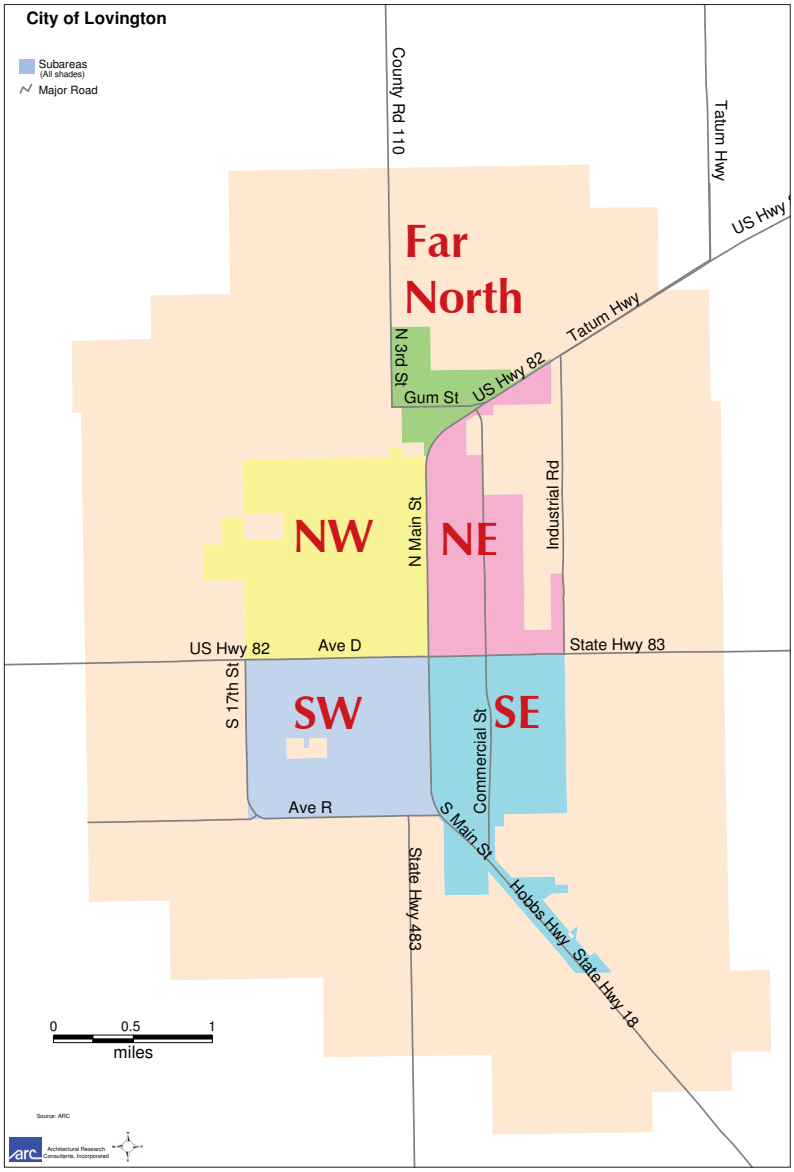
Exhibit IV-5
Existing Land Use Map



Land Use, Population and Housing by Subareas

The planning team evaluated existing land use, population and housing patterns by subareas. Identifying and studying neighborhoods or districts (smaller areas) helps set the stage for more specific goals and targeted actions, including the possible formation of neighborhood and business associations. The following map shows subarea boundaries.

Exhibit IV-6
Lovington and ETZ Subareas Map



Land Use by Subarea

Following are the major land use characteristics of the east side and west side of the city and by subarea.

- The majority of the city's land area, 58%, is on the west side, while 42% is on the east side
- The northwest quadrant is the largest subarea
- 80% of residential acres are on the west side
- Commercial uses are mostly on the east side (160 acres), while the west side has 92 acres of commercial

- All industrial lands are on the east side and in the far north
- The industrial and heavy commercial uses on the east side are interspersed with retail commercial and some residential uses, along with significant vacant lands, making a complex pattern and providing an opening for incompatible uses adjacent to one another
- Two subareas have no parks: the southwest quadrant and far north; however, the southwest quadrant has a large amount of school land
- The west side has 12 acres of public uses, while the east side has 125 acres of public uses. All subareas have urban vacant land.

Exhibit IV-7

Existing Land Use by Subareas

Lovington Subareas and ETZ - Existing Land Use (Acres)

Subareas	Far North	NW	SW	NE	SE	**Total City**	ETZ	**Total Area**
Residential Single Family	37.8	366.1	289.0	98.5	44.0	**835.4**	982.1	**1,817.5**
Residential Multi-family		6.2	8.8		1.2	**16.3**		**16.3**
Residential Single Family MH's*	13.7	12.5	7.2	0.8	7.4	**41.6**	14.7	**56.2**
Residential - Mobile Home Parks	3.7		2.8	20.7	2.9	**30.1**		**30.1**
Commercial		65.1	28.2	61.3	97.1	**251.7**	223.9	**475.6**
City	3.1	3.4	4.7	9.6	62.0	**82.8**	18.1	**100.9**
City - Cemetary						**0.0**	17.8	**17.8**
County		0.3	2.9	38.4	14.8	**56.5**	22.2	**78.7**
State						**0.0**	0.2	**0.2**
Hospital	17.6			3.3		**20.9**	4.9	**25.7**
Parks		1.6		12.4	87.4	**101.5**		**101.5**
Golf Course						**0.0**	53.8	**53.8**
Public (VFW, PO, etc)	1.1	0.2		1.0		**2.2**	1.5	**3.7**
Churches		21.8	10.8	2.9	3.6	**39.1**		**39.1**
Schools		49.9	102.2			**152.2**		**152.2**
Industrial	30.1			28.4	42.3	**100.8**	290.1	**390.9**
Utilities	3.6	18.2	1.0	5.0	0.0	**27.8**	142.2	**170.0**
Irrigated Agriculture				36.5	3.0	**39.4**	881.4	**920.8**
Rangeland		0.2	0.3	8.5	3.1	**12.1**	5,677.8	**5,689.9**
Urban Vacant	45.4	162.0	69.5	106.6	263.0	**646.5**	1,537.9	**2,184.3**
R.O.W.	41.0	245.3	193.5	126.2	111.0	**717.0**	324.0	**1,033.7**
Total	**197.0**	**953.0**	**721.0**	**560.0**	**743.0**	**3,174.0**	**10,192.3**	**13,359.0**
Developed Area	110.6	545.4	457.7	282.3	362.8	**1,758.9**	**1,771.4**	**3,530.2**

Sources: ARC GIS land use analysis based on 2011 aerial photograph, 2013 GoogleEarth imagery, Lea County Assessor's Office parcel data, and City of Lovington.

*Single-wide mobile homes on individual lots.

The following maps show existing land use by each subarea.

Exhibit IV-8
Northwest Quadrant Existing Land Use Map

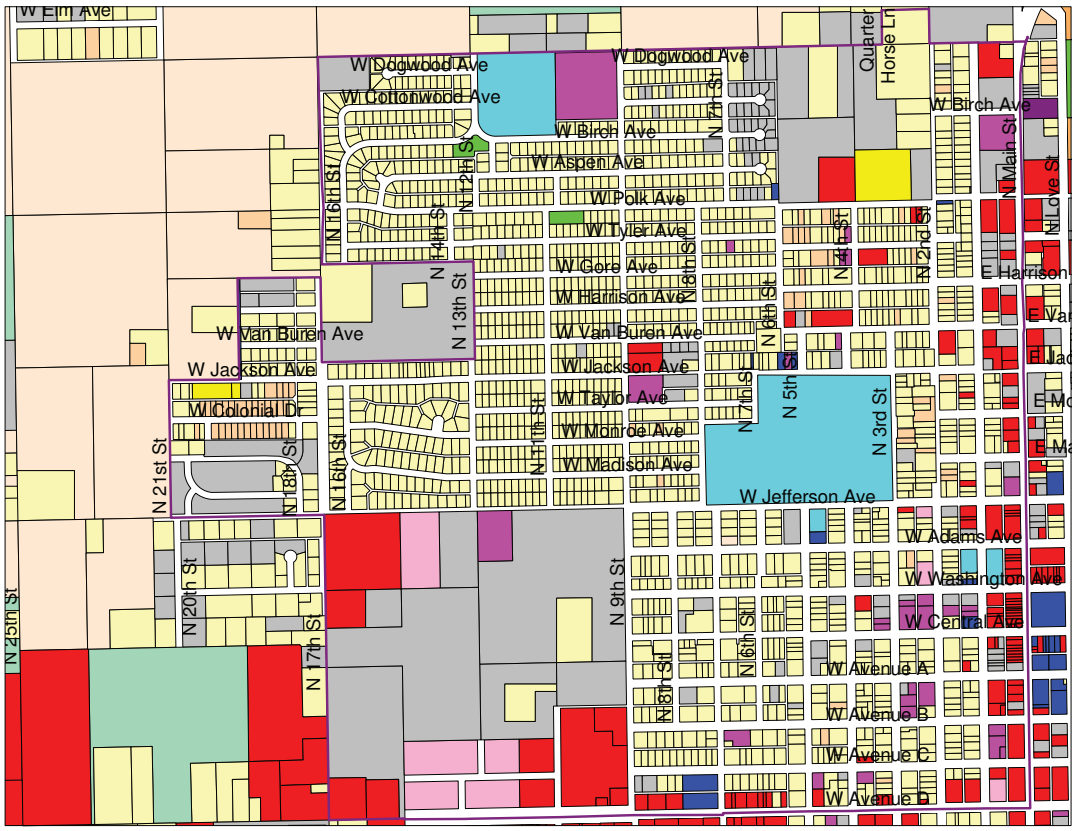


Exhibit IV-9
Southwest Quadrant Existing Land Use Map

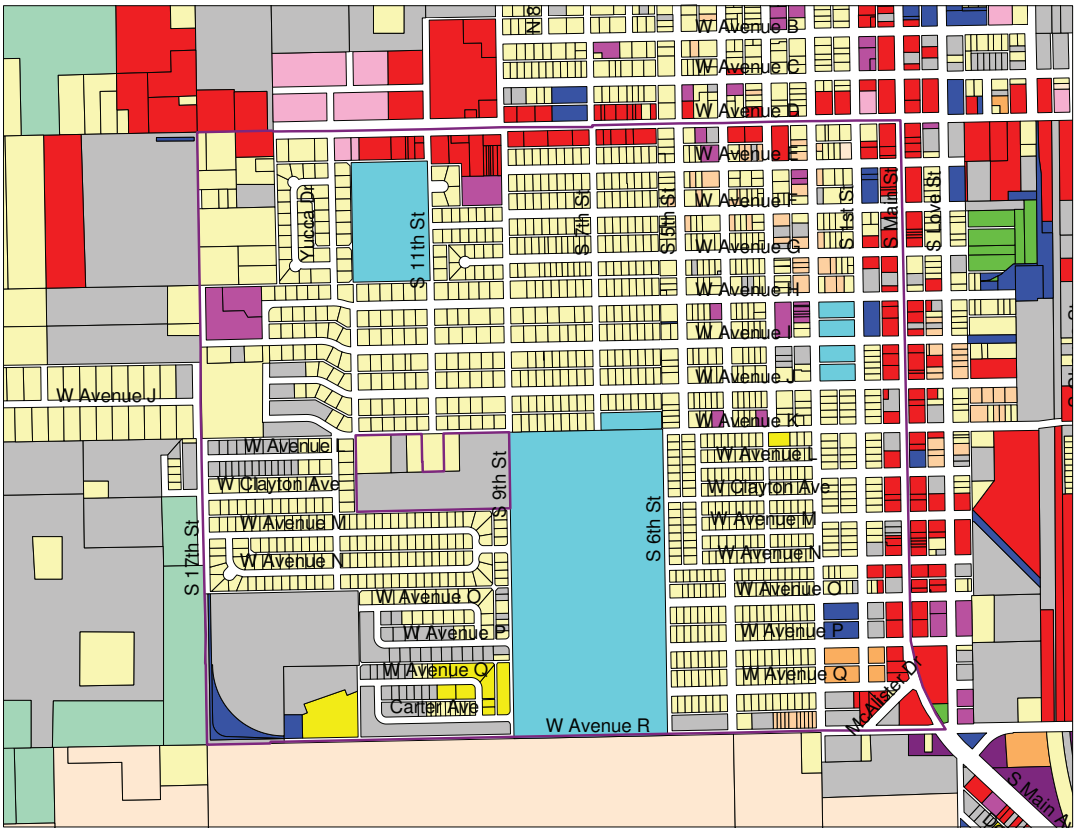


Exhibit IV-10
Northeast Quadrant and Far North Subarea Existing Land Use Map

Current Land Use

- Residential - Single Family
- Residential - Multi-Family
- Residential - Mobile Home Park
- Residential - Single Manufactured Home
- Commercial
- Rangeland
- Irrigated Agriculture
- Church
- School
- Government or Public
- Park
- Industrial
- Utility
- Vacant

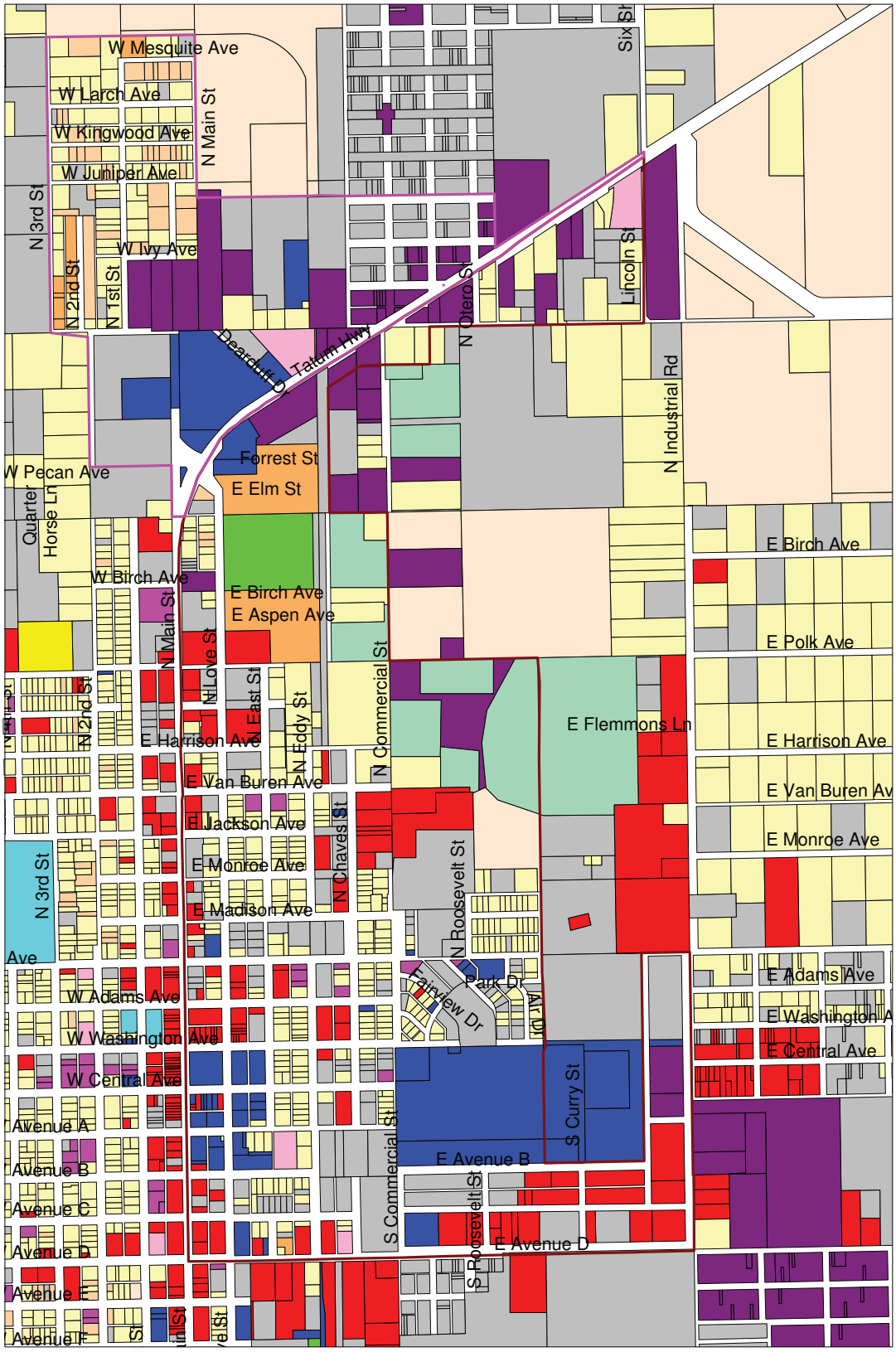
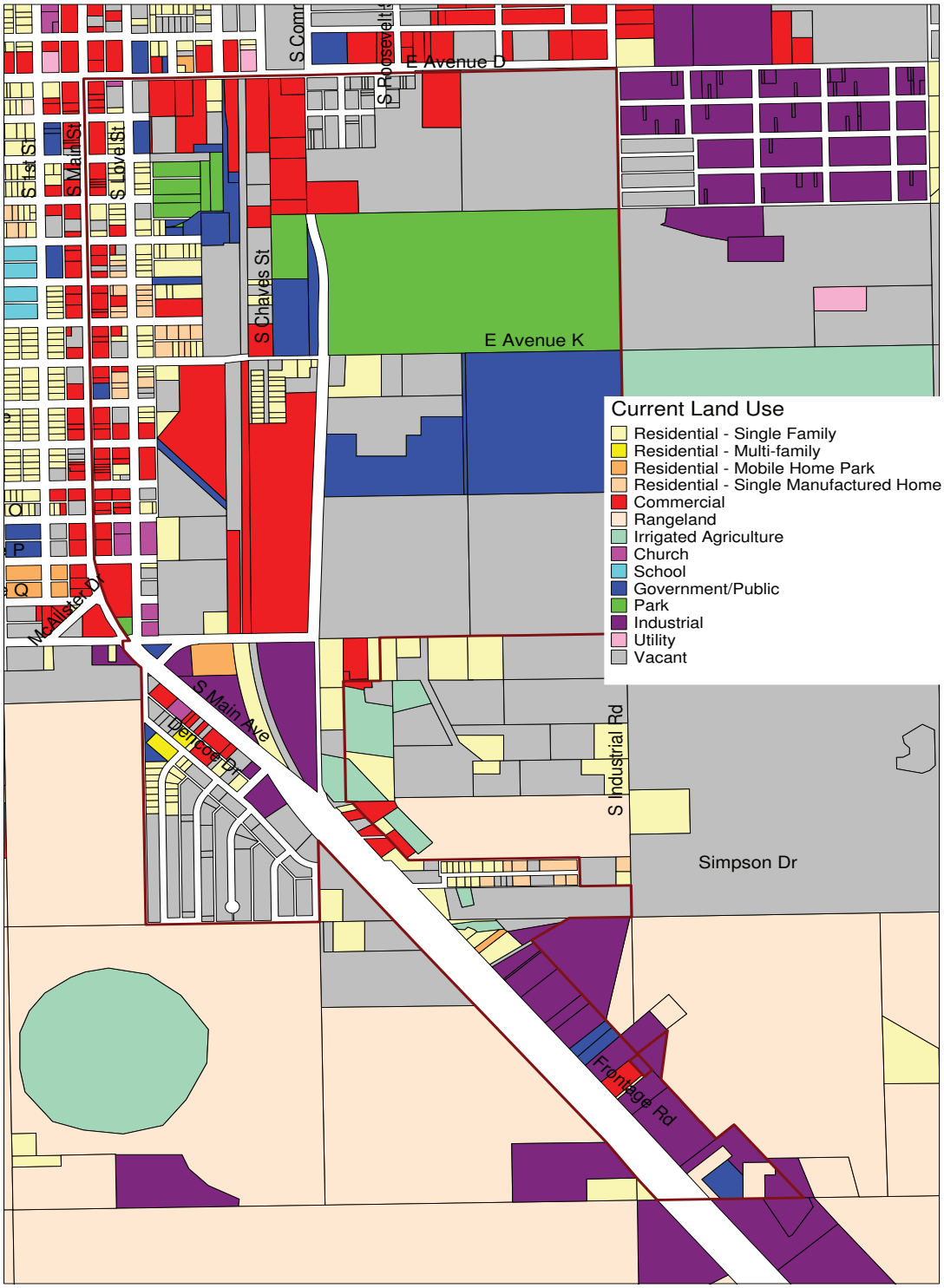


Exhibit IV-11
Southeast Quadrant Existing Land Use Map



Population by Subarea

- The largest portion of population, 42%, lived in the NW quadrant, followed by 32% in the SW quadrant
- Youths under age 18 are evenly distributed in most subareas (30-33%), but have a smaller presence in the SE quadrant (24%)
- The ETZ area had 909 persons in 2010, adding to the 11,009 residents in the city

- For comparison, the Lovington Municipal School District had 14,853 students in 2010

- Hispanic adults constitute a higher proportion of the total population in the NE quadrant (72%) and a smaller share in the ETZ (39%) than in the other subareas (50-66%)
- Lovington had 329 institutionalized persons in 2010; 269 were in the SE quadrant (County Detention Center) and 60 in the SW quadrant (Good Samaritan Society)

Exhibit IV-12
Population by Subareas

Lovington and ETZ Subareas - Population

Sub-area	Far North	NW	SW	NE	SE	ETZ	**Totals**
Population	411	5,031	3,735	1,046	739	919	**11,881**
Adults Age 18 Years and Older	280	3,366	2,546	736	562	649	**8,139**
Adults - Hispanic	186	2,095	1,289	527	295	256	**4,648**
Adults - Not Hispanic	94	1,271	1,257	209	267	393	**3,491**
Youths Under Age 18	131	1,665	1,189	310	177	270	**3,742**
Hispanic Adults	66.4%	62.2%	50.6%	71.6%	52.5%	39.4%	**57.1%**
Youths Under Age 18	31.9%	33.1%	31.8%	29.6%	24.0%	29.4%	**31.5%**
Portion of Population in City and ETZ	3.5%	42.3%	31.4%	8.8%	6.2%	7.7%	**100.0%**

Source: U.S. Census 2010 block data analyzed by ARC

Housing by Subarea

- The vacancy rate was highest in the NE quadrant (16%), SE quadrant (15%) and Far North (12%) compared to NW quadrant, SW quadrant, and ETZ (each under 9%)
- Household size was virtually the same in all subareas (2.9-3.0 persons)

Exhibit IV-13
Housing by Subarea

Sub-area	Far North	NW	SW	NE	SE	ETZ	**Totals**
Housing Units	153	1,808	1,367	424	189	346	**4,287**
Occupied	135	1,655	1,250	356	161	318	**3,875**
Vacant	18	153	117	68	28	28	**412**
Vacancy Rate	11.8%	8.5%	8.6%	16.0%	14.8%	8.1%	**9.6%**
Household Size*	3.04	3.04	2.94	2.94	2.92	2.89	**2.98**

Source: U.S. Census 2010 block data analyzed by ARC

*Institutionalized population in the SE and SW subareas was subtracted from total population to calculate persons per household

Density by Subarea

Average density varies from 4.8 housing units/acre in the SW quadrant to 2.8 housing units/acre in the Far North subarea of the city. The ETZ had an average density of 0.3 housing units/acre, or 3 acres per housing unit.

Exhibit IV-14
Average Subarea Density

Lovington and ETZ Subareas Average Density

	Far North	NW	SW	NE	SE	**Total City**	ETZ
Housing Units	153	1,808	1,367	424	189	**3,941**	346
Residential Land Use (Acres)	55.1	383.8	285.9	120.0	56.3	**901.1**	1,019.0
Housing Units/Acre	2.8	4.7	4.8	3.5	3.4	**4.4**	0.3

Note: The average density data in the table above are approximate, because data sets are from different time frames. Sources: housing units count, 2010 Census; residential land use, GIS analysis of 2011 aerial photos.

C. Issues and Opportunities

Concerns Expressed in Visioning and Focus Groups

Many of the comments in visioning and focus group meetings pertain to an aspect of land use, including:

- The city has growth opportunities in both residential and employment-based growth. The city needs room and strategies to accommodate growth to best benefit the community.
- Lovington needs more retail commercial. It also needs additional businesses that generate taxes.
- Participants strongly support a vibrant, mixed use downtown, including housing. Vacant buildings should be rehabilitated and occupied.
- The city could become landlocked by surrounding large property owners unwilling to develop or sell their land.
- Nor-Lea Hospital is a major, expanding regional center and needs room to grow.
- The city lacks appropriate single family and multifamily housing.
- Visioning participants have a strong desire for more retail, such as additional grocery stores, and variety in restaurants and entertainment.
- The city needs land for economic development other than in the oil and gas industry for times when that industry cycles down.
- Participants wanted dilapidated buildings to be either rehabilitated or demolished.
- The city should be cleaned up, becoming a source of pride in ownership, and having greater beauty.
- Lovington needs to develop affordable housing types other than mobile homes and recreational vehicles.
- Infill lots are difficult to develop.
- Lovington desires mostly long-term residents rather than temporarily employed residents. Lovington does not desire too much transient housing.
- Creating entryways to the city is very important.
- Lovington Downtown Master Plan recommendations pertaining to land use: Downtown is recognized by the community as the civic focal point of the community, with the historic County Courthouse and square, City government, Lea County Museum, and small-scale retail and services. Lovington MainStreet Corp. has worked hard over a number of years to make improvements to the streetscape, enhance the mix of retail services, and promote events.

The Lovington Downtown Master Plan (2010), page 21, contains a vision for downtown Lovington, entitled "The Family Place:"

> *Downtown Lovington is thriving and vibrant with activities for children, adults and senior citizens. It is a place where the community resides and gathers for arts and cultural events and shopping experiences in restored historic buildings. There are attractive outdoor gathering places, artwork and sculpture. A stroll through the downtown reveals inviting parks, diverse shops and entertainment venues and world-class museums.*

The Lovington Downtown Master Plan recommends enhancements to downtown

that include a greater diversity in the mix of businesses, appropriate and attractive building design, and mixed income housing.

The plan references an architectural survey of historic resources in Lovington which resulted in listing of the Lovington Commercial Historic District in the New Mexico State Register of Cultural Properties. The plan includes a designation report for the Downtown Metropolitan Redevelopment Area (MRA), which was subsequently adopted. The MRA designation permits the City to advance redevelopment efforts including City acquisition of properties, public/private partnerships, and assembling a toolbox of incentives.

While the plan briefly touches on the need to update the zoning code, it does not specifically recommend code amendments. The plan includes historic district guidelines. The City should use these guidelines as the starting point for a downtown zone distinct, while developing additional standards for features such as: allowable building materials (e.g., no metal-front buildings), parking requirements and parking lot location, and provisions that encourage upper story residential uses.

Future Land Use

Land Area Requirements

Residential

The Housing Element analyzes land required for new housing to accommodate projected population during the next approximately 30 years. Currently, the city has a serious need for additional residential land, as demonstrated by the number of inquiries to the City regarding available land. Some of the new residential development is being located in the commercial zone district between Love and Eddy from Avenue O to Monroe and even further north (discussed in the section, "Review of Land Use Regulations, *Zoning Code"*). This growth is a component of the protected long-range growth. According to this analysis, the city will need approximately 464 acres of new or redeveloped residential land. This amount represents an increase of 24% land area over the existing.

Commercial

Based on the current per capita commercial land in Lovington and some expected larger commercial sites, such as "big box" retail, the city requires 120 acres of new and redeveloped (e.g., currently vacant or underused) commercial land. This amount is a 48% increase over current commercial land inside the city.

Industrial

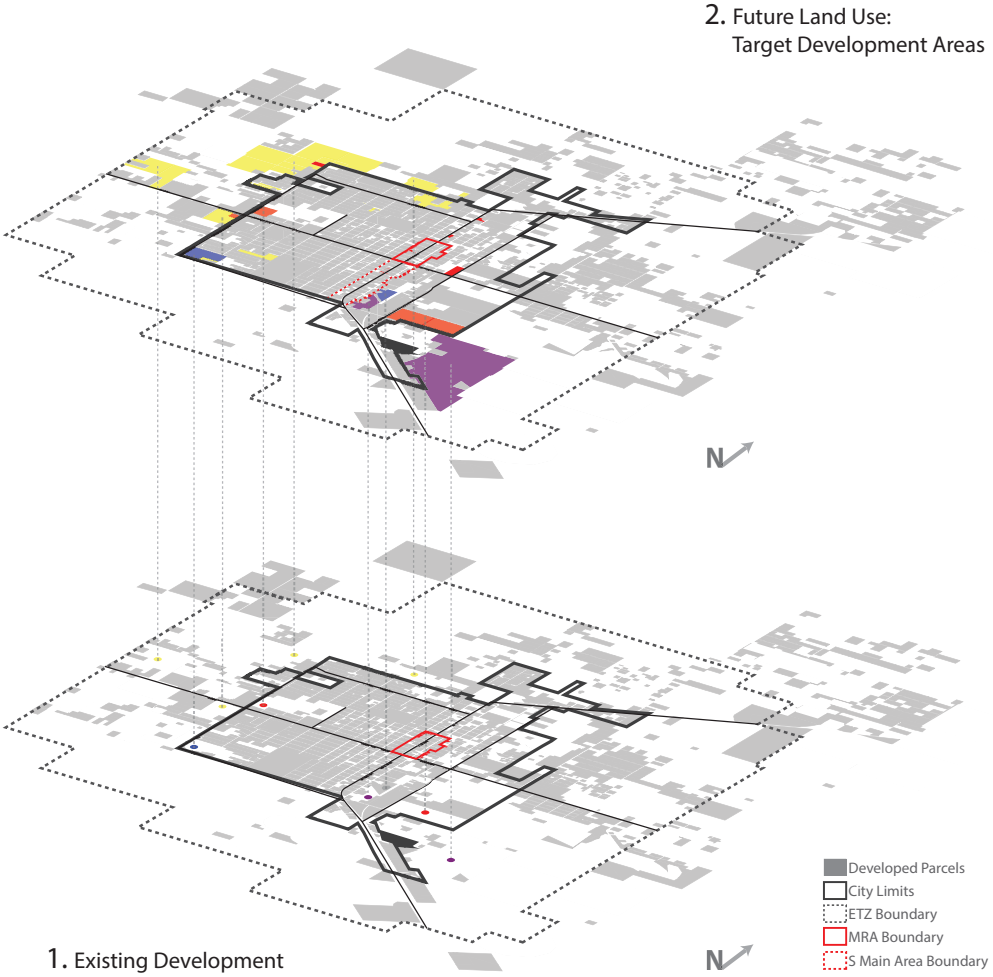
Expansion in employee-generating businesses will require additional industrial and heavy commercial land. The city currently has only 115 acres of industrial land, and the ETZ has 290 acres. The plan anticipates adding 600 acres in and close to the city. It should be noted that some of this land may be office buildings in business park-type development. The recently built Ferguson Construction building is an example of "class A" office space (e.g., best looking buildings using high-quality construction materials and infrastructure).

Mixed Use
Mixed use land uses can satisfy land requirements for both residential and non-residential areas. Mixed use encompasses developments with residential, commercial and the higher end of industrial uses. Mixed use may be either stacked (typically with commercial uses in the first floor and residential in upper stories) or designed so that different uses are compatible when situated next to one another.

In addition to the uses above, the city needs land for new parks and recreation, public facilities and open-space corridors. The planning team has not quantified or shown specific locations of these specific land uses.

Future Land Use
The following maps show the progression from existing land use to the proposed future target development areas.

Exhibit IV-15
Concept for Target Development Areas



Targeted Development Areas
Following are the themes for targeted new development and redevelopment.

Intent for Targeted Development
The majority of new development is expected within the identified target areas. The City should master plan some targeted areas, with a detailed study of natural

conditions, designation of specific land uses, architectural guidelines, layout of streets and utilities, and phasing. Target areas are particularly useful for planning locations and sizing of future transportation and utilities infrastructure serving new areas. The City should use the map of target areas to set priorities for incentives and capital improvements. However, as opportunities occur, some development can and should also be in suitable areas that are not specifically targeted. The City should periodically refine and update the future land use map to account for actual development and evaluations of opportunities.

Infill and Greenfield Urban Land
The overall land use strategy is to plan for both infill and greenfield development ("greenfield" is undeveloped land outside an area currently built at urban densities). The city has significant urban vacant land, at over 600 acres, however, this amount is not sufficient to meet all new land area requirements. In addition, not all vacant parcels are in locations or circumstances that are suitable for development.

Multifamily Infill
The highest priority infill areas are: Downtown MRA, South Main District, and the northeast quadrant close to downtown. The South Main District starts south of Avenue D and goes to the city limits. Most sites are fairly small and scattered.

Identified infill areas should accommodate 427 housing units (multifamily housing infill at 10 units/acre and 17 units/acre) on approximately 46 acres. In addition to targeted residential shown on Exhibit IV-15, redevelopment should occur in various locations of currently vacant and underused commercial land. Adding affordable multifamily should relieve the pressure of scattered mobile homes in commercial areas. A mix of rental and owner-occupied apartment units and town homes is envisioned.

Single Family Infill
Some of the single family infill should be on individual vacant lots scattered in neighborhoods, while the City has targeted a few larger properties surrounded by current single family areas for development. The City anticipates an average of 6 housing units/acre, or 375 housing units on approximately 117 acres of land.

Target Single Family/Duplex Greenfield Areas
The principal low-density residential development target area is adjacent to the northwest quadrant. This area is particularly suitable for new development, due to the following factors:

- Nor-Lea Hospital is a destination near this quadrant
- The 17th Street/D Avenue node is in this quadrant
- Residential development on the north side of the city has easy access to downtown, and those residents would more likely patronize businesses in Lovington rather than traveling to Hobbs and beyond, compared to development on the southern edges of the city
- The area has few existing residences and oil wells, and has a pleasant short-grass prairie character

- The City could develop open space corridors and trails through the future built area and into the countryside
- The elevation is higher than other potential expansion areas, making sewer service more feasible
- The proposed street network for the area connects into several existing streets
- 32nd Street could serve as a boundary to this new development area

Target Commercial Areas
Revitalizing downtown is a major priority in this plan, however, the targeted development map does not reflect this priority, since revitalization primarily relies on the current inventory of downtown buildings and selected replacement of buildings. In addition to downtown, the city needs additional commercial land to support an increased population and meet City goals for greater shopping opportunities and higher gross receipts tax revenues.

New target commercial areas include:
- Addition of retail and services to the 17th Street/D Avenue node
- Neighborhood commercial in the northwest quadrant
- Commercial node on South Commercial sufficient in size to accommodate big box retail

Target Industrial Areas
Exhibit IV-17 on the following page shows new industrial development east of South Main adjacent to existing industrial/heavy commercial uses and in a new development area southeast of State Highway 18, behind the former cheese plant. The City should master-plan this large area as a business park.

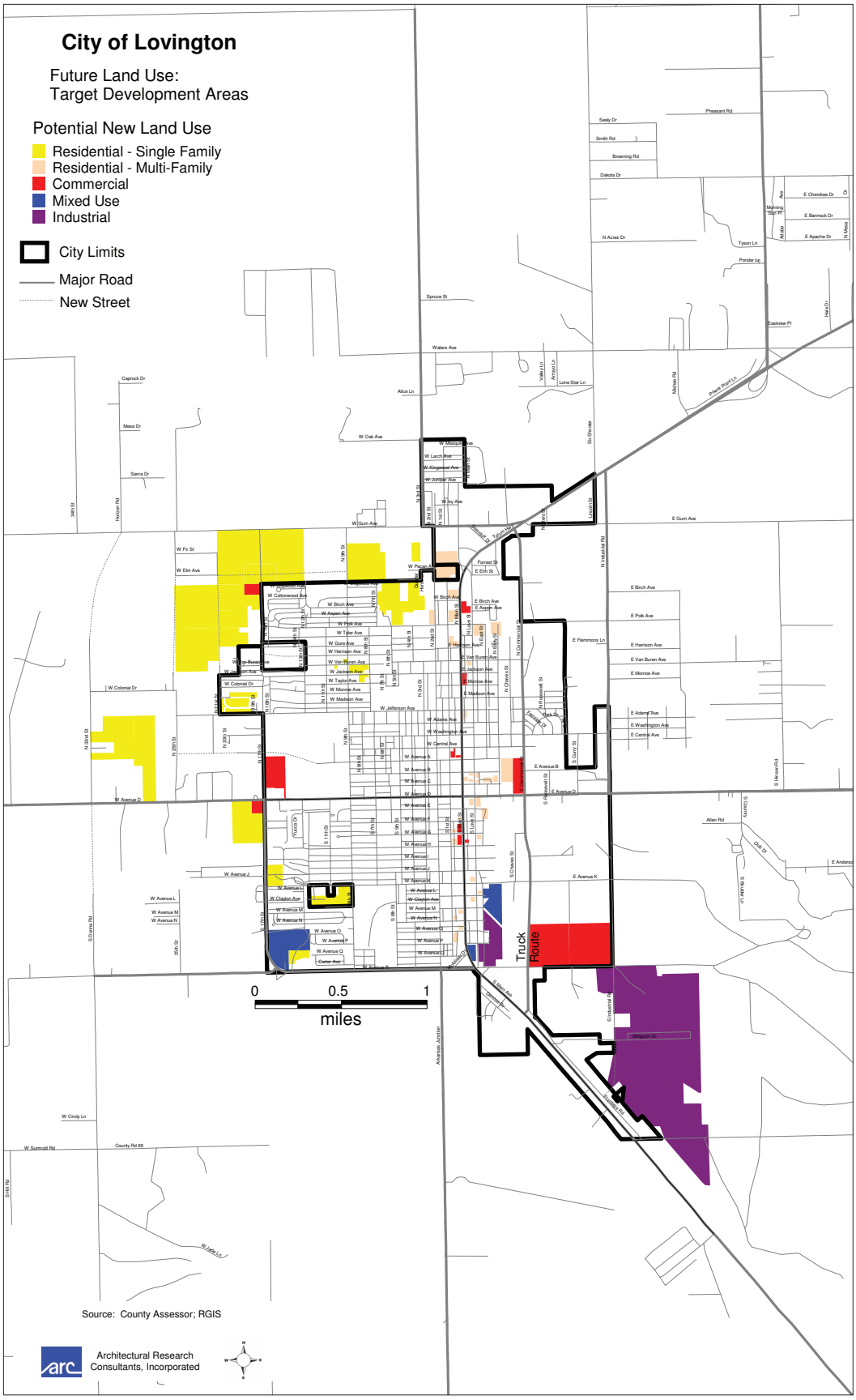
Mixed Use
Exhibit IV-17 designates several areas for mixed use development, including in the South Main Street District and the corner of Avenue F/Brian Urlacher Drive and 17th Avenue. The map does not indicate specific uses, but at least some residential should be colocated with nonresidential. Since mixed use development is multipurpose, these areas are usually activity areas.

Exhibit IV-16
Land Requirements for Targeted Areas

Future Land Use: Target Development Areas

Land Use	Acres
Single Family	69.6
Single Family - Greenfield	348.7
Multi-family	45.3
Mixed Use	40.0
Commercial	115.2
Industrial	515.3
Total	**1,134.2**

Exhibit IV-17
Future Land Use: Target Development Areas



Review of Land Use Regulations

Zoning Code

The current zoning code is fundamentally an old code and has four zone districts organized in a Euclidean hierarchy. This hierarchy begins with one zone at the left side of the table (A. Single Family) that is most restrictive in permitted uses. Each succeeding zone allows all the uses in the prior zone and adds other uses. The last zone in the hierarchy (D. Industrial) allows all of the uses in the other zones, with the exception of residential.

Exhibit IV-18 *General Zone District Requirements in Existing Zoning Code*

Generalized Zone District Requirements

	A - Single Family	B- Multiple Family	C- Commercial	D- Industrial
Permitted Uses (Euclidean Hierarchy)		All uses in A plus:	All uses in A and B plus:	All uses in A, B and C, plus:
	Single Family Dwelling Home Occupations Schools, Churches Accessory Bldgs	Duplex Multiple Dwelling Professional Office Hospital and Clinic	Signs Trailer Park & Tourist Camps Theaters	Any purpose except listed heavy uses; No Residential except Business-related
Minimum Lot Size	7,000 square feet, except pre-1971 lots Maximum 7 units/acre	2,500 square feet Maximum 17 units/ acre	1,000 square feet per family	1,000 square feet per family
Yard Dimensions	Front >25' Side >15' Rear >30' or 20% of Depth	Front >25' Side >15' Rear >30'	Front 0' Side >15'; 5' if abut A or B Rear 0", 10', 20'	Front 0' or 25' Side >15'; 5' if abut A or B Rear 0', 30' for dwellings
Height	<35'	<35'	<35'	<45' or 3 stories

Most zoning codes are modified from the Euclidean framework to specify individual uses that are permitted in the zone districts rather than including all uses. Sometimes codes set specific conditions, or specific development or dimensional standards in order for a use to be considered compatible in the zone district.

The Lovington zoning code lacks a broad base of uses, typically listed in the definitions section of a zoning code. It also does not differentiate conditional uses from permitted uses, which allows the City to conduct a discretionary review and establish specific conditions for a use according to its unique circumstances. Importantly, the code does not include a complete set of procedures or administration, enforcement and penalty provisions.

The City should completely update the zoning code to promote a more orderly land-use pattern, and to address new uses that have become commonplace subsequent to the establishment of the current code. The City should develop a unified development code that combines zoning, subdivision, floodplain and development standards, and other land use-related ordinances that are currently separate. All of these codes should work together to guide development in a consistent direction. In addition to zoning and subdivision, a unified development

code should address sidewalks, parking lot design, signage, landscaping, lighting, drainage, grading, signage, parks and open space standards, and fencing.

One major zoning concern has been the allowance of manufactured homes as permitted uses in Zones B and C. The result has been a scattering of mobile homes on individual lots. Since Zones B and C occupy a significant portion of the city, they affect several neighborhoods. Some communities restrict mobile homes to parts of neighborhoods; some restrict them to mobile home parks only. Design standards provide another approach. For example, predominantly single-family zones may permit mobile homes, however, they may be required to have permanent foundations, skirting, a porch or other attached permanent structure, and minimum landscaping. These requirements should not be greater than comparable requirements for a site-built house, in order to be fair.

The new code should add criteria and contain a requirement for findings for quasi-judicial decisions of the Planning and Zoning Commission and City Commission. Findings establish specific reasons for each decision for clarity and to limit setting precedence for future cases.

The current best practice is to organize the code into "articles" covering such subjects as general provisions, definitions, district regulations, overlay district regulations, development standards, administration, nonconformities, and enforcement and penalties. Each article contains a complete set of provisions, covering all permit processes.

Development of a new zoning code entails resolving many questions. For example, should duplexes or accessory dwelling units be allowed in Zone A? This comprehensive plan recommends that some areas allow a mix of single-family dwellings and duplexes, subject to design standards to protect adjacent single-family properties from possible over-building. Duplexes should probably be allowed only in parts of neighborhoods currently zoned A, giving rise to a new zone district or overlay zone.

Other questions are:

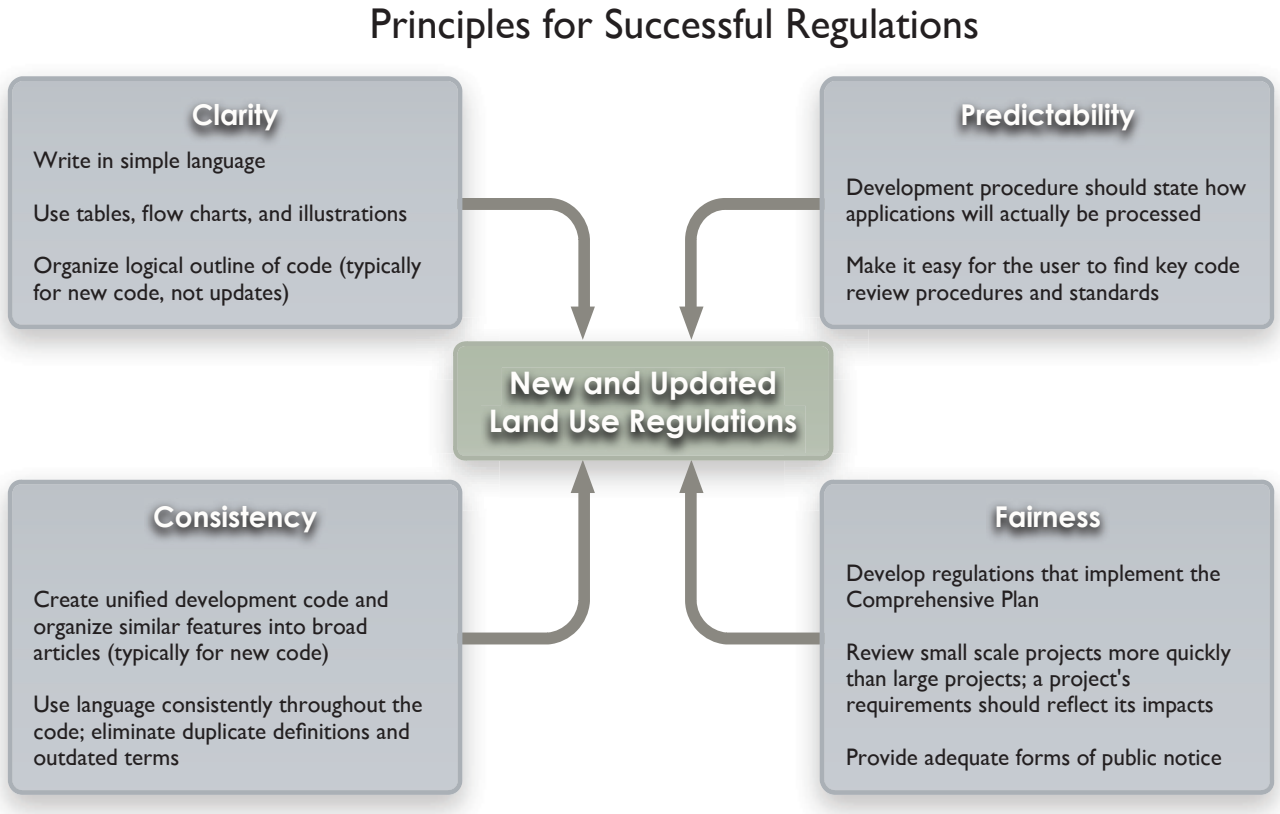
- How should the City handle home occupations?
- Should downtown multifamily have different standards than multifamily in other areas? The City can set distinct standards for privacy provisions, density incentives, and parking in different zones.
- Should shopping centers have xeriscape landscaping in parking lots?
- What should be the minimum lot area for affordable and workforce housing? Zone A currently specifies 7,000 square feet. This size is fairly large and adds to the cost of housing development.
- Should the City establish a separate zone with more specifically defined uses and standards for the mix of industrial and commercial uses in the northeast quadrant and southeast quadrant to achieve higher compatibility?

The City has made a number of code amendments in recent years to address specific problems, resulting in important improvements. While the City must

continue to respond to problems, it should proactively update the entire code, following recommendations in this comprehensive plan.

Exhibit IV-19
Principles for Successful Regulations

Successful regulations are clear, predictable, consistent and fair. All code development, whether involving small changes, major updates or additions, should follow the principles in the chart below. Codes need not be extremely complex.



Urban Trees

Several neighborhoods in Lovington have a significant collection of trees, either along the street or in front yards. These trees contribute continuous greenscape, slow down and reduce stormwater runoff (through water retention on tree leaves and trunks, and ground absorption), save home energy consumption and costs through shading, and increase private property values.

The City should, at a minimum, provide educational information to the public about the value of trees and encourage planting appropriate tree species. Some mature trees, depending on their size, health, and specie, may be considered "heritage trees." Some communities have permit systems for the removal of trees anywhere on public and private property.

Incentives and Disincentives for Infill

The City can consider incentives to promote infill development such as infrastructure improvements through LEDA or in a Metropolitan Redevelopment District.

One possible disincentive is a "utilities availability fee" for undeveloped lots. The fee design would cover the "carrying costs" of the capacity reserved for the City's water and wastewater system for future construction. The Dunes Community Development District in Palm Coast, Florida has such a fee. The City of Ocean Shores, Washington lost the 2004 case of Carrillo vs. City of Ocean Shores in the Court of Appeals of Washington for a similar fee. Use of this type of fee in New Mexico is not known.

Development Review

The City should establish a development review board to review development applications. This board should include representatives of various City departments as well as the New Mexico Department of Transportation and private utility providers. Applicants for development review may meet with the board to discuss their projects and hear staff questions and comments prior to the formal review process. The City should conduct reviews efficiently for benefit of the applicants and the City. Reviews should cover a breadth of issues to reach creative solutions through synthesizing various points of view.

Code Enforcement and Nuisance Abatement

Violation of land use codes sometimes occurs and it is difficult for the City to proactively enforce all codes. This situation can lead to serious health and safety conditions, unkempt properties that degrade a neighborhood, and subversion of the course of community improvement set out in the comprehensive plan. Enforcement can be very complex. Code enforcement and nuisance abatement have many components, including:

- Crafting of codes that are clear and enforceable
- Code enforcement personnel trained in details of the codes
- Allotment of time for code enforcement personnel to work in the field
- Procedures for taking complaints
- Notification of violators
- Maintenance of complete records on violations
- Coordinated enforcement with key City departments and sometimes county, state or federal agencies
- Work with the district court to assure that a judge's decisions remedy the situation, including condemnation in severe situations

Some cities establish a multi-disciplinary task force for abating the more difficult code violations and public nuisance conditions on private property. The City's main intent is to establish an ongoing code enforcement program that prevents complicated and serious situations which require task force resolution; however, a task force-level of effort should be part of the enforcement "tool kit."

Annexation Policies and Phasing

The City of Lovington should annex land needed to accommodate future growth, influence the future development pattern of land just outside the city limits and expand the population and employment base. The city's extraterritorial zoning area is home to approximately 900 persons, and the City provides direct or indirect services to many residents living in the area. While the city is able to absorb much

of the projected growth, it is expected that additional development will take place on the fringes of the community because of the desirability of some of the terrain, cost of land, availability of road access and other services there.

Benefits of Annexation

Annexation provides the following benefits to the city as well as to existing and future residents of annexed areas:

- The City can provide a more comprehensive framework for planning land use, utilities, streets, public safety, and other facilities and services
- Annexation makes available additional services to residents and may make available new revenues to pay for those services. Street maintenance, sidewalks, public safety, municipal water, sanitary sewer, treated effluent reuse, and use of libraries, trails, and parks are all valued services that the City can provide to residents of annexed areas.
- The efficiency of services already provided by the City can be improved, reducing costs
- Annexation can better achieve consistent infrastructure standards for urban development, such as for drainage and streets, while also allowing for rural infrastructure standards in areas of very low density
- Residents who lived outside the city before annexation can vote in City elections
- Annexation can remedy confusing boundaries and eliminate ambiguities to residents over public responsibilities in the area
- Annexation relieves Lea County of the need to provide duplicative urban services to residents in the same area
- Annexation can protect sensitive lands from inappropriate development, or, in some cases, clean up disturbed sites through the City's abilities to organize efforts and enforce regulations

Annexation Methods Allowed by State Statute

New Mexico Statutes enable four methods of annexing territory:

1. Arbitration
2. Boundary commission
3. Petition
4. Extraterritorial land use authority approach in class A counties only. *Lea County is a class B county; consequently, Lovington cannot use this method.*

Arbitration Method

Described in Sections 3-7-5 through 3-7-10 NMSA 1978, this method requires creation of a seven-member board of arbitration. Three members are property owners living within the territory to be annexed, as voted on by qualified electors residing in the territory. Three members are qualified electors and owners of real property within the municipality and are appointed by the governing body of the municipality. The other six board of arbitration members select the seventh member as a neutral member who owns property within the county and lives outside the municipality and the territory proposed to be annexed. The board of arbitration determines whether the benefits of the municipality are or can be available to a property petitioned to be annexed within a reasonable period of

time. The determination of whether the annexation should proceed or not is final.

Municipal Boundary Commission Method
The municipal boundary commission method, described in Sections 3-7-11 through 3-7-16 NMSA 1978 is a method by which a municipality can petition to annex territory. The commission consists of three members appointed by the governor. The commission holds a public hearing within the municipality regarding the question of annexing the petitioned territory. The commission must determine if the territory proposed to be annexed is contiguous to the municipality and may be provided with municipal services by the municipality. If the municipal boundary commission determines that only a portion of the territory petitioned to be annexed meets these conditions, the commission may order annexed to the municipality that portion of the territory which meets the conditions.

Petition Method
The petition method, described in Sections 3-7-17 NMSA 1978, allows petitions for annexation of territory contiguous to the municipality signed by the owners of a majority of the number of acres in the territory proposed for annexation. The petitioners must present their petition to the governing body of the municipality for consent or rejection.

Annexation Policies
Annexing territory will achieve bringing into the City properties currently on City utilities, developing areas that would have City utilities and areas that contain sensitive or visually important lands that the City wishes to safeguard from inappropriate development. The City should be prepared to initiate annexation, probably through the arbitration method, or consider annexation petitions for territory whose annexation the City believes are in its best interests.

Following are policies to guide annexations:

- Contiguity of the annexed area shall be required to meet statutory requirements
- Applications for annexation must include: boundary lines, total acreages, existing easements, streets and utilities rights-of-way and easements dedicated at time of annexation, phasing of development if annexation is over 50 acres (or another land area to be specified), floodplain areas for all drainageways, other natural conditions such as prominent land forms or vegetation, and the names of property owners of record within 100 feet of the subject property
- Findings shall be made to the satisfaction of the City regarding the following:
  - The annexation does not adversely affect the City fiscally
  - The City has water and sewer capacity to serve the area
  - Properties annexed shall bring water rights sufficient to serve such properties
  - The annexed area should contribute to the city's urban buffer area when an open land buffer would be consistent with the comprehensive master plan
  - Streets in the annexation shall be laid out to be integrated with existing streets, built to City standards, and dedicated to the City upon the City's approval of the streets
  - Applications for an annexation shall comply with applicable zoning and subdivision regulations, and zoned upon annexation.

Extraterritorial Planning, Platting and Zoning

Extraterritorial planning, platting and zoning reflect the responsibility shared between the county and municipality to plan for unincorporated areas in proximity to the municipality. Both municipalities and counties are required to regulate subdivisions. Platting, or the regulation of subdivisions, is the planning regulatory authority most often exercised in extraterritorial areas, either separately and concurrently, or jointly by the city and county. Extraterritorial zoning can be opted into by a county and a city in compliance with statutes.

Statutory Authority for Extraterritorial Planning, Platting and Zoning

The State of New Mexico enables and directs the application of extraterritorial planning platting and zoning through several statutes, including:

- Establishment of boundaries of the extraterritorial planning and platting jurisdiction in Section 3-19-5 NMSA 1978
- Subdivision regulations in municipal planning and platting jurisdiction in Section 3-19-6 NMSA 1978
- Master planning in Section 3-19-9 NMSA 1978
- Concurrent jurisdiction of subdivisions in Section 3-20-5 NMSA 1978
- Extraterritorial zoning in Section 3-21-3 1978
- Extraterritorial zoning and subdivision regulations in Section 3-21-3.1 NMSA 1978

Counties and municipalities are enabled, but not required to establish a joint municipal-county zoning authority for purposes of adopting, amending and regulating subdivision regulations. Section 3-21-3.1 states "... such subdivision ordinances and regulations may define 'subdivision' in a manner which differs from the definitions set forth in Subsection A of Section 3-20-1 NMSA 1978 and in Subsection I of Section 47-6-2 NMSA 1978 ..." where county subdivision exemptions are defined.

Consistent with state statutes, the jurisdictional area for extraterritorial planning and platting for communities that are the size of the city of Lovington, with a population of less than 25,000 persons, is territory within three miles of the Lovington city limits.

Purposes of Extraterritorial Planning, Platting and Zoning

The main purposes of extraterritorial planning, platting and zoning include:

- Assurance that lands likely be annexed are developed to the standards of the City so that annexation does not require major upgrading at the expense of the City
- Cooperative planning for land development activities to proceed in locations where they can be supported in a timely and efficient way
- Assurance that environmental conditions affecting areas in the unincorporated county and municipality, such as drainages or steep hillsides, are appropriately protected or that impacts of development are mitigated
- Guidance to ensure the desired character of gateways to cities and areas of interface between urban and rural land use and development pattern

The Lovington ETZ should also have a unified development code to include revised and updated zoning regulations, development standards, and permitting procedures.

D. Goal, Objectives and Policies

Goal: Guide development of the community through land use planning and regulations to protect the health, safety and general welfare of the residents of the city and visitors to the city, and promote the economy, convenience and good appearance of the community

1. **Encourage compact and compatible development so that the community can be adequately served by community facilities, public utilities and other urban amenities**
   a. Promote new development as designated in the future land-use targeted development areas of the comprehensive plan.
   b. Add to housing stock in locations that are near to or served by existing utilities, community facilities and community services.
   c. Replace dilapidated housing with new housing or mixed use development where appropriate.
   d. Preserve existing and plan for new neighborhoods possessing community services, destinations, resident-serving retail, employment, schools or parks that are within a comfortable (0.25- to 0.5-mile) walking radius.
   e. Discourage land development schemes that require an unrealistic or wasteful land area or wasteful low density.
   f. Discourage premature or spot urban developments in undeveloped and rural areas which are not served by or near existing utilities or streets and may be constrained by environmental features.
   g. Provide incentives to make more land available for development, or possibly disincentives for holding onto undeveloped land in in-fill or close-in areas considered most suitable for development.
      - Coordinate infrastructure improvements to provide cost-sharing or other methods to encourage development in priority areas.
   h. Promote infill and redevelopment at urban densities.
      - Target potential sites for quality low-income rental housing.
      - Target areas appropriate for senior housing close to retail and special services, and either close to or highly accessible to medical services.
      - Promote in-fill and replace housing in established neighborhoods.
      - Promote development in new and expanding neighborhoods in areas generally located on the conceptual future land use map.
   i. Map properties that are not served with water or sewer utilities and create policies and timeframes for extending utilities to those areas designated by the City as priority infill.

2. **Support neighborhood-level initiatives to address neighborhood concerns and make neighborhood improvements**
   a. Encourage residents to form active neighborhood associations to

discuss neighborhood issues and concerns, coordinate neighborhood improvement initiatives such as clean-ups, and advocate for their interests before the City Planning and Zoning Commission and City Commission.

b. Identify neighborhood appearance issues and promote development or maintenance practices that improve appearance.

3. Preserve natural resources and protect and improve community aesthetics

a. Support cleanup of trash, graffiti and weeds to demonstrate community pride.
b. Develop a system of walking/bicycling trails in open space corridors in the city, looping into the nearby countryside, and between Lovington and Hobbs.
c. Provide educational information about the value of trees and encourage planting appropriate species of trees.

4. Designate areas for heavy commercial and industrial activities

a. Identify and promote use of lands for business parks, industry, heavy commercial, and warehousing that is consistent with the goals and policies of the Economic Development Element.

5. Support land use recommendations in the Lovington Downtown Master Plan

a. Consider a new zone district for the downtown that contains downtown design and development standards for historic preservation, mixed use development, and compatible infill development.
b. Develop gateways to the downtown.
   - Design gateways by choosing architecture, landscaping, public art, and limited signage to create an attractive, representative visual display that shows pride in the community and welcomes visitors.
c. Leverage new redevelopment programs through incentives.
d. Promote downtown housing.
e. Consider developing a vacant building ordinance to enhance inspection and code enforcement.

6. As an overall project, update the entire zoning code to create an integrated land development code

a. Create provisions to add missing parts of the zoning code, including definitions, procedures and administration, enforcement and penalty provisions.
b. Evaluate the effectiveness of all zone districts in guiding new development to be compatible with surrounding uses and benefit the city, considering such factors as:
   - Placement of mobile homes in single-family neighborhoods
   - Mobile home and RV park development and design standards
   - Guidance on new mixed use or commercial development site design and architectural features, such as: building scale and articulation,

signage, trees or other landscaping in parking lots and on property edges, shade for pedestrians, bicycle parking, and sidewalks

c. Consider the need for new zones.
   - The City should consider creating new zones after identifying predominant existing uses and design characteristics in an area and considering what features lead to compatibility among the uses.
   - The City should consider creating a rural residential zone with a minimum requirement of 15 acres per housing unit and typically apply this zone to a newly annexed area, with the expectation that the area will be rezoned for urban uses in the future once a development plan is completed.
   - The City should consider developing a conservation and agricultural zone that may be applied to sensitive lands and some irrigated agricultural areas in annexed areas.

d. Create new standards and guidelines to encourage the use of sound urban design and energy-saving principles in new construction and redevelopment projects, enhancing the character and appearance of these designated areas.
   - The City should consider adding provisions for master planning and phasing of development.

7. Periodically review and amend zoning code, subdivision regulations and other land use codes

a. Periodically update land use development standards to assure that they reflect the goals and policies of the Comprehensive Plan.

8. Promote extraterritorial planning applicable to the unincorporated private land close to Lovington

a. Consider exercising extraterritorial planning, platting and zoning within a smaller "urban area."

9. Develop citywide geographic information system mapping

a. Use GIS mapping layers and databases created for this comprehensive plan to begin developing a city GIS system.
b. Provide training in GIS to assigned GIS staff.
c. Working with the Lea County Assessor's Office, create a detailed and accurate ortho-rectified base map of parcels and streets for, at a minimum, mapping land use, utilities, and roads.

V. Housing Element

The housing element provides analysis of housing needs, and goals, objectives and policies for coordinated actions of the City and the various private and non-profit parties providing housing in the community.

A. Introduction

The purpose of the housing element is to identify the city of Lovington's existing and projected future housing needs. The housing element establishes long-range priorities, goals and policies both to guide City efforts and to assist in coordination of various public, private and non-profit entities engaged in providing housing in the community.

B. Existing Conditions

Summary of Trends

Trends in Lovington have created a tight housing market with a low number of vacancies, larger household sizes and higher rents. As the population grew in the 2000s, the rate of adding new housing units remained at 1990s levels, causing vacancies to drop from 17% in 1990 to 14% in 2000 and 10% in 2010, and average household size to grow from 2.80 persons in 2000 to 2.99 persons in 2010. In both the 1990s and 2000s, the share of renter-occupied housing increased in the range of 2% to 3%.

Housing Growth and Household Size

Growth in housing units in Lovington did not keep pace with population growth in the 2000s. Although the population declined slightly in the 1990s and grew rapidly in the 2000s, Lovington's housing growth in both decades was nearly identical (3.3% and 3.5%, respectively), adding about 125 housing units per decade.

Exhibit V-1
Basic Housing Characteristics

City of Lovington Basic Housing Characteristics: 1990, 2000 and 2010

				1990-2000		2000-2010	
	1990	2000	2010	Change	% Change	Change	% Change
Total Housing Units	3,700	3,823	3,956	*123*	*3.3%*	*133*	*3.5%*
Occupied	3,075	3,297	3,572	*222*	*7.2%*	*275*	*8.3%*
Vacant	625	526	384	*-99*	*-15.8%*	*-142*	*-27.0%*
Owner-Occupied	2,294	2,410	2,541	*116*	*5.1%*	*131*	*5.4%*
Renter-Occupied	781	887	1,031	*106*	*13.6%*	*144*	*16.2%*
Average Household Size	3.01*	2.80	2.99	*-0.2*	*-7.0%*	*0.19*	*6.8%*
Population	9,495	9,471	11,009	*-24*	*1,538*	*-0.3%*	*16.2%*

Source: U.S. Census 1990, 2000 and 2010
*Approximate

The increasing population both absorbed vacant housing units and found accommodation by increasing household size. The vacancy rate dropped from 17% in 1990 to 14% in 2000, then to 10% in 2010. The average household size declined in the 1990s and increased in the 2000s. The increase in household size in the 2000s in Lovington and other parts of Lea County is a countertrend to declining household sizes in New Mexico and the U.S. Since 1990, Lovington has had a higher average household size than the state, the county or the city of Hobbs.

Exhibit V-2
Comparative Household Size

Comparative Household Size

Geographic Area	Persons Per Household 1990	2000	2010
Lovington	3.01	2.80	2.99
Hobbs		2.72	2.81
Lea County	2.84	2.73	2.82
State of New Mexico	2.94	2.63	2.55

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

Exhibit V-3
Year Structure Built

Most of Lovington's housing is 30 to 60 years old.

Age of Housing Structures

Estimated Year Housing Structures Built in City of Lovington: 2010

Year Structure Built	Number	Portion
Built 2010 or later	5	0.1%
Built 2000 to 2009	207	5.2%
Built 1990 to 1999	215	5.4%
Built 1980 to 1989	491	12.4%
Built 1970 to 1979	951	24.0%
Built 1960 to 1969	858	21.7%
Built 1950 to 1959	856	21.6%
Built 1940 to 1949	302	7.6%
Built 1939 or earlier	72	1.8%
Total	3,956	100.0%

Sources: 2010 Census total housing units count and portions by age according to the American Community Survey 2008-2012 5-Year Estimates.

Houses in Lovington are generally between 30 and 60 years old. Approximately 80% of the city's housing units were built between 1950 and 1990. New homes are currently under construction; an estimated 25 units were built between 2010 and 2013. (Source: Census, ACS 2009-2013 5-Year Average Estimates)

Exhibit V-4
Lovington Housing Types

Lovington housing is mainly single family and has a high share of mobile homes.

Housing Types

City of Lovington Housing Types: 2010 Estimates

Housing Types	Number	Portion
Single-family	2,947	74.5%
Duplexes	106	2.7%
Multi-family: 3 or 4 units	18	0.5%
Multi-family: 5 to 9 units	20	0.5%
Multi-family: 10 to 19 units	9	0.2%
Multi-family: 20 or more units	46	1.2%
Mobile home	810	20.5%
Total	**3,956**	**100.0%**

Sources: 2010 Census total housing units count and portions by structures by housing type according to the American Community Survey 2008-2012 5-Year Estimates.

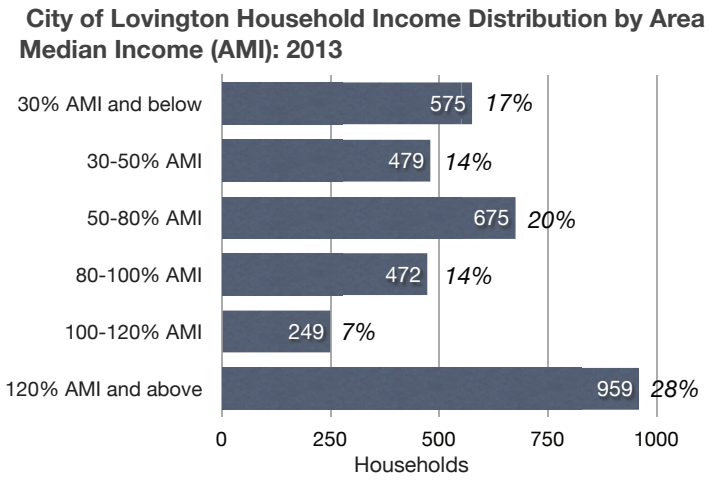
The majority of Lovington's housing stock (75.2%) is single-family units. The share of mobile homes increased from 12% of all housing units in 1990, to 14% in 2000, then to 21% in 2010. This share is larger than in other Lea County communities. Lovington has very few duplexes or multifamily units.

Average Median Household Income

Lovington's median household income was estimated at $40,777. An estimated 51% of Lovington's population was low-income, earning 80% area median income or less, according to the 2013 American Community Survey used by the New Mexico Local Government Division.

Lovington's median income is lower than Lea County's.

Exhibit V-5
Lovington Household Income



Sources: New Mexico Local Government Division "2013_ACS_Worksheet" based on HUD low and moderate income limits by county and American Communities Survey household income estimates, further analysis by ARC.

Lea County's median family income was $52,100 in FY 2013 and $60,700 in FY 2014, according to the U.S. Department of Housing and Urban Development. New Mexico's Local Government Division calculated the area's median income break down for Lovington:

- 30% of AMI: $14,608
- 50% of AMI: $24,355
- 80% of AMI: $38,963
- 120% of AMI: $58,452

This breakdown indicates that just over half of households in Lovington earn $38,963 or less.

Lovington's poverty rate is somewhat higher than that of Lea County as a whole.

Poverty

An estimated 478 families (19%) in Lovington live below the poverty level, compared to 15% in New Mexico and 13% in Lea County. Of these families, female householders made up more than half and most of those families had children under 18.

Exhibit V-6
Lovington Families in Poverty

Lovington: Estimated Number of Families in Poverty

Family Types	Total	Estimated Percentage of Families Whose Income in the Past 12 Months Is Below the Poverty Level	
		Number	Percent
All families	2,582	478	18.5%
With related children under 18 years	1,442	348	24.1%
Married couple families	1,694	229	13.5%
With related children under 18 years	907	175	19.3%
Families with female householder, no husband present	638	249	39.0%
With related children under 18 years	425	176	41.5%

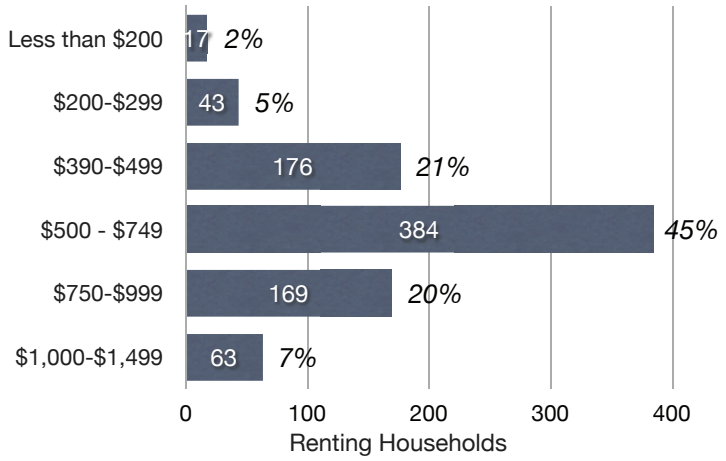
Source: U.S. Census American Community Survey 2008-2012 5-Year Estimates. ARC derived numbers of families in poverty from ACS percentages.

Estimated Rental Payments

In 2010, Lovington had an estimated 1,074 renters. The median rent was estimated at $632 in 2013. (ACS 2009-2013 5-Year Average)

Exhibit V-7
Lovington Estimated Gross Monthly Rent

City of Lovington Estimated Gross Monthly Rent Payment



Source: American Communities Survey 2008-2012 5-Year Estimates

ACS 2008-2012 Estimates totaled less than 2010 Census counts

The U.S. Department of Housing and Urban Development issues fair market rental rates (FMRs) for each county. In Lea County, fair market rental rates range from $525 for an efficiency to $962 for four-bedroom units.

The following table shows the final FY 2015 FMRs by unit bedrooms for Lea County.

Exhibit V-8
Lea County HUD Fair Market Rent Rates

Lea County Fair Market Rents by Unit Bedroom				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$525	$528	$715	$909	$962

Housing Loan Applications and Rejections

The Consumer Financial Protection Bureau statistics show that in 2013, 111 applications for home loans were submitted within the census tracts (10.02, 10.03) that encompass Lovington. This City approved 55 and denied 24 applications. Reasons for denial varied, but debt-to-income ratio was the most frequent. The purpose of 54 of the loan applications was for home purchase, 39 for a refinance and 18 for home improvement. Home purchase loans were the most successful: the City denied 15%, compared to 21% denied for refinancing and 44% denied for home improvement.

Exhibit V-9
Lovington Home Loan Applications, 2013

Home Loan Applications in Lovington in 2013

	Application approved but not accepted	Application denied by financial institution	Application withdrawn by applicant	File closed for incompleteness	Loan originated (Approved)	Loan purchased by the institution	Total
Home improvement		8	1		9		18
Denied for Credit History		5					5
Denied for Debt-to-income ratio		2					2
Denied for Other Reasons		1					1
Not Denied			1		9		10
Home purchase	1	8	1	1	30	13	54
Denied for Credit History		2					2
Denied for Debt-to-income ratio		4					4
Denied for Insufficient cash (downpayment, closing costs)		1					1
Denied for Other Reasons		1					1
Not Denied	1		1	1	30	13	46
Refinancing	4	8	5	3	16	3	39
Denied for Credit History		1					1
Denied for Debt-to-income ratio		1					1
Denied for Insufficient cash (downpayment, closing costs)		1					1
Denied for Other Reasons		1					1
Denied for Unverifiable information		1					1
Not Denied	4	3	5	3	16	3	34
Total	**5**	**24**	**7**	**4**	**55**	**16**	**111**

Source: Consumer Financial Protection Bureau: Home Mortgage Disclosure Act Data, 2013

Exhibit V-10
Lovington Rent as Percentage of Household Income

The proportion of Lovington's cost-burdened households was somewhat higher than in Lea County and lower than in New Mexico as a whole.

Housing Cost Burden

City of Lovington Gross Rent as a Percentage of Household Income

Categories	Households	Percent
Less than 15.0 percent	173	18.3%
15.0 to 19.9 percent	100	10.6%
20.0 to 24.9 percent	62	6.6%
25.0 to 29.9 percent	124	13.1%
30.0 to 34.9 percent	114	12.1%
35.0 percent or more	248	26.3%
Not Computed	122	12.9%
Total	**943**	**100.0%**

An estimated 39% of renters were "cost burdened" in 2013, paying 30% or more of household income for housing. The percentage of cost-burdened renters in New Mexico was 44% and in Lea County, 33%.

Exhibit V-11
Owner Costs as Percentage of Household Income

City of Lovington Owner Costs as a Percentage of Household Income

Categories	Households	Percent
Less than 20.0 percent	522	49.9%
20.0 to 24.9 percent	127	12.1%
25.0 to 29.9 percent	80	7.6%
30.0 to 34.9 percent	120	11.5%
35.0 percent or more	197	18.8%
Total Households With Mortgages	**1,046**	**100.0%**

Source: U.S. Census American Community Survey 2008-2012 5-Year Estimates

For homeowners with mortgages, an estimated 30% were cost burdened, compared to 34% for New Mexico and 25% for Lea County.

Public Housing and Income-Restricted Properties in Lovington

Lovington has 174 public housing and income-restricted housing units, including 74 senior housing units. Of the 87 Section 8 vouchers in Lea County as a whole, eight are now used in Lovington. The New Mexico Eastern Regional Housing Authority distributes vouchers.

The City has one public housing project:

- City of Lovington Housing Authority (South 4th Street and West Avenue O) has 50 single-family units, of which 36 are two-bedroom and 14 are three-bedroom

Privately managed income-restricted properties in Lovington include:

- Good Samaritan, Buena Vista (West Avenue I & Good Samaritan Drive), consists of 24 affordable independent senior units
- Polk Avenue Apartments (214 West Polk Avenue) consists of 52 elderly one-bedroom units
- Southview Place Apartments (West Avenue R) consists of 48 two-bedroom units, restricted to below 60% average median income

Residential Development Activity

Current Housing Projects

Approximately 191 new housing units are slated for development in the next two to three years. Development includes single-family homes, multifamily apartments, RV parks and senior care.

Identified residential activity includes:

- Faye Heights Subdivision
  - Phase 1 in process: Bridlewood Estates consists of 45 single-family houses on roughly 9 acres, targeted to a $130,000 to $150,000 price range
  - Phase 2: Earlene Estates will consist of 80 houses on roughly 18 acres, to be built in two to three years
- Lovington Trails Apartments, currently in development by Nor-Lea Hospital, consists of 66 units. The project broke ground in July 2014, to be completed in March 2015.
- New mobile home installation is taking place in various sites throughout the

community, with a recent application rate of one or two per week.

- Three RV parks at the following addresses have recently received approval:
  - 1919 South Commercial - 15 spaces
  - 1119 North First - El Patio RV Park - 22 spaces
  - 900 Love Street - 11 spaces
- Two other RV parks have recently submitted applications:
  - 2010 North Main - 9 spaces
  - 612 North Chavez - 10 spaces
- Cottonwood Development - 28 new houses
- Jackson Development - 6 new houses
- Sunrise Development - 42 lots: 14 developed, 28 remain for development
- Good Life Senior Living, with 16 beds on 1706 North Second, received approval of its site plan in November of 2014

In the past several years, Ameritech Building Systems installed a 75-occupant dormitory to house Baker Hughes employees in 2012-2013 in Lovington's Extra Territorial Zone (ETZ) southeast of town. Iron Horse Ranch built a dormitory in the ETZ southwest of town to house Haliburton Corporation employees.

Home Sale Prices

Lovington home prices appear to be somewhat lower than home prices in Hobbs.

By November 11, 2014, 10 Lovington houses were listed on Zillow.com. The average cost was $156,478 and the average size was 1,785 SF, for a cost per square foot of $90. Hobbs had 52 houses listed at an average cost of $212,160 and size of 2,038 SF, for a cost per square foot of $105.

This housing count includes only listings which specified price and square footage. This comparison does not take into account age, location, and other features that affect price.

C. Issues & Opportunities

Concerns Expressed Regarding Housing in Visioning and Focus Groups

Housing was very prominent in the vision for Lovington. Following are housing-related components of the Vision Statement:

- Lovington has beautiful existing and new neighborhoods
- Downtown Lovington includes residential units
- Lovington has vibrant mixed use commercial districts and a downtown that include housing
- Lovington has a diverse stock of housing that meets the needs of all segments of the community, including:
  - Affordable workforce and high-end single family
  - Multifamily
  - Senior

Several focus groups discussed housing concerns:

- Housing is very much an economic development issue because it creates construction employment; grows the base for more retail and services in

Lovington; and develops attractive housing that will improve the community image, which in turn will promote desired community-based economic growth
- Lovington's future should not be based on transient workers. Lovington should be a community where people come to live
- Lack of housing is one of Lovington's biggest problems
- Essential service employees (medical, educational, law enforcement, and LeaCo Electric) need housing
- Many people would rather rent than purchase a home
- Many transient workers do not want to maintain property
- Purchase costs are fairly low, but rentals are expensive
- Lovington needs affordable housing
  - Need $250-500/month houses for working people
  - Mobile home and recreational vehicle parks are full

Lea County Affordable Housing Plan: Strategies with a Focus on Lovington

Exhibit V-12
Lea County Plan Affordable Housing 5-Year Goal

Lea County Affordable Housing Plan Five-Year Housing Goal

Community	Number of New Affordable Housing Units
Lovington	170
Eunice	69
Jal	63
Tatum	53
Lea County*	**355**

Source: Lea County Affordable Housing Plan, Figure 15, 2010

*This calculation does not include the City of Hobbs, which has its own affordable housing plan.

The City of Lovington adopted the Lea County Affordable Housing Plan and the New Mexico Mortgage Finance Authority approved it. This approval enabled the Cities of Lovington, Jal and Tatum as well as Lea County to adopt affordable housing ordinances. This plan is of record and informs the comprehensive plan.

The County plan calculated Lovington's five-year housing goal at 170 affordable housing units, all rental apartments. The total for all of the smaller cities in Lea County is 355 units.

According to the 2009 City of Hobbs Housing Needs Assessment, Hobbs had a total need of 1,800 housing units within the five-year period of 2009 to 2015, including all income levels and price ranges.

The following table shows additional analysis of the types of affordable housing needed in Lovington, according to the Lea County Affordable Housing Plan. The plan also mentions a need for single-family housing, both new and rehabilitated, and for an emergency shelter.

Exhibit V-13
Lea County Plan's Affordable Housing 5-Year Goal for Lovington

2010 Lea County Affordable Housing Plan 5-Year Goal for Lovington

Housing Needs by Income Range	Housing Units	Housing Type	Draft Target Housing Units/Acre	Acres
30-60% AMI	50	Apartments	10.2	4.9
30-80% AMI	51	Apartments	10.2	5.0
Senior 30-50% AMI	12	Apartments	10.2	1.2
Senior Market Rate	12	Apartments	10.2	1.2
Nor Lea 80-120% AMI	15	Apartments	17	0.9
Nor Lea Market Rate	15	Apartments	17	0.9
80-120% AMI City and Schools	15	Single family	3.6	4.1
Total	**170**			**18.2**
60-120% AMI Homeownership	12	Single family	3.6	3.3
Rehabilitation	17	Single family		
Emergency shelter	5 beds	Shelter		

Source: 2010 Lea County Affordable Housing Plan 5-year Goal for Lovington

The County's housing plan identifies the following strategies as applicable to Lovington:

1.4. Increase participation by local lenders in the provision of subsidized lending products
2.2. Create a coalition of housing providers, stakeholders, lenders, government agencies, and private sector entities that meets regularly to coordinate public outreach, grow customer base and implement recommendations of this plan
2.4. Establish public-private-nonprofit partnerships
3.1. Expand existing homeownership services and programming — possible rehab, weatherization and utilities assistance
3.4. Work with employers to implement an employer-assisted housing benefit
3.5. Implement a fair housing advocacy and outreach program
4.3. Expand current rehabilitation programs

City Housing Programs

Over the last several years, Lovington has recognized the lack of sufficient housing and the need to stimulate additional residential development. The City created two public-private partnership programs to assist in housing development.

City of Lovington Affordable Housing Ordinance

The City adopted Lovington's Ordinance 506 in 2013, pursuant to the Affordable Housing Act (statute) and the Lea County Affordable Housing Plan (2011). The New Mexico Mortgage Finance Authority approved the ordinance.

This program enables the City to donate land and buildings, and provide infrastructure for affordable housing projects. The State of New Mexico's Constitution otherwise prohibits this activity by its "anti-donation" clause that describes detailed contracting and administration procedures.

City of Lovington Local Economic Development Act (LEDA) Housing Incentive Program

In accordance with Ordinance 495, in 2013, the City issued a request for proposals (No. 011513) for Housing Production Services. This allows builders or developers to apply for a City reimbursement grant of up to $6,000 per housing unit for infrastructure serving the development. Lea County also participates in the program by reimbursing the City up to $3,000 per housing unit. The City has approved several projects that use of this incentive, resulting in recent home construction.

Lovington Housing Projections

The planning team projected the total housing needed to accommodate the projected population. The mid-range population projection series (see the Existing Conditions Chapter) is the basis for the housing projections. Variables in housing projections include population growth, vacancy rate and household size. The projections included assumptions regarding stable vacancy rate and decline in household size.

A total of 2,003 housing units would be required over a 30-year period to accommodate the projected population, 51% more than in 2010. The projected growth in housing is higher than growth in population, which is 44%. Replacement housing units are not part of this projection.

Exhibit V-14
Lovington Housing Needs Projections

City of Lovington Housing Projections - Based on Mid Range Population Projections

	1990	2000	2010	2015	2020	2025	2030	2035	2040	*Change from 2010 to 2040*	
Total Housing Units	3,700	3,823	3,956	4,321	4,641	4,965	5,292	5,624	5,959	*2,003*	*51%*
Occupied	3,075	3,297	3,572	3,946	4,242	4,542	4,846	5,155	5,467	*1,895*	*53%*
Vacant	625	526	384	375	399	422	446	469	492	*108*	*28%*
Vacancy Rate	16.9%	13.8%	9.7%	9.5%	9.4%	9.3%	9.2%	9.1%	9.0%	*-0.7%*	
Average Household Size	3.01*	2.80	2.99	2.99	2.97	2.95	2.93	2.91	2.89		
Change and Average Annual Rate of Growth of Housing Units											
Change Per 5-Year Period		123	133	365	320	324	327	331	335	*2,003*	
Average Annual Change		12	13	73	64	65	65	66	67	*67*	
Average Annual Rate of Growth		0.3%	0.3%	1.8%	1.4%	1.4%	1.3%	1.2%	1.2%	*1.4%*	

Housing Projections by Target Type and Land Requirements

Housing types are differentiated by single family and two densities of multifamily. Projected housing is further divided according to location as infill or greenfield to inform future land use.

Exhibit V-15
Draft Target New Housing by Urban Area Type

Draft Target New Housing by Urban Area Type

	2015	2020	2025	2030	2035	2040	Total
Target infill housing units (total)	146	128	129	131	133	134	**801**
Single family	54	34	69	71	73	74	**375**
Multi family housing infill acres at 10 units/acre	63	64	40	40	40	40	**287**
Multi family housing infill acres at 17 units/acre	30	30	20	20	20	20	**140**
Target housing units in readily available urban vacant land or in greenfield	219	192	194	196	199	201	**1,202**
Total Housing Units	**365**	**320**	**324**	**327**	**331**	**335**	**2,003**

Projected residential land requirements are 464 acres. This calculation includes 25% additional land area above land needed based strictly on density (units per acre). This additional land includes street rights-of-way and other incidental uses. The acreage does not account for major land constraints such as drainage or for parks, open space and other such public uses associated with housing.

Exhibit V-16
Projected Land Requirements

Generalized Residential Land Requirements (Acres)

	2015	2020	2025	2030	2035	2040	Total	Portion of Total
Infill single family at 6 units/acre	17	11	22	22	23	23	**117**	25%
Infill MF at 10 units/acre	8	8	5	5	5	5	**36**	8%
Infill MF at 17 units/acre	2	2	1	1	1	1	**10**	2%
Infill - total acres	27	21	28	29	29	30	**163**	35%
Single family in urban vacant land or in greenfield at 5 units/acre	55	48	49	49	50	50	**300**	65%
Total acres	**82**	**69**	**77**	**78**	**79**	**80**	**464**	100%

Market Rate and Subsidized Affordable Housing

The total housing needed within a five-year period is approximately double the required affordable housing calculated in the County's affordable housing plan. While calculation methods differ, the split of 50% restricted-income units and 50% market-rate units is plausible.

Single Family/Multifamily Split

Multifamily is one of the most advantageous housing types for renters. It provides lower costs per unit than detached site-built single-family, less or no maintenance

responsibilities and is usually located near services. The stock of multifamily housing should serve permanent residents who prefer renting over ownership, nonpermanent workforce, seniors, and low- and moderate-income residents. Arguably, multifamily provides residents with added amenities than other housing types.

The need to provide housing for a fluctuating workforce population as well as a long-term residential population will be a continuing challenge for the city. Establishing a high bar for quality housing and placemaking will compound that challenge but will, in the long run, serve the city's sustainability and improve the quality of place which boosts property value as well as civic pride.

The target single family/multifamily split brings the share of Lovington's total housing stock in multifamily units from 5% in 2010 to 10% by 2040. This share is not as high as the multifamily unit share of housing in 2010 for New Mexico (15%) or Hobbs (18%). Gallup had 24%. However, the target split in Lovington shows significant movement towards a more diverse set of housing products that serve different community needs.

Mobile Homes Share of Housing Stock

In Lovington, mobile homes were 21% of the total housing stock in 2010. This share is higher than New Mexico's at 17% and Hobbs' at 11% in 2010. At the 2010 percentage, Lovington would have 421 more mobile homes, increasing from 810 to 1,231 by 2040. The proposed goal is to decrease Lovington's share of mobile homes to 15%, increasing mobile homes by 280 units by 2040, as opposed to the projected increase of 421 at current rates.

Available Land

The Land Use Element provides guidance on desired areas for new housing.

Additional Steps to Stimulate the Local Housing Market

The combined $6,000 LEDA infrastructure grant from the City and County provides incentives for development. As recommended in the Lea County Housing Plan, the creation of a housing coalition, including local stakeholders and developers, can aid in identifying and developing projects.

Additional involvement of potential homebuyers through financial literacy education and homebuyer counseling can widen the market and provide customers for projects requiring prepurchase.

Affordable Housing

Development of affordable housing can also use the combined $6,000 per unit LEDA infrastructure incentive, and in addition, is eligible for City incentives through its affordable housing ordinance. As discussed in more detail below, the development of a city or countywide housing organization using a housing trust fund that would package incentives or build projects and could manage low-income housing tax credits would improve access to affordable housing. The most important priority for Lovington is a focus on rental units, especially multifamily.

The City can possibly assist in developing multifamily housing in the proposed South Main District Metropolitan Redevelopment District. A Metropolitan Redevelopment Agency (MRA) could serve as the umbrella organization to package incentives, including housing.

The New Mexico Eastern Regional Housing Authority has stated that it wishes to pursue a low income tax credit project for Lovington within the next few years. Affordable housing assistance programs are available through the Veteran's Administration, U.S. Housing and Urban Development Department (HUD), and the United States Department of Agriculture, as well as the New Mexico Mortgage Finance Authority. These agencies will be important to improving affordable housing availability and access.

Educating local lenders about these affordable housing programs and incentives will improve the usefulness of the tools and increase the reach of the assistance. Educating and assisting hopeful homebuyers will also be a very important factor in improving access to affordable housing.

Cooperation with Employers

The City can encourage local employers to develop housing, provide employee housing incentives and mitigate housing impacts. The Nor-Lea Housing Project is a good example of housing built by a major employer in the city.

Housing Trust Fund

Lovington should work with the County to craft a housing trust fund at the county level, as recommended as a strategy in the Lea County Affordable Housing Plan. Working with the County to direct the development of the fund will ensure that Lovington's housing needs are included in the trust fund's goals and policies. The trust fund would be managed by the Lea County Housing Corporation or another agency assigned by the County.

A permanently funded County housing trust fund could serve many important roles in the housing development effort in Lovington. The fund manager's main use of a housing trust fund is to assist with the funding of projects that include affordable housing. Trust funds can provide gap funding, low- to no-interest loans, and serve as incentives for desired projects. The trust fund manager may identify and work to develop projects, manage low-income tax credits, serve to educate the public and local lenders, and partner with stakeholders to develop projects.

Utilizing the Affordable Housing Ordinance

The City should take advantage of the housing development tools already available to promote new housing development. Lovington's Affordable Housing Ordinance enables the donation of City land and utilities to mitigate affordable housing development costs. The City should identify parcels and projects that could use such tools to jump-start development. Incentives for reuse of buildings in the South Main such as apartments can use the Affordable Housing Ordinance, LEDA and/or potential MRA funds. Overall, the City can package use of LEDA.

Rehabilitation and Weatherization

Several programs are available to assist homeowners with rehabilitation and weatherization. For example, New Mexico MFA's House by House Reservation Program provides funding for the rehabilitation of homes occupied by eligible low-income homeowners. The State also offers weatherization funding through the New Mexico Energy $mart program, though the program's funding has become limited in recent years. Lea County Electric Cooperative provides Energy Resource Conservation loans for home weatherization and energy efficiency improvements.

Fair Housing Ordinance

Lovington has adopted a fair housing ordinance that ensures housing cannot be made unavailable based on race, age, sex, religion or national origin.

Code Enforcement

To maintain the quality and value of neighborhoods, the City should enforce existing codes related to property maintenance, especially regarding trash issues, and should actively encourage the demolition of derelict housing (vacant and poorly maintained).

Zoning

Proper zoning, especially of mixed mobile home/commercial and industrial areas affects the character of a neighborhood by addressing compatibility. Zoning should allow for multifamily apartments, encourage affordable housing through a small enough minimum lot size, and allow for duplexes in some single-family neighborhoods.

Given the importance of RV parks and mobile home developments in Lovington resulting from the lack of alternative housing or from preference, the City has recently developed higher standards; however, it may need additional standards.

Assisted living also plays an important role in providing housing for seniors and disabled citizens. As well, the community needs an emergency shelter and the availability of transitional housing to combat homelessness.

D. Goals, Objectives and Policies

1. **Create additional capacity in the development of adequate housing to meet current and future needs**
   a. Work with Lea County to develop a housing trust fund, and identify, develop, and/or incentivize projects, including affordable housing with special emphasis on developing multifamily housing in Lovington.
      - Encourage Lea County Board of County Commissioners to assign the management of a housing trust fund to the Lea County Housing Corporation or another organization and adequately fund the organization to carry out this responsibility.
      - Assign City staff to participate in guiding management of the trust

fund, assuring that Lovington's goals are included in its use.

2. **Ensure that housing meets the needs of residents at all income levels**
   a. Balance development of housing by housing types and income levels in the city as a whole, and with particular attention to increasing the city's share of multifamily housing
   b. Develop a strategy and work to build partnerships that will result in the establishment of an emergency shelter and transitional housing
   c. Review and update as needed the City's housing code to ensure that standards, particularly for rental housing units, are appropriate
   d. Conduct public outreach on housing code standards, particularly for the benefit of rental property landowners and renters

3. **Develop housing that supports economic development through infilling and creating desirable residential and mixed use neighborhoods**
   a. Identify rehabilitation priorities to promote infill with a focus on downtown and along South Main
   b. Promote the development of mixed use projects, especially downtown and along South Main

4. **Promote development that improves quality of life, economic vitality and community sustainability**
   a. Target new single-family and multifamily housing in the northwest of the city consistent with the comprehensive plan
      - Encourage growth in this direction in order to mitigate the economic draw of larger markets to the south
   b. Consider expanding the Downtown MRA or the designation of a second MRA in the South Main Street area to include housing as part of the redevelopment strategy
   c. Target other strategic areas for multifamily development to promote infill consistent with the comprehensive plan, including but not limited to:
      - Near Nor-Lea Hospital
      - In mixed density neighborhoods in the southwest quadrant
      - In the 100 and 200 blocks of the northeast quadrant

5. **Promote and protect the homeownership capacity of all residents**
   a. Work with the New Mexico Eastern Regional Housing Authority, Lea County Housing Corporation, local schools and libraries to develop financial literacy and homebuyer counseling sessions for the public
   b. Identify and encourage homeowners to take advantage of weatherization and rehabilitation funding and programs
   c. Encourage and support Lovington Schools to add to the high school curriculum the subject of homeownership financial literacy, including such subjects as: establishing credit, maintaining good credit, mortgages, property investment, homeowner insurance policies, and property tax

6. **Develop a varied mix of housing types including single family and multifamily, and manufactured and group homes**
   a. Use development tools available through the City's Affordable Housing Ordinance, LEDA program and existing and potential Metropolitan Redevelopment Areas to promote the development of mixed use and affordable housing
   b. Outline a clear policy to ensure the quality and condition of existing and future RV parks and mobile home communities
      - Promote single-family and multifamily development as alternatives to RVs and mobile homes in order to draw down the percentage of mobile homes and RVs in Lovington's future housing profile
   c. Identify area(s) for siting manufactured home subdivisions

7. **Encourage community cooperation to ensure availability of high quality, affordable housing for all**
   a. Establish a housing task force to address community housing issues, opportunities, goals and objectives
   b. Encourage local employers to develop employee housing programs, workforce housing projects and housing incentive programs
      - Consider establishing a housing impact mitigation policy
   c. Support the Lovington Housing Authority in maintaining its existing housing project(s) and building additional housing
   d. Encourage the Lovington Housing Authority to engage local lenders, and to educate lenders about available affordable housing assistance programs and improve access to affordable housing
   e. Engage community participation in the identification of housing needs and opportunities and the development of housing solutions and projects

VI. Transportation Element

The Transportation Element is intended to guide improvements to streets, streetscape, transit services, bicycling and pedestrian facilities. Since storm water is typically conveyed on streets or through storm sewers underneath streets, this element also provides guidance for storm water improvements.

A. Introduction

The purpose of the Transportation Element is to guide improvements to and expansion of the transportation system needed to meet the demand generated by the existing population, as well as future growth over the next 20 years. The transportation system is key to the city's economic development, providing access for shoppers, travelers and city residents to jobs, goods and services. Safety, efficiency, costs, energy savings, convenience, aesthetics and community character are all major aspects of the transportation system in a community. As well, storm water management is critical to reducing flooding risk in the community.

The Transportation Element also provides a general policy framework that would guide a transportation master plan, which we recommend to develop in phases some time in the future. A transportation master plan is a more detailed document based upon a set of transportation network studies and analyses.

B. Existing Conditions - Transportation

Transportation Infrastructure

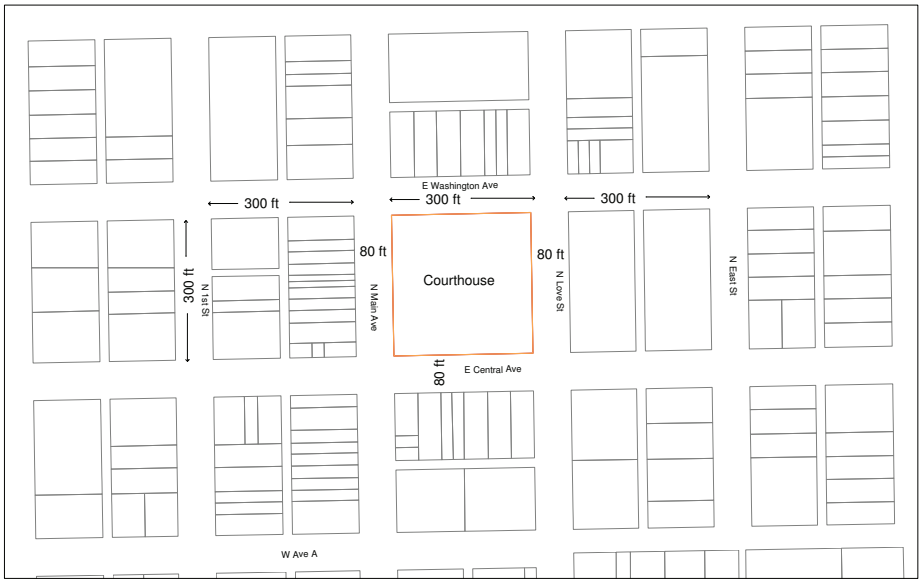
Street Network

The city of Lovington's street network is predominantly a grid pattern. South of Central, east-west avenues are alphabetical (A through R). North of Central, avenues are named after presidents (Washington through Polk) and after trees further north. North-south street names are numbered. Highways define the quadrants of the city along Main Street (north-south) and Avenue D. To the south, Main Street /NM Highway 18 angles southeast towards Hobbs; and to the north, Main Street/US Highway 82 (Plains Highway) angles northeast to Plains, Texas, with the intersection of NM 206 to Tatum 2.1 miles from the bend in the road. U.S. 82 continues west along Avenue D to Artesia. NM 83 extend east along Avenue D, starting on Main Street. NM 483 begins on Avenue R and goes south to Arkansas Junction west of Hobbs, an intersection with U.S. 62/180 on the route to Carlsbad. No interstate highways serve Lovington or other communities in Lea County.

In the southeast quadrant of the city, a number of streets dead-end east of Love Street, at or near the old railroad right-of-way. Large parcels, many of which are industrial or public (such as Chaparral Park and the Lea County Detention Center) are located east of the railroad right-of-way. Several east-west streets are also stunted on the west side of the city, accommodating large public school properties, or larger tracts not subdivided in the regular pattern and mainly undeveloped. Several east-west streets on the west side are offset, which discourages through-traffic.

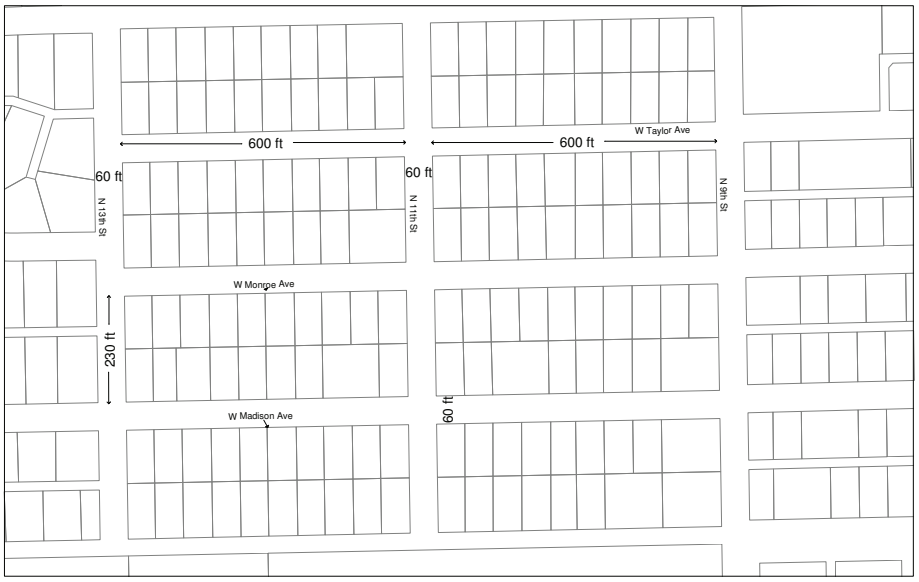
On the city's western edge are several neighborhoods with looped streets. This street pattern precludes continuing a connected street pattern to the west. The city has very few cul-de-sacs.

Exhibit VI-1
Central Area Typical Block Dimensions



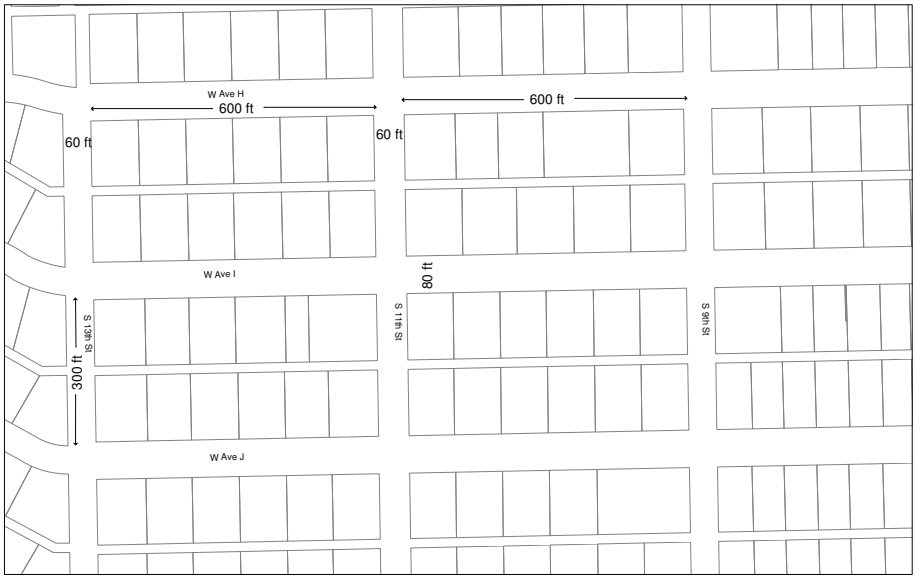
The older blocks in the central portion of the city are approximately 300′ by 300′ between centerline of streets. Most blocks have north-south alleys, with 6 lots per half block. Streets rights-of-way are 80′ wide and alleys 20′ wide.

Exhibit VI-2
Northwest Quadrant Typical Block Dimensions



In most of the northwest quadrant, blocks were platted at 600′ by 230′ with 60′ rights-of-way. These blocks accommodate 10 lots along the length of the street.

Exhibit VI-3
Southwest Quadrant Typical Block Dimensions



In the southwest quadrant, 600′ by 300′ with 10 lots along the length to the east and 6 lots towards the west. Street rights-of-way are 60′ wide and alleys 20′ wide.

Today, Lovington's street network is comprised of approximately 108 miles of roadway. The extraterritorial area outside the city limits includes an additional 60 miles of roads.

The current functional classification of roadways ranges from principal arterials (highest) to local streets (lowest). The following table shows the functional classification of streets within the city and the ETZ, and street lengths.

Exhibit VI-4
Existing Streets by Functional Classification

Streets by Current Functional Classification In City of Lovington and ETZ (Miles)

	City	ETZ
Principal Arterial	4.8	0.7
Minor Arterial	7.1	3.1
Collector	1.0	1.0
Local	92.8	57.5
Total	**105.7**	**62.3**

Arterials
Arterial streets carry higher traffic volumes through the city. Engineers frequently design these streets as access-managed roadways, minimizing roadside access to facilitate the highest level of traffic operations.

Principal arterial streets include highways within the city limits:
- NM 18
- US 82

Minor arterials are:
- Commercial Street
- Avenue D (NM 83) east from Main Street to Commercial Street
- Avenue R west of Main Street to 17th Street
- 17th Street north to Polk Avenue
- Polk Avenue from 17th Street to Main Street
- U.S. 82 north and east of N. Love Street

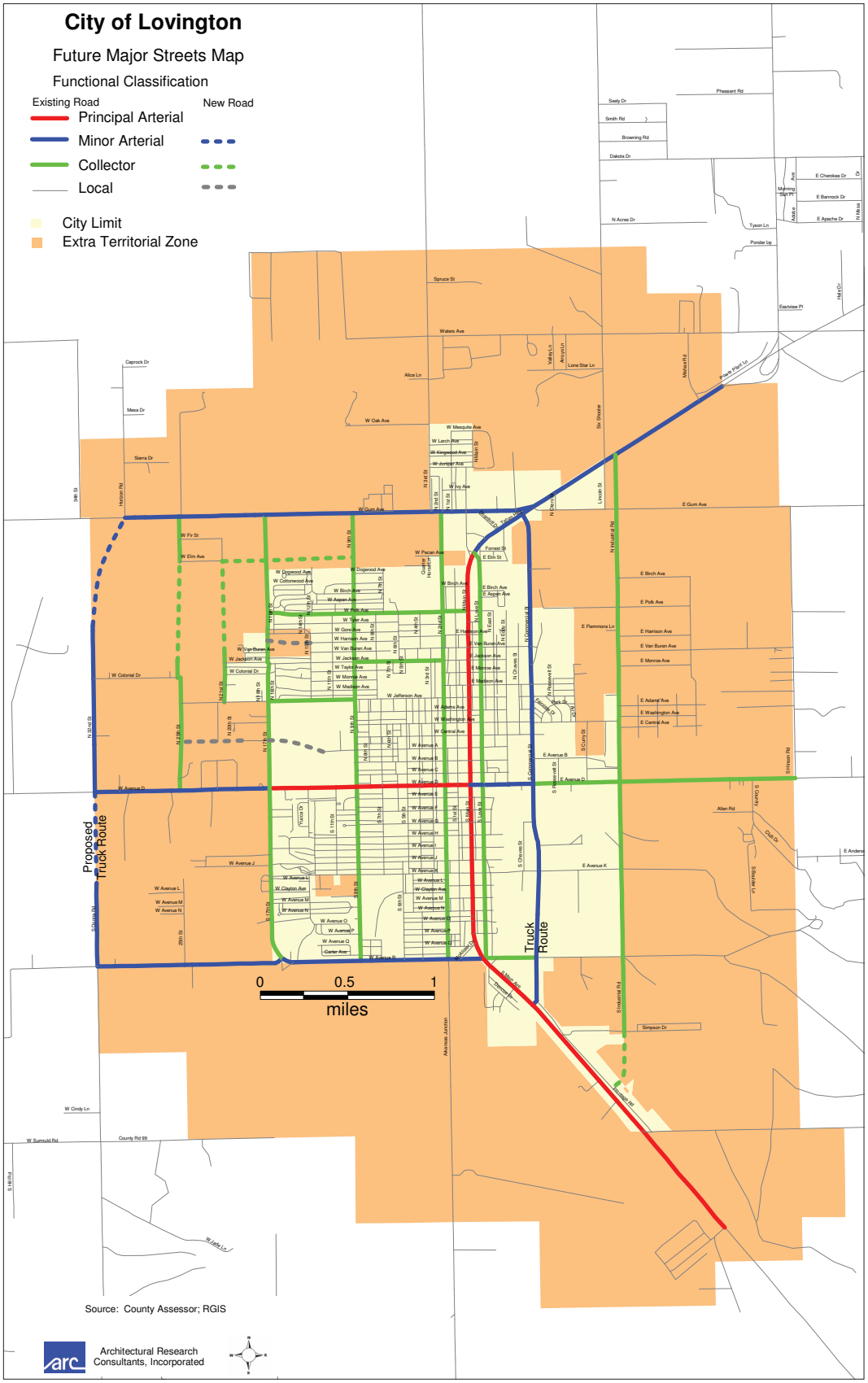
Collectors
Collector streets are the more significant streets that connect local streets to arterial streets and take lower volumes of traffic to local destinations such as stores and schools than do arterial streets. The only designated collector is North 9th Street between Avenue D and Jefferson Avenue. Lovington currently has few collector streets because of its relatively small size and the excellent distribution of connected streets.

Local Streets
Local streets serve properties abutting the public right-of-way and are low-volume streets. Local streets are residential neighborhood streets and the side streets serving commercial and industrial areas east of Main Street.

The New Mexico Department of Transportation (NMDOT) owns and maintains

streets and roadways designated as U.S. highway and state highways. The City of Lovington owns and maintains all other streets.

Exhibit VI-5
Current Functional Classification of Streets



Traffic Safety

General Crash Information

From 2009 to 2012, the number of crashes in Lovington has shown an upward trend. Fatal and injury crashes have shown no particular trend from 2004 to 2013. The total number of crashes in 2013 was 194, yielding a crash rate of 17 per thousand people (total number of crashes [194] divided by total population [11,550] multiplied by [1,000]). The corresponding rate for the state was 19 per 1,000 people.

Lea County had the ninth highest crash rate per 10,000 population between 2007 and 2011. (Source: NMDOT New Mexico Traffic Crash Annual Report 2011)

The top five contributing factors to crashes in Lovington during 2013 were failing to yield, driver inattention, other (miscellaneous), running red lights and alcohol involvement. Driver inattention due to cellphone use and other distractions is the cause of some accidents in Lovington.

Exhibit VI-6
Top Contributing Factors to Crashes

Crashes in Lovington by Top Contributing Factor, 2013

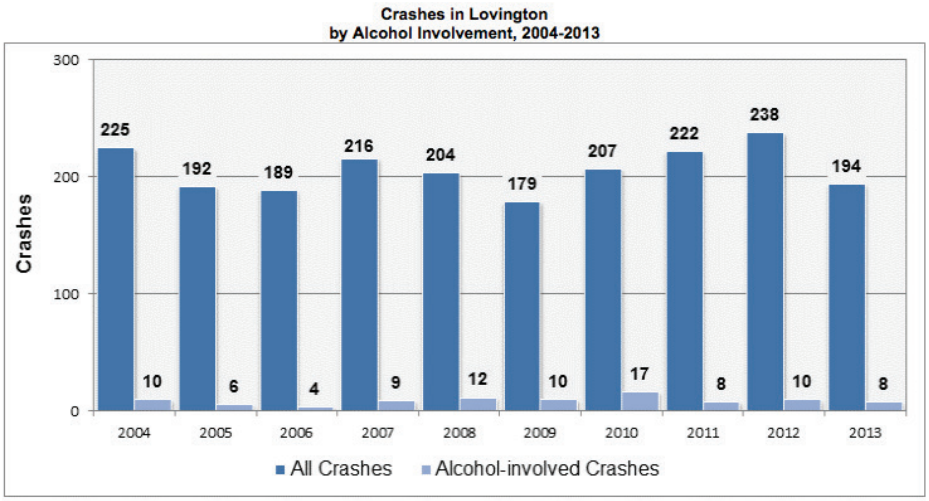
Contributing Factor	Crashes					People	
	Total	% of Total	Fatal	% of Fatal	Injury	Killed	Injured
Alcohol involvement	10	5	1	100	5	2	8
Red light running	18	9	0	0	8	0	16
Failing to yield	39	20	0	0	16	0	29
Excessive speed	9	5	0	0	4	0	4
Driving left of center	3	2	0	0	1	0	1
Following too close	17	9	0	0	2	0	2
Improper turning	13	7	0	0	1	0	2
Improper overtaking	3	2	0	0	1	0	2
Improper backing	16	8	0	0	0	0	0
Mechanical defect	1	1	0	0	0	0	0
Driver inattention	32	16	0	0	8	0	9
Improper driving	5	3	0	0	1	0	1
Other	28	14	0	0	5	0	5
Total	194	100	1	100	52	2	79

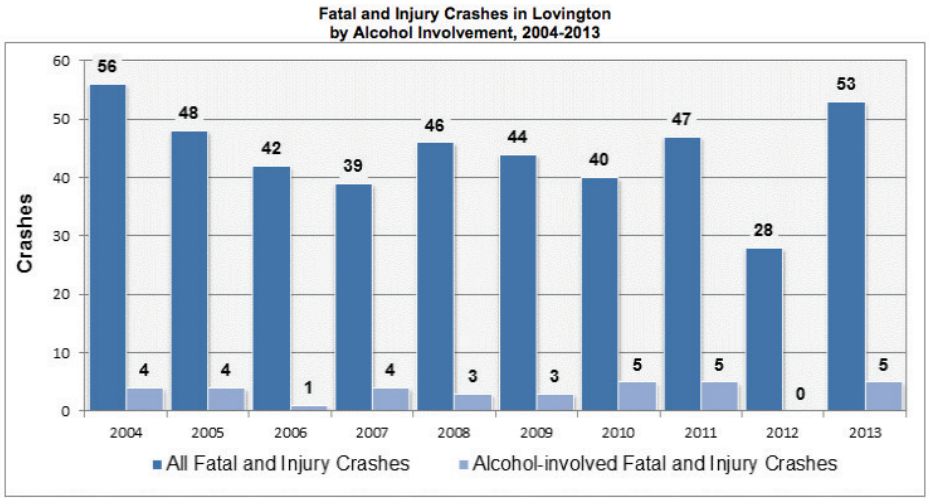
Source: NM Department of Transportation and University of New Mexico, Lovington Community Report, 2013, www.dgr.unm.edu.

Alcohol-Related Crash Information

Of the 15 people involved in crashes and convicted of DWI in Lovington, 53% were first-time DWI convictions (number of first convictions [8] divided by the total number of people convicted [15] multiplied by [100]). Source: NM Department of Transportation and UNM, Lovington Community Report, 2013, www.dgr.unm.edu.

Exhibit VI-7
Alcohol-Related Crashes





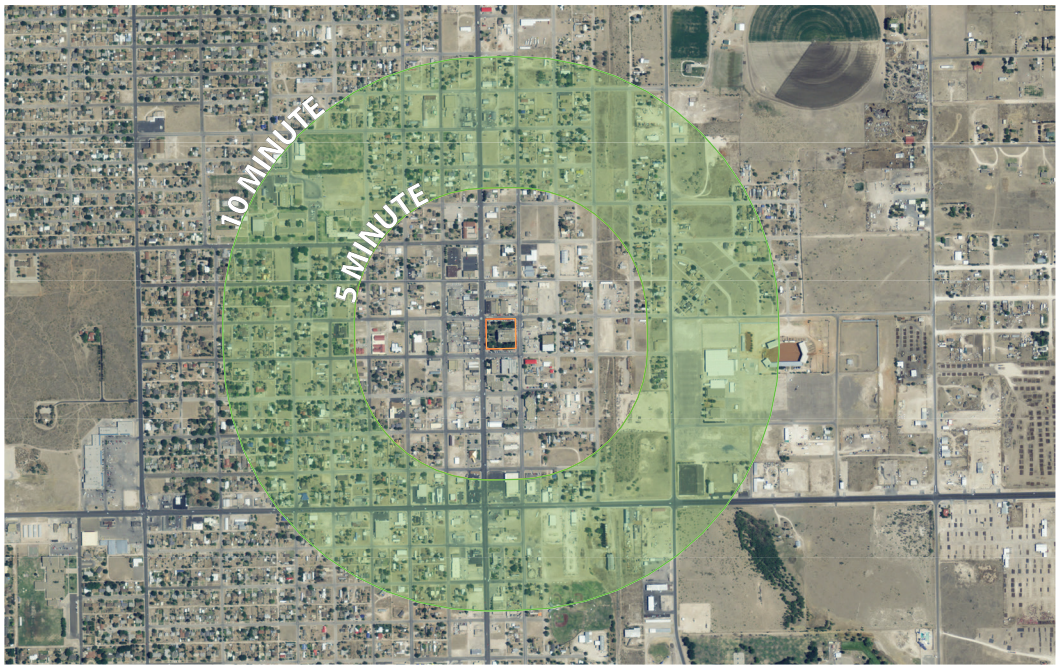
Source: NM Department of Transportation and University of New Mexico, Lovington Community Report, 2013, www.dgr.unm.edu.

Pedestrian and Bicycle Facilities

The downtown has an extensive network of sidewalks, most meeting current standards for accessibility and ADA requirements. Main Street does not have consistent sidewalks outside of the downtown area. Many residential areas do not have sidewalks on either side of the street.

Using an average walking pace of three miles per hour, a pedestrian can walk one-quarter mile in five minutes and one-half mile in ten minutes. The following map illustrates a five-minute and ten-minute walking commute from the courthouse.

Exhibit VI-8
Walking Radii from the Courthouse



The five-minute radius from the courthouse encompasses the downtown and nearby neighborhoods on the west side and extends east into commercial/industrial and partially developed areas. The ten-minute walk incorporates a larger area of residences, businesses, the fairgrounds, and both nonresidential uses and undeveloped areas on the east side. With proximity to downtown amenities and employment, it is likely that some residents west of downtown walk there, however, most trips downtown are by automobile.

Currently, the City does not designate bicycle routes with signage or striped bicycle lanes on streets. The city also has no existing multiuse paths.

Transit Service

Lovington does not have a transit system. The Green Route of the Hobbs Express fixed route bus service has service in Hobbs as far north as the University of the Southwest, but does not extend to Lovington. The Southeast Regional Planning Organization Coordinated Public Transit - Human Services Transportation Plan (2007) identified Lovington as a community with the basic minimum potential for a transit system based on population per square mile, but did not designate it as a preferred transit service area. Similarly, the plan identified the number of elderly persons, mobility-impaired persons and persons in poverty as also qualifying within the basic minimum potential for a transit system, but not as within the preferred. Transit service between Lovington and Hobbs would likely assist some Lovington residents to access employment, shopping and other services. It would also provide a transit option for Hobbs residents who work in Lovington or visit Nor-Lea Hospital.

Greyhound buses travel between Roswell and Hobbs through Carlsbad and therefore do not serve Lovington.

Railroad

The Texas-New Mexico railroad extends up from Hobbs to Lovington, ending south of D Street. The tracks continue to serve the southern portion of the city, however, rail service is underused for freight and has no passenger service. The tracks have the potential to carry additional freight service.

Airport

The Lea County - Zip Franklin Memorial Airport, operated by Lea County, is approximately 3-1/2 miles west of Lovington off of U.S. 82 and serves general aviation. The Lea County Regional Airport in Hobbs, 24 miles away, offers daily commercial air service by United Airlines to Houston as well as regional charter service. Since Houston is a hub to many destinations, Lovington is well served with commercial flying options.

C. Issues and Opportunities - Transportation

Street Network

This plan recommends additional arterial and collector streets to serve future growth of the community. The recommendations upgrade a number of existing streets from their current functional classification and propose several new streets, consistent with targeted future land use.

Lovington should continue its time-honored tradition of high street connectivity into the future.

The map on the following page shows the additional streets recommended to be added to the major streets system. The benefits of having an expanded functional classification system include eligibility for additional NMDOT funding for street maintenance. Benefits also include funding for planning the extension of major streets into currently largely rural and undeveloped areas which are expected to be subdivided for higher density development at a later time. In addition, collector and arterial streets are typically the best through streets for bicyclists and pedestrians, and should have priority for construction of sidewalks or walking trails and bicycle lanes or routes.

The process to assign a functional classification or upgrade a functional classification includes these steps:

1. The City submits the proposed routes to the Southeast Regional Planning Organization (SERPO). In a cover letter, the City must state the proposed designation, route number/name, beginning of project (BOP) and end of project (EOP) traffic volumes, basic roadway geometrics (number of lanes, widths, etc.).
2. SERPO and the City review the request and assemble a package.
3. SERPO approves or disapproves the request and sends it to the NMDOT Planning Section. Requests are normally approved.
4. The NMDOT Planning Section reviews the proposed changes, coordinating a Federal Highway Administration review. NMDOT responds to SERPO with their approval or disapproval.

Exhibit VI-9
Concept for Proposed Street Hierarchy and Connectivity

The maps at right show the progression from the existing functional classification of streets to the proposed functional classification system that supports future land use. Several roads will need to be extended to order for the system to connect.

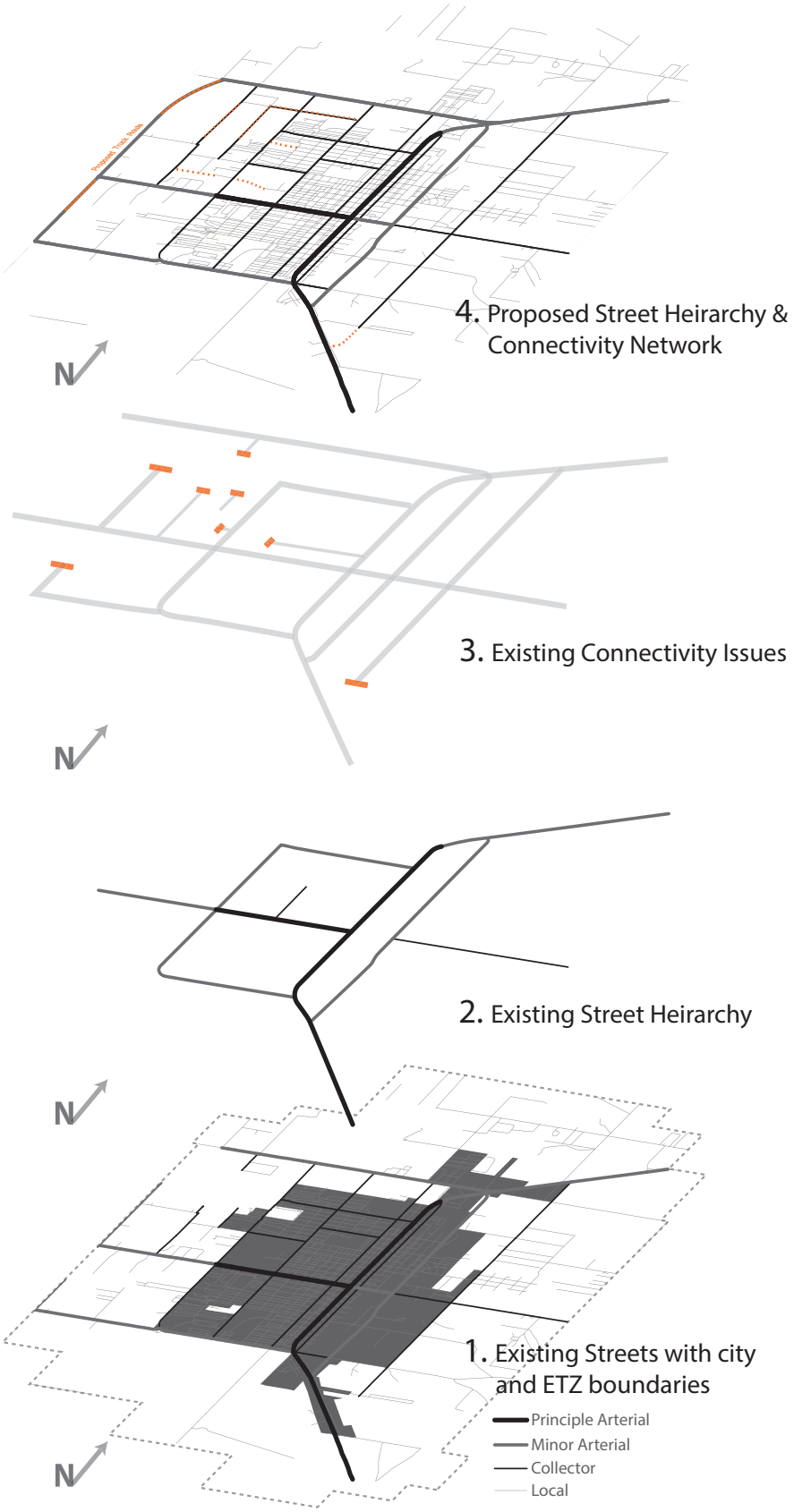
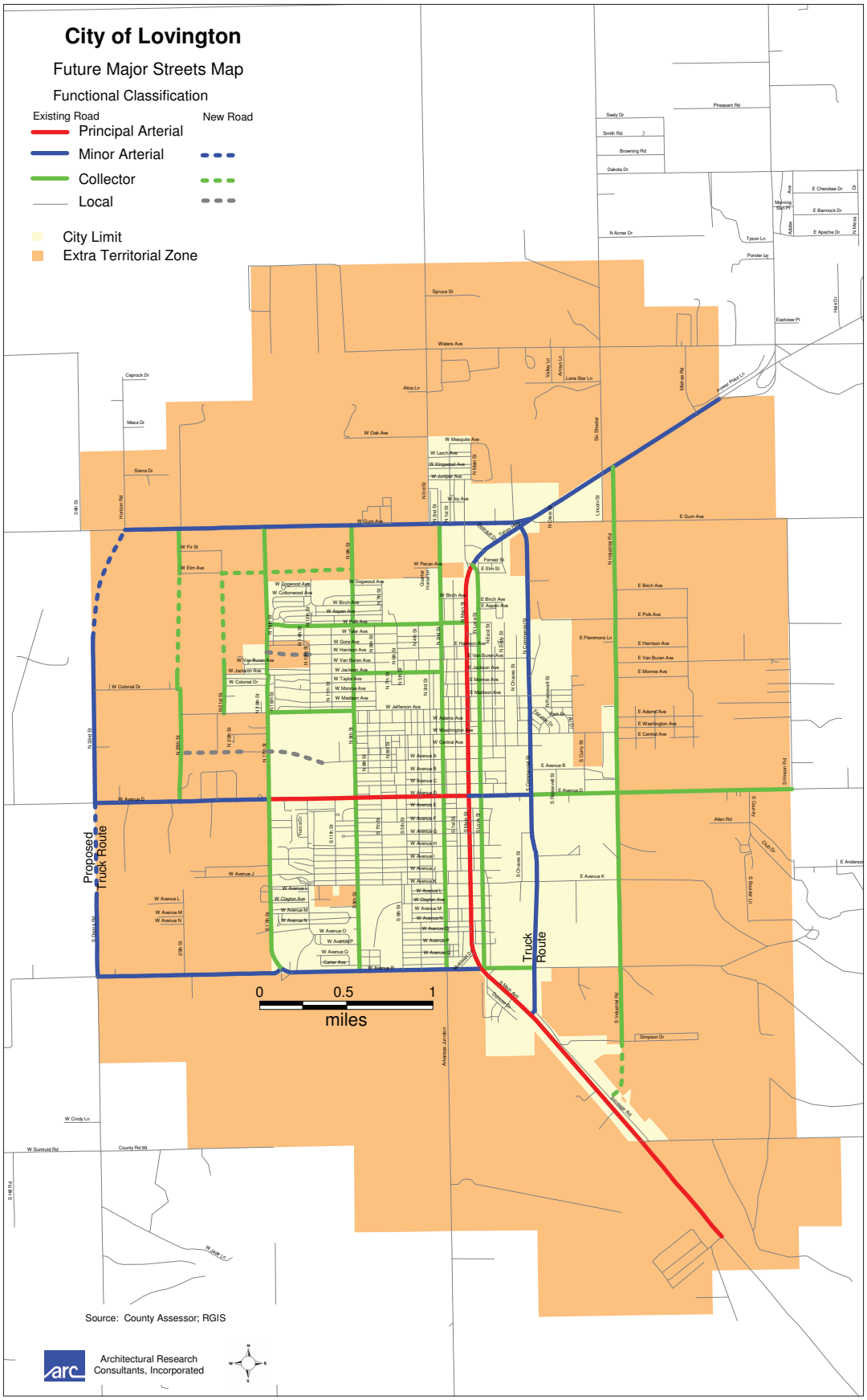


Exhibit VI-10
Proposed Functional Classification of Streets



Lea County has submitted routes for functional classification to SERPO. The NMDOT/FHWA are currently reviewing them. County roads under consideration in the Lovington area are:

- 17th Street from Polk north to Gum
- 9th Street from Polk north to Gum
- Gum from 17th to U.S. 82
- Six Shooter Road.

These routes are also on the above map of proposed functional classification.

The proposed future street network includes:

- New collector streets serving targeted development areas in the northwest quadrant and adjacent unincorporated areas
- Principal arterial and west truck route on 32nd Street
- Reclassification of 17th Street from a minor arterial to a collector once 32nd Street is developed
- East truck route on Commercial Street

Commercial Street has advantages as a truck route in being close to the city, serving existing industrial uses, and generally not disrupting existing residential neighborhoods. Only a few residential areas are close enough to the street to be impacted by noise. However, once Industrial Road is connected to Main Street/ NM 18 to the south (as proposed in the plan and shown as a collector), Industrial Road should be considered for reclassification to a principal arterial and truck route. At that time, the City should consider Commercial Street for collector status.

Exhibit VI-11
Future Functional Classification of Streets

Streets by Future Functional Classification In City of Lovington and ETZ (Miles)

City of Lovington

	Existing Streets	New Streets
Principal Arterial	4.8	
Minor Arterial	5.2	
Collector	11.1	
Local	84.7	0.3
Total	**105.7**	**0.3**

Extraterritorial Area

	Existing Streets	New Streets
Principal Arterial	0.7	
Minor Arterial	6.7	1.2
Collector	7.5	2.2
Local	47.4	0.6
Total	**62.3**	**4.0**

With the truck routes in place, heavy commercial trucks should be restricted from Main Street. This restriction benefits the community in general by reducing current conflicts in community uses of the street. In particular, the downtown and the South Main Street commercial district will be poised for redesign for easier access to businesses, pedestrians and bicyclists. The City can then widen sidewalks to accommodate outdoor dining and streetscape improvements.

The table at left shows the lineal street distance of the proposed future functional classification in the city and the unincorporated area of the ETZ.

Condition of Streets

As part of the comprehensive plan, Occam Consulting Engineers conducted a visual assessment of both existing major streets and proposed major streets in Lovington. The following tables show the results.

In Exhibit VI-12, of the 28 segments evaluated, 14 were rated good, 13 were fair and 1 was poor to fair; 19 street segments had no sidewalks and 6 had partial sidewalks. All major streets serving retail, services and employment have enough traffic and potential pedestrians to warrant full sidewalks. In particular, Main Street should have full sidewalks.

Several street segments had narrow street sections, including:

- Avenue D from 17th St. to 32nd Street at 26′ (minor arterial)
- 17th St. - Ave. R to Ave. D (US 82) at 26′ (minor arterial)
- 17th St. - Polk to Gum at 25′ (minor arterial)
- Ave R - 17th St. to Southview Apartments at 25′ (minor arterial)

Exhibit VI-12 *Condition Evaluation of Current Major Streets*

City of Lovington Roadway Evaluation of Major Streets

Route Segment	Functional Classification	Section Width (Feet)	Pavement Condition	Sidewalk	Comments
Main St (NM 18) - Gilmore to Ave R	Principal Arterial	84	Good	No	5 lane, 8' shldr, C&G
Main St (NM 18) - Ave R to McAlister Dr	Principal Arterial	60	Fair	No	5 lane, no shldr, C&G
Main St (NM 18) - McAlister Dr to Ave G	Principal Arterial	60	Fair	No	4 lane, 4' shldr, C&G
Main St (NM 18) - Ave G to Ave B	Principal Arterial	60	Fair	Partial	5 lane, no shldr, C&G
Main St (NM 18) - Ave B to Ave D	Principal Arterial	60	Fair	Partial	5 lane, no shldr, C&G
Main St (NM 18) - Ave D to Ave B	Principal Arterial	60	Fair	Partial	5 lane, no shldr, C&G
Main St (US 82) - Ave B to Polk Ave	Principal Arterial	60	Fair	Partial	4 lane, 4' shldr, C&G
Main St (US 82) - Polk Ave to Love St	Principal Arterial	72	Good	No	4 lane, 8' shldr, C&G
Main St (US 82) - Love St to Industrial Rd	Minor Arterial	88	Good	No	4 lane, 8' shldr, C&G
Ave D (US 82) - 32nd St to 17th St	Minor Arterial	26	Fair	No	2 lane, no shldr
Ave D (US 82) - 17th St to 11th St	Principal Arterial	50	Good	No	4 lane, no shldr
Ave D (US 82) - 11th St to 9th St	Principal Arterial	72	Good	S. Side	5 lane, 4' shldr, C&G
Ave D (US 82) - 9th St to Main St (NM 18)	Principal Arterial	60	Good	Partial	4 lane, 4' shldr, C&G
Ave D (NM 83) - Main St to Eddy St	Minor Arterial	60	Good	No	5 lane, no shldr, C&G
Ave D (NM 83) - Eddy St to Commercial St	Minor Arterial	64	Good	Yes	4 lane, 6' shldr, C&G
Ave D (NM 83) - Commercial St to Industrial Rd	Major Collector	60	Good	No	4 lane, 6' shldr
17th St - Ave R to Ave D (US 82)	Minor Arterial	26	Fair	No	2 lane, no shldr
17th St - Ave D to Jefferson Ave	Minor Arterial	30	Poor to Fair	No	2 lane, no shldr
17th St - Jefferson Ave to Polk	Minor Arterial	31	Good	No	2 lane, no shldr
17th St - Polk to Gum	Minor Arterial	25	Fair	No	2 lane, no shldr, no striping
Ave R - 17th St to Southview Apts	Minor Arterial	25	Good	No	2 lane, no shldr
Ave R - Southview to Main (NM 18)	Minor Arterial	52	Fair	No	3 lane, 6' shldr, C&G
Commercial St - Main St (NM 18) to Ave D (NM 83)	Minor Arterial	28	Fair	No	2 lane, no shldr
Commercial St - Ave D (NM 83) to US 82	Minor Arterial	32	Fair	No	2 lane, 4' shldr
Polk St - 17th St to 6th St	Minor Arterial	40	Fair	Yes	2 lane, C&G, residential
Polk St - 6th St to Main St (US 82)	Minor Arterial	40	Good	No	2 lane , C&G, residential
9th St - Ave D (US 82) to Jefferson Ave	Collector	48	Good	Yes	4 lane, no shldr, C&G
9th St - Polk to Dogwood	Local	48	Good	No	Recently reconstructed
		28			

C&G: curb and gutter

Source: Occam Consulting Engineers

Exhibit VI-13
Condition Evaluation of Proposed Major Streets

Of the 16 proposed major roadway segments evaluated, 7 were rated good, 2 fair to good, 1 poor to fair and 4 poor. Only one street segment, Love St. - Ave. B to Adams Ave., has full sidewalks.

City of Lovington Roadway Evaluation of Proposed Major Streets

Route Segment	Section Width (Feet)	Pavement Condition	Sidewalk	Comments
9th St - Ave R to Ave K	60	Good	Partial	Wide, no striping, C&G
9th St - Ave K to Ave D (US 82)	36	Good	Partial	No striping, C&G
9th St - Jefferson Ave to Jackson Ave	32	Good	No	2 lane, no striping, C&G
9th St - Jackson Ave to Polk Ave	40	Good	No	2 lane, no striping, C&G
2nd St - Ave R to Ave D (US 82)	40	Good	Partial	2 lane, no striping, C&G
2nd St - Ave D (US 82) to Jackson Ave	40	Fair	Partial	2 lane, no striping, C&G
2nd St - Jackson Ave to Gum St	40	Fair to Good	No	2 lane, no striping, C&G
Jefferson St - 17th St to 13th St	44	Poor	Partial	2 lane, no striping, C&G
Jefferson St - 13th St to 9th St	44	Good	Partial	2 lane, no striping, C&G
Love St - Ave R to Ave B	40	Fair to Good	No	2 lane, no striping, C&G
Love St - Ave B to Adams Ave	40	Poor to Fair	Yes	2 lane, no striping, C&G, on st. parking
Love St - Adams Ave to Van Buren Ave	40	Good	No	2 lane, no striping, C&G
Love St - Van Buren Ave to Main St (US 82)	40	Fair	No	2 lane, no striping, C&G
Jackson St - 9th St to Main St (US 82)	40	Poor	No	2 lane, no striping, C&G
Ave R - Main St (NM 18) to trailer park	48-40	Poor	No	2 lane, no striping, C&G
Ave R - trailer park to Commercial St	40	Poor	No	2 lane, no striping, C&G

C&G: curb and gutter
Source: Occam Consulting Engineers

Transportation Planning Approaches

The City should consider conducting one or more of the following types of transportation planning efforts, depending on the City's specific need for analysis and recommendations.

Transportation Master Plan

A transportation master plan broadly assesses existing conditions in further detail and provides analysis for proposed improvements to the street network. The plan should address both the internal portions of the city and all major roadways within the extraterritorial area. As part of the overall plan for the city's transportation needs, the City should conduct a traffic and transportation analysis of network improvements such as realignment of roads, acquisition of rights-of-way for new streets, installation of medians, and signalized intersections or other traffic control devices and street section changes. A transportation master plan would provide a basis for discussing street layout, alignment and standards with developers.

The plan should address area transportation needs and provide a priority plan for implementation of projects in the City's ICIP. In addition to the framework of street improvements, it should also address pedestrian and bicycling circulation. Major renovations of existing streets present opportunities to efficiently install sidewalks, bike lanes, and drainage at the same time.

The City should consider developing a travel-demand model for the city and nearby vicinity to determine vehicle trip forecasts for the major roadway network

within the community, as well as to assess the impacts upon the external roadway network. The travel-demand model would use modeling assumptions consistent with comparable models for other municipalities similar to the city of Lovington.

Suggested goals of the transportation master plan are as follows:

- Refine the functional hierarchy of streets and roads that will provide interconnected access for all modes of transportation throughout Lovington
- Provide access for emergency services to protect the public health, safety and general welfare of present and future occupants of the city
- Establish a transportation network that will encourage convenient and safe travel
- Encourage mixed-use development in the city that provides employees and residents with alternate, nonpolluting means of transportation

Subarea Transportation Plan
Subarea planning examines a specific district within the city to understand its transportation characteristics and infrastructure needs.

Corridor Transportation Plan
A corridor plan focuses on a specific transportation facility, such as Avenue D or Main Street. A study at this level will establish the function, character and design criteria for a specific corridor. It should consider not just the needs of vehicular traffic, but also of other modes of travel. A successful corridor plan considers mobility and also how as a public thoroughfare, the corridor can help support contiguous land uses. Some corridor plans cover transportation, utilities and land use (e.g., zoning changes to create one or more new zones or a design overlay zone) with an integrated approach.

Streetscape Improvements
Many of the recommendations in the Community Character Element have positive impacts on the transportation system, including:

- Gateways
- S. Main Street commercial district
- Median improvements and street trees

Roundabouts
Roundabouts reduce carbon emissions through more efficient traffic flow compared to traffic lights, have little to no maintenance and have no cost for electricity to run a traffic signal. Some motorists find the smoother flow of traffic pleasing. Roundabouts can also create landmarks, enhance the streetscape and positively contribute to community character. While they are not appropriate at all intersections, the City should consider using them. Some NMDOT district engineers have welcomed them on state highways within urban settings. The intersection with the heaviest traffic flow, for example, Main Street and Avenue D, may be an appropriate location for a roundabout, although the needed space and the location of existing curb cuts serving businesses may preclude one.

Rail Improvements

The City is interested in installing a concrete apron/loading area to facilitate future use of the existing rail.

Aviation Improvements

The County applies for annual NMDOT aviation maintenance funds for the Lea County Airport outside of Lovington. The airport currently lacks a fixed base operator and on-site fuel.

Nor-Lea Hospital designed its site to be able to add an aviation fuel station for the helicopter at its helipad. However, this fuel will not benefit pilots at the Lea County Airport outside of Lovington, and pilots will still need to fly to Hobbs or another airport to buy fuel.

Drainage

As part of any transportation project, the City should consider drainage improvements. Preventing ponding and high velocity runoff from eroding the streets will help improve their longevity.

The City should implement a policy that for all site development (i.e., residential, commercial and industrial), the difference between the pre-development discharge rate (Q) and the post-development Q would have to be held on site by means of detention ponds, landscape areas or other water harvesting methods. The Q would be determined by a certain year span and duration storm event, such as 25-year, 24-hour.

Access Management

The management of access (i.e., curb cuts for driveways, entrances and parking lots) should be considered for all arterial roadways within the city of Lovington. The City needs a formal policy for arterials to ensure the mobility and safety of motorists and pedestrians.

Adoption of Street Standards

The City should adopt specifications applicable to all streets by functional classification. The City should require sidewalks in places of urban density. The specifications would dictate such common items as: street widths, number of travel lanes, typical cross-section (thickness of asphalt, base course), turning radii at intersections, type of curb and gutter, sidewalk widths, etc.

Street Standards in Areas of Annexation

The City will likely annex surrounding land in the future. It would then inherit the existing infrastructure (streets, utilities, etc.). This infrastructure can be expensive to repair and maintain, particularly if the existing infrastructure does not meet City standards. The City should work with the County to develop minimum standards for areas that are a priority to annex. By setting standards, the City can ensure that the infrastructure being annexed will fit into the existing maintenance schedules, and can be properly budgeted for repair.

Maintenance

Maintenance of the street network depends on funding, and funding sources have decreased their awards in recent years. The City has used cooperative agreement program funds in the past, but during recent years, funds available for road maintenance have declined and are not sufficient to maintain all the roads that need repair. As funding becomes scarcer, it is imperative that the City have the ability to identify priority projects in order to use funds effectively.

Special assessment districts are one method for raising funding for higher levels of maintenance of local streets.

The Lovington Street/Solid Waste Department maintains traffic signals, except for the control boxes, which the State maintains. The City does not have a maintenance plan, and is mainly reactive to problems after they occur.

Lea County Electric Cooperative maintains street lighting; the City pays a monthly fee per light. To reduce costs and improve energy efficiency, the City should discuss with the Electric Coop phasing in LED street lamps to replace current lighting.

Street maintenance should be a database component of the citywide GIS system. This inventory would help prioritize maintenance needs and allow for cross-referencing to land use, utilities and other GIS data fields.

Pedestrian and Bicycle Facilities

The City should conduct a walking audit to evaluate conditions for walking to and from the downtown, a possible node in S. Main, and the existing Avenue D and 17th Street shopping center node. The audit should include assessments of the following:

- Usefulness of route - degree to which a walking route is useful for pedestrians for transportation or recreation
- Comfort - the environment for the walk is comfortable, with features such as shade and adequate sidewalk width
- Interest - the route has visual interest such as window-shopping opportunities, quality of streetscape, landscape, views of surroundings and people-watching
- Safety - separation from fast-flowing vehicular traffic and visibility at intersections

Design of collector and arterial streets should include non-motorized facilities. The facilities may include pathways for pedestrians and cyclists, sidewalks for pedestrians and on-street bicycle lanes for cyclists. Open spaces may also include trails suitable for pedestrians, cyclists and equestrians. Construction of all collector and higher classified street intersections should comply with the Americans with Disabilities Act (ADA) design criteria so that rights-of-way are accessible to all.

The City does not have an ADA accessibility work plan with upgrades needed to address sidewalk conditions, such as adding ramps, removing obstacles and widening. The preparation of a transportation master plan would be an opportunity

to inventory conditions and establish a work plan.

Transit Service

According to the Southeast Regional Transport Planning Organization (RTPO) Title VI Plan, March 25, 2014, Hobbs Express will soon include service to both Lovington and Eunice in a program that is under development. The City should work with Hobbs Express to identify City transit objectives for routes, schedule, and vehicle features. At a minimum, transit should serve Lovington youth, seniors, disabled residents, and low-income residents.

Natural Waterways

Since Lovington does not have natural waterways, it does not have linear systems for creating natural vegetation corridors and trails.

Flood Hazards

FEMA Flood Insurance Rate Maps (FIRMs) revised September 4, 2002 show two categories of floodplains in the city of Lovington:

- Zone A – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not done for such areas, the maps do not show depths or base flood elevations within these zones.
- Zone AE – The base floodplain with base flood elevations. New format FIRMS use AE Zones instead of A1-A30 Zones.

Design Storm
To evaluate a development's impact on off-site water courses or drainage systems, designers compare peak stormwater discharges prior to construction with those generated post-construction. Because rainstorms differ in intensity or duration, designers use a "design storm" to determine design criteria and level of protection. A design storm is expressed in terms of an X-year design storm.

Source: WSP-Sells, http://www.wspgroup.com/upload/documents/PDF/SELLS/PM33-Stormwater%20Management.indd.pdf

Areas studied and classified are mainly along Main Street, south of Monroe Avenue to approximately Clayton, then follow the Railroad Ditch Tributary and the Main Street ditch east, and along Avenue R. The area is predominantly zone A-E.

Man-Made Drainage Features

The City storm drainage system is comprised of inlets, pipes, channels and ponds. The effectiveness of the system varies throughout the city. Some areas have older storm drain systems that may have deteriorated or are no longer sized correctly.

The City should limit development within floodplains. It should maintain the cross-section of natural waterways to let pass the volume of water according to a "design storm" standard as set forth by the City. Landowners should allow the City to access the waterways for maintenance and improvement. This access could be obtained through easements or City acquisition of rights-of-way.

For areas where it is not possible to increase the natural waterways to reduce the floodplain, the City should conduct an analysis to determine what kind of infrastructure could aid in decreasing the floodplain where development already exists. This infrastructure may include retention or detention ponds, bioswales, underground storm drain with inlets to capture surface runoff and diversions.

Drainage Infrastructure Improvements

The City's Infrastructure Capital Improvement Plan does not identify any drainage infrastructure projects.

Water Harvesting

Water harvesting regulations can reduce the amount of runoff from developed areas and retain runoff to water on-site vegetation. Rainwater barrels, on-site detention or retention, rain gardens, and planted roadside ditches or medians that collect and hold water are all examples of harvesting that could be effective in Lovington.

D. Infrastructure Capital Improvement Program (ICIP) Projects: Transportation

Exhibit VI-14
ICIP Projects

The 2015-2019 ICIP identified the following projects in planning and programming. Several projects, including the Central Plaza, were completed in 2014.

Summary of FY 2015-2019 ICIP Projects - Major Transportation Capital Improvements

Fiscal Years	2015	2016	2017	2018	2019	Total
Central Plaza Project	x	x	x			$1,690,000
17th S. North Bypass repair	x					$1,010,000
Highway bypass improvements Commercial St.	x	x	x			$2,130,000
McAlister Street Repair	x	x				$530,000
Reconstruct Avenue R - Commercial to Main			x			$1,160,000
Reconstruct Adams St. - Main to Love			x			$292,000
Reconstruct Washington Ave - Love to East			x			$292,000
Reconstruct Central Ave - Main to 9th			x			$2,447,000
Reconstruct Jefferson Ave - 13th to 17th				x		$1,124,000
Reconstruct Commercial Ave - Washington to Ave D				x		$2,029,000
Reconstruct Brian Urlacher St. 9th to S. View Place Apts.					x	$1,708,000

Transportation Infrastructure Funding

Funding is critical to the development of street and drainage improvements in the city. With funding sources reduced or unavailable in recent years, cities all over the country are seeking alternative funding mechanisms to maintain and construct infrastructure.

Strategic Approach to Coordinated Capital Projects

Intergovernmental planning and cooperation are becoming increasingly important and advantageous. A recommended option for Lovington is partnering with the school districts and Lea County to align capital projects where possible. Pooling funds to leverage match requirements for state and federal funding is a crucial strategy as competition for grants continues to increase. For example, street reconstruction may require replacement of water, sanitary sewer, and storm drain along a street both inside and outside of the city. In this case, the City and its partners might consider "pooling" NMDOT's Municipal Arterial Program (MAP) funds, County grant funds, and other grants such as the New Mexico Finance Authority's Water Project Funds. This approach has been successful in other communities across the state.

Special Appropriations Project Funds
The State of New Mexico's General Fund and Capital Projects Fund or proceeds generated by the sale of severance tax bonds (STB) provide funding for special appropriations projects. For projects funded through the New Mexico General Fund, money is available immediately upon enactment of the legislation, if it has an emergency clause. If the legislation does not have an emergency clause, the funds become available on July 1st of the appropriating year, which is the beginning of the state fiscal year. STB monies are not available until the bonds are sold, which can take up to six months from the end of the legislative session. Municipalities, counties, special districts, Indian tribes, and water and/or wastewater mutual domestic associations are all eligible entities.

NM Department of Transportation Safety Program
NMDOT safety funds are a reoccurring annual Local Government Road Fund (LGRF), administered by local regional planning organizations and the state LGRF coordinator. Funding requests include costs for multiple phases such as survey, design, right-of-way, utility relocations and construction, and list the estimated costs associated with each phase. The application requires that a brief description of the existing conditions demonstrate a safety problem. A formal study or report attached to the application can supersede this section. If no formal study or report exists, the applicant may also provide a discussion of the completed safety analysis. The application requires proposed improvements or counter measures to improve the safety conditions. In January of each year, the program sends letters to municipalities soliciting safety projects.

NM Department of Transportation Municipal Arterial Program (MAP)
The MAP assists municipalities to construct and reconstruct streets that are principal extensions of the rural state highway system and other streets which qualify under NM Department of Transportation criteria.

Cooperative Agreement Program (CO-OP)
The CO-OP assists public entities to improve, construct, maintain, repair and pave public highways and streets. Local entities may also use the funds to acquire rights-of-ways (ROW) or for materials for the construction and improvement of ROWs. Local entities must provide a 25% match for each project.

With single-grade schools through elementary school level, SRTS applicability may be limited.

Safe Routes to School (SRTS)
SRTS funding begins with Phase 1, development of a SRTS Action Plan that identifies needed infrastructure improvements and other components that will encourage walking and bicycling to school. After Phase 1 is complete, Phase 2, the implementation phase, can begin. Applicants can apply for funding for infrastructure projects identified in Phase 1. Infrastructure projects can include traffic calming, pedestrian and bicycle crossing improvements and sidewalk improvements.

Cooperative Marketing Grants
The Cooperative Marketing Program provides funding to nonprofit tourism-related organizations, and local and tribal governments in the state for marketing the state

of New Mexico as a tourist destination. The department encourages advertising and promotional efforts that maximize statewide and regional benefit, as well as year-round economic benefit. The program is an annual matching program. The program operates on a state fiscal year, July 1 through June 30. The department reimburses 33% to 50% of eligible costs per agreement between the department and the organization. The percentage of match is based on the amount an organization expends annually on marketing efforts.

Community Development Block Grant Program (CDBG)

The Community Development Block Grant program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously operating programs at the U.S. Department of Housing and Urban Development (HUD). The CDBG program provides annual grants on a formula basis considering benefit to low- and moderate-income population to units of local government and states.

This program may not be available in Lea County.

Bureau of Reclamation Water Smart Cooperative Watershed Management Program (CWMP)

The U.S. Department of the Interior is moving forward with the implementation of the CWMP, which was established in 2009 as part of the Cooperative Watershed Management Act (Public Law 111-11, Sections 6001-03). The act authorizes the Secretary of the Interior to establish a new grant program to support the formation and development of locally led watershed groups, and to facilitate the development of multi-stakeholder watershed management projects. The purpose of the CWMP is to improve water quality and ecological resilience, and to reduce conflicts over water through collaborative conservation efforts in the management of local watersheds. The secretary may provide up to $100,000 to first-phase grant recipients (planning and design) for a period of not more than three years. The federal share of expenditures accrued in first-phase grant activities shall be funded 100%. Second and third phase (construction and outreach programs) grants shall not exceed 50% of the total cost of the activities.

New Mexico Finance Authority Water Trust Board

By statute, the Water Trust Board may fund five types of projects: storage, conveyance and delivery of water, implementation of the Endangered Species Act collaborative programs, restoration and management of watersheds and flood prevention as well as conservation, recycling, treatment or reuse. Cost share is typically 80/20 state to local. Grants to local governments are a recurring annual program.

City Capital Improvement Funding

The City has the proceeds of a recent quarter-cent gross receipts tax for infrastructure as well as other general funds that may be available to pay for transportation improvements. City funds can directly pay for capital projects, provide matching funds, or provide a basis for bonding. In the long run, the City should consider developing a capital fund to accumulate over years. The City currently has the following local option taxes: 1/8% infrastructure, 1/8% economic

Special assessment districts could fund local streets by neighborhood areas.

development and as of January 1, 2015, 3/8% hold harmless (graduated scale to 30% General Fund, 70% Capital Improvement Fund).

Special assessment districts are an appropriate method for funding area-specific improvements, requiring a contribution by property owners.

E. Goal, Objectives and Policies

Goal: Improve the transportation system to enhance safety, encourage all modes of transportation and meet existing and future needs of the community.

1. **Extend the useful life span of existing streets**
   a. Develop a comprehensive maintenance program that includes classification of street conditions, prioritization of projects, and responsibility for projects (i.e., City repairs or hired private contractor).
   b. Explore technologies for street maintenance to extend useful life, such as regular slurry seal, mill and pavement overlay, microsurfacing, etc.
   c. Explore financing options for maintenance and repair of streets such as gross receipts tax, special assessment district, grants, etc.
   d. Improve drainage infrastructure as needed to prevent runoff from damaging the streets.

2. **Designate additional needed arterial and collector streets serving the community**
   a. Approach SERPO and NMDOT for approval of additional arterial and collector streets, including truck routes.
   b. Refine future functional classification of city and ETZ streets and work towards reclassifying and connecting streets as development occurs.
   c. Preserve, seek dedication, and/or acquire rights-of-way of planned future connecting streets.

3. **Develop long-range transportation and stormwater master plans**
   a. Develop a transportation master plan that includes but is not limited to: a street network consistent with the land use recommendations, street network guidelines, street spacing principles, sidewalks complying with ADA, bicycle routes, transit route and stops, and detailed transportation goals and policies.
   b. Develop a stormwater management plan.

4. **Develop different approaches to streets and streetscapes in particular areas of the city that are context-appropriate to preserve or create neighborhood or small-city character**
   a. Develop a street section for urban streets that includes curb, gutter and sidewalks.
   b. Develop a rural street section standard that will accommodate drainage needs.

5. **Encourage alternative modes of transportation, other than automobile, to alleviate congestion, improve air quality and improve the health of the community**
   a. Work with Hobbs Express to extend bus service from Hobbs to Lovington.
   b. Conduct a walking audit of the city, concentrating on existing and emerging nodes.
   c. Establish designated bicycle routes using signage, particularly along areas that serve schools, hospital and other major traffic-generators.
   d. Include bicycle lanes on selected streets or multiuse paths when improving those streets.
   e. Construct and repair sidewalks to form a contiguous sidewalk system that adheres to ADA standards for accessibility.

6. **Enhance safety within the street network**
   a. Use traffic-calming measures, such as bulb-out intersections, speed humps, and narrow traffic lanes to slow traffic through residential streets as needed.
   b. Provide visible signage for bike lanes, bike routes and multi-use trails.
   c. Provide contiguous sidewalks with ADA-accessible intersections and clearly marked and signed pedestrian crossings.
   d. Consider the use of roundabouts at major intersections.
   e. Conduct a public information campaign to reduce driver inattention.
   f. Conduct a public information program regarding drivers and bicyclists sharing the road.
   g. Research allowing golf carts to use local streets in certain sections of the city and designing golf cart crossings for major streets.

7. **Encourage visitors and local residents to arrive, park and walk in the downtown area**
   a. Consider constructing parking lots and/or structures to accommodate anticipated visitors to the downtown area when demand increases.
   b. Provide wayfinding signage to the downtown area from key intersections within the community.
   c. Implement streetscape improvements recommended in the Downtown Master Plan.

8. **Develop trails and street improvements so that community assets that are a source of pride for the city are more visible and usable**
   a. Use special studies, such as the Downtown Action Plan, to develop standards for street landscaping, building facades, and artwork.
   b. Provide amenities to the community such as enhanced sidewalks and streets that are pleasant for traveling.
   c. Install wayfinding signs to important locations such as the downtown area, S. Main Street district and 17th and Avenue D commercial node,

9. **Develop street section requirements for annexation**
   a. Identify street section standards that the City will require for annexation

to ensure that annexed areas will not put an undue burden on City maintenance and repair budgets.

b. Work with Lea County to develop subdivision standards acceptable to the City for handling the street sections the City identifies as annexation priority areas within the Extraterritorial Zoning Area.
c. Explore options for special assessment districts in annexed areas to improve infrastructure.

10. Support transportation funding alternatives at the local and state levels, and devise appropriate local funding options

a. Support transportation funding alternatives at the state level
   - Advocate for public-private partnerships, spending of all transportation-related revenues on transportation needs, indexing taxes to inflation, and establishing a state-level permanent fund.
b. Seek NMDOT planning and programming of City projects.
c. Consider implementing a program for special assessment districts to take on local street maintenance by neighborhood areas.
d. Update the City's annual ICIP.

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VII. Utilities Element

The Utilities Element addresses at a general level water, wastewater, effluent water reuse and solid waste. This element is intended to provide an integrated perspective of and guide improvements to utilities.

Utilities constitute essential public infrastructure networks that deliver services to the entire community. The utilities systems are critical infrastructure supporting existing and future development; consequently, planning for these systems should be coordinated with all the other subjects addressed in the comprehensive plan.

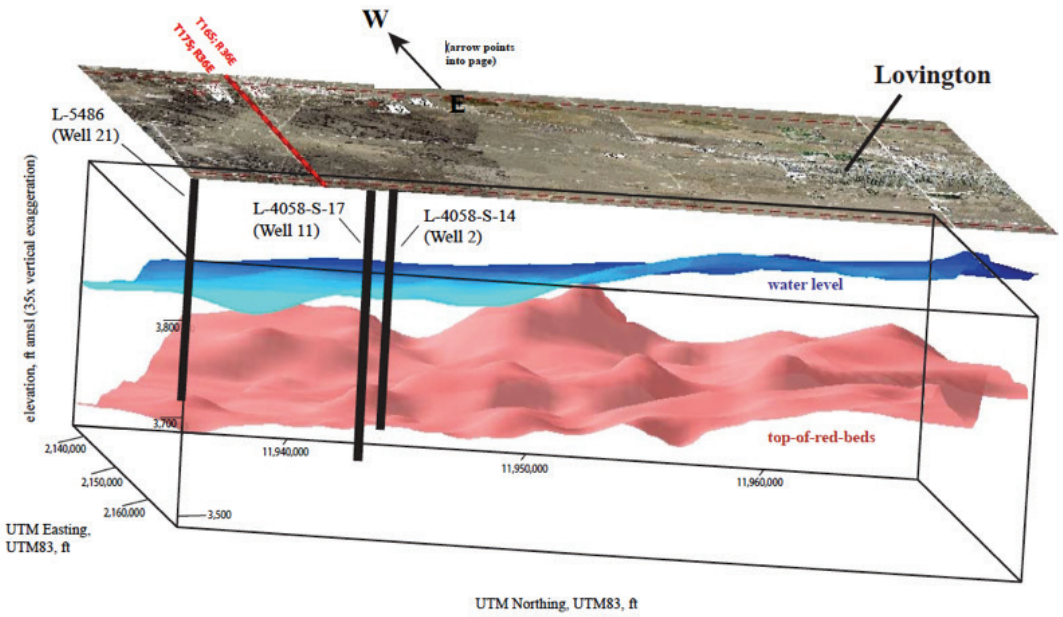
A. Existing Conditions

Water

Water Resources

Lovington relies on groundwater for its water supply. The diagram in three dimensions below shows the aquifer-saturated thickness based on water-level elevations and top-of-red bed elevations. It visualizes active supply wells for Lovington, looking east to west in Township 16 South Range 36 East. (Source: *City of Lovington 40-Year Water Development Plan,* prepared by Shomaker & Associates, Inc., July 2014)

Exhibit VII-1
Aquifer-Saturated Thickness Diagram



Red beds are sedimentary rocks, which typically consist of sandstone, siltstone and shale that are predominantly red in color due to the presence of ferric oxides.

Source: Wikipedia, http://en.wikipedia.org/wiki/Red_beds

Municipal Water Wells

Lovington has a total of 20 active wells, all of which are in the wellfield south of the city in the industrial park. The water table varies from 65 to 95 feet. Wells are generally approximately 100 feet deep. The red clay layer underlays the Ogallala Aquifer at 230 to 240 feet. New wells produce 328 to 340 gallons per minute (gpm). The City has recently applied for permits to drill three additional wells.

Sand restricts well productivity in some wells. The City has used sand filters to remove sand and is also considering sand separators at the storage tanks.

Exhibit VII-2
Lovington
Municipal Wells

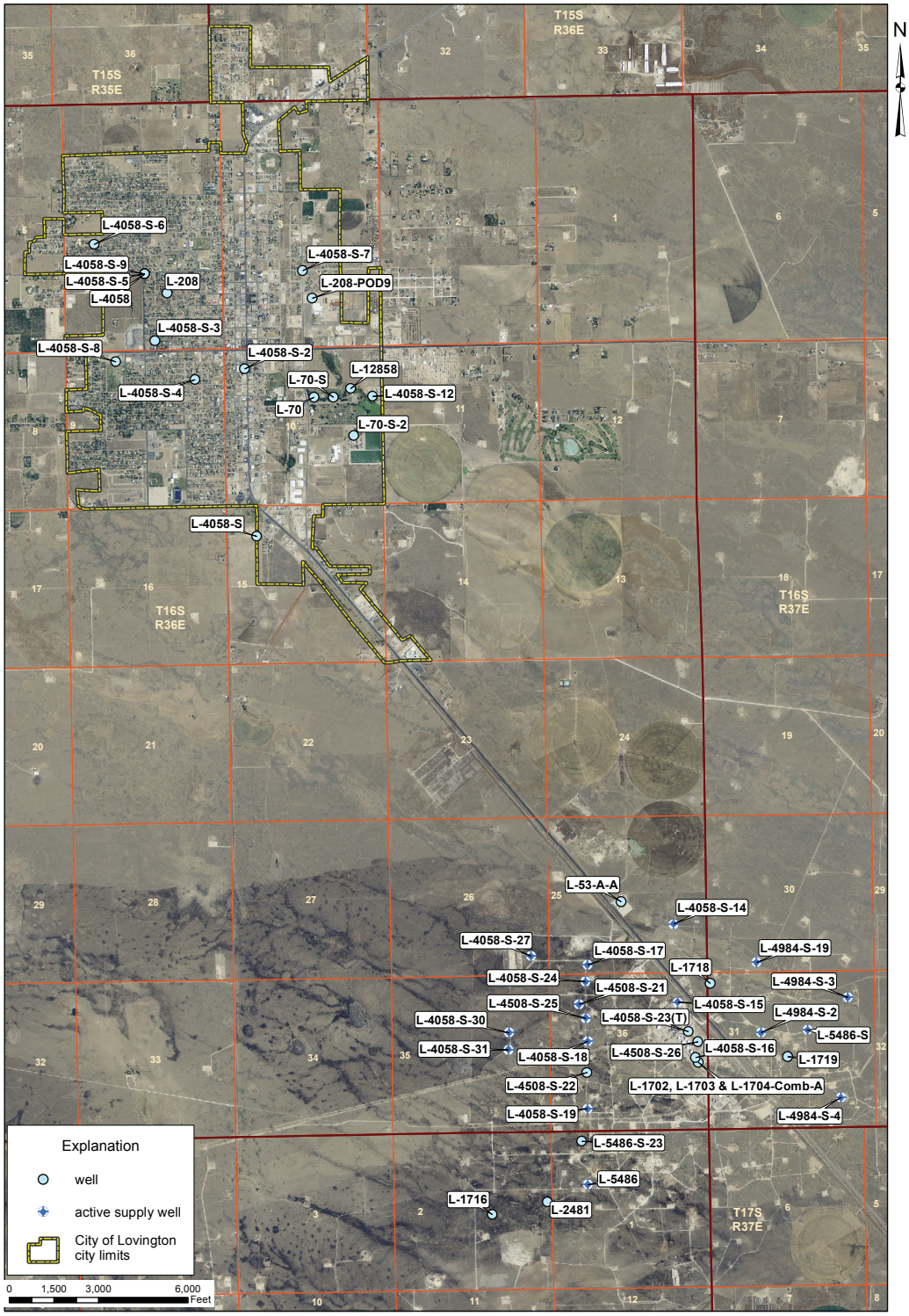


Figure 5. Aerial map showing City of Lovington wells, Lea County, New Mexico.

JOHN SHOMAKER & ASSOCIATES, INC.

Water Rights and Water Demand

The City owns a total of 6,017.58 acre-foot per year (ac-ft/yr) of water rights and permits for municipal use. (Source: *City of Lovington 40-Year Water Development Plan,* Shomaker & Associates, July 2014)

Shomaker & Associates project that Lovington's water demand at the end of the 40-year planning period in 2053 will be around 6,157 ac-ft/yr, demonstrating a need for the City's existing rights plus about 140 ac-ft/yr. Projected water demand anticipates future industrial and commercial development, including a potential water park to be developed after 10 years. The population projections in the City of Lovington 40-Year Water Development Plan line up closely with ARC's high population projection series, while the water demand methodology accounts for significant nonresidential uses in addition to residential uses. Consequently, population projections in the 40-year water plan and the mid-range population projections prepared in this comprehensive plan are consistent.

Exhibit VII-3
Water Demand Projections

Water Demand Projections for City of Lovington

Year	Population	Total GPCD*	Projected Water Demand (Acre feet/year)
2014	11,726	310	4,074
2015	11,951	308	4,129
2020	13,112	299	4,398
2025	14,344	294	4,725
2030	15,671	285	4,999
2035	17,072	275	5,269
2040	18,506	266	5,521
2053	22,670	242	6,127

*GPCD is gallons per capita per day

Source: City of Lovington 40-Year Water Development Plan, Shomaker & Associates, July 2014

The 40-year water plan recommends that the City acquire additional water rights. The City should pursue acquisition or transfer of water rights from Lea County for a property located approximately 3 miles west of Lovington.

Water Quality

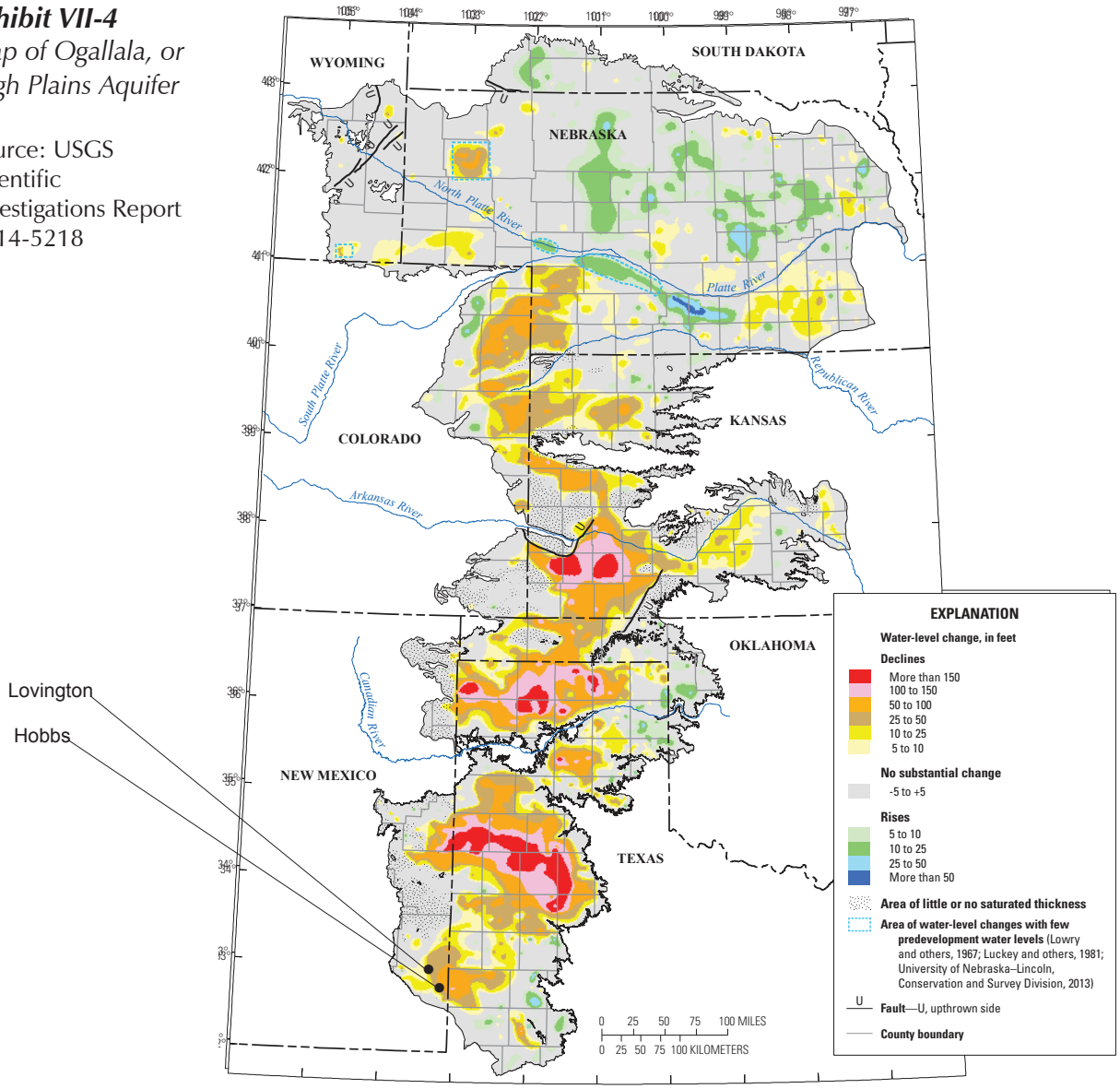
The presence of numerous dairy operations and current or historic feed lots in the vicinity may threaten the industrial park wellfield. Elevated nitrate concentrations have been noted in selected wells in the City's wellfield located south of town. The proximity of this wellfield to a refinery, pipelines, oil wells and numerous other oil and gas operations also poses a high potential for point-source pollution, according to the 40-year water plan. However, to date, water quality from the industrial park wellfield is generally high.

Aquifer Storage and Recovery

The Ogallala Aquifer (also called the High Plains Aquifer) is arguably the most important and productive aquifer in the country. Lovington is located on its southwestern edge.

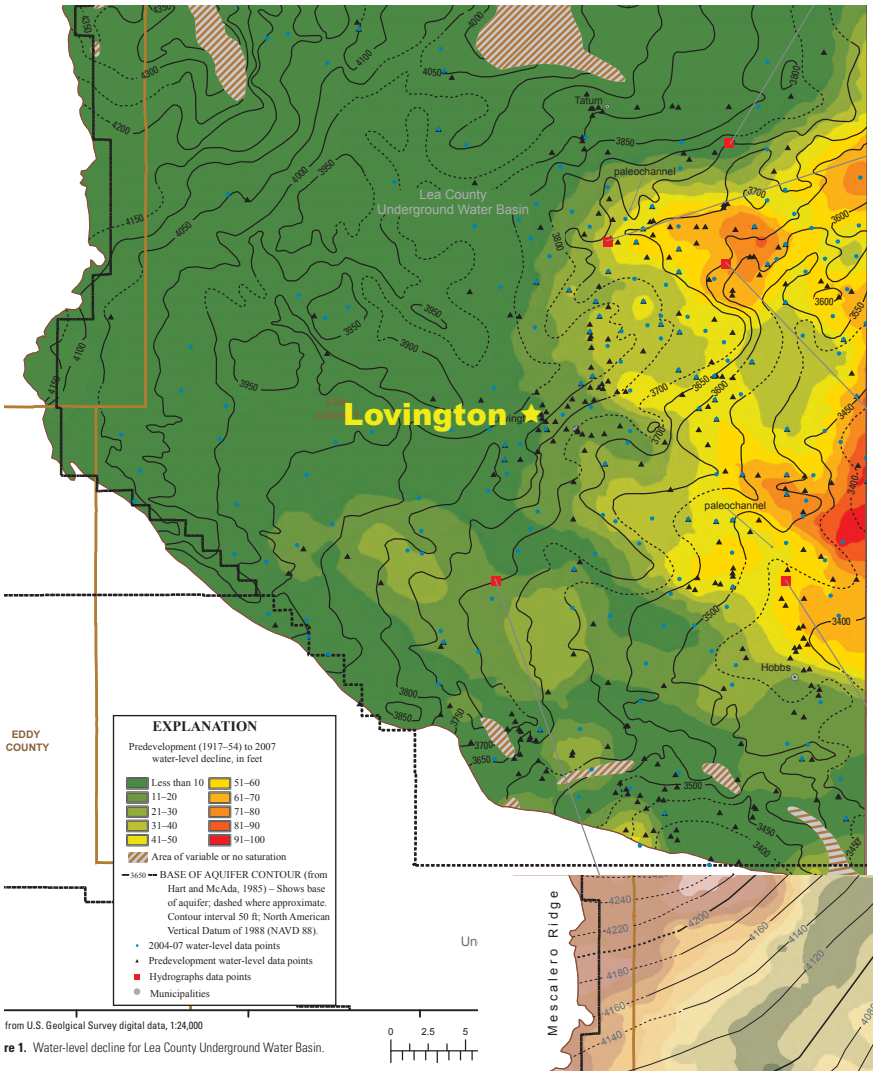
Exhibit VII-4
Map of Ogallala, or High Plains Aquifer

Source: USGS Scientific Investigations Report 2014-5218



Water level changes in the High Plains aquifer, predevelopment to 2013

Hydrologists have documented a general decline in the Ogallala Aquifer water levels. In a study by the U.S. Geological Survey in cooperation with the New Mexico Office of State Engineer in 2007, an analysis of 23 wells in Lea County that had continuous records from 1940 through 1954 indicated an average decline in water level of 6.8 feet and a median decline of 4.9 feet across the study area of Lea County during that 15-year time period of development. Hydrologists evaluated additional wells without that length of history to characterize the change in groundwater level. The map below shows that Lovington falls into an area with the lowest water level decline (under 10 feet). The second map shows the expected saturated thickness of the aquifer in the vicinity.



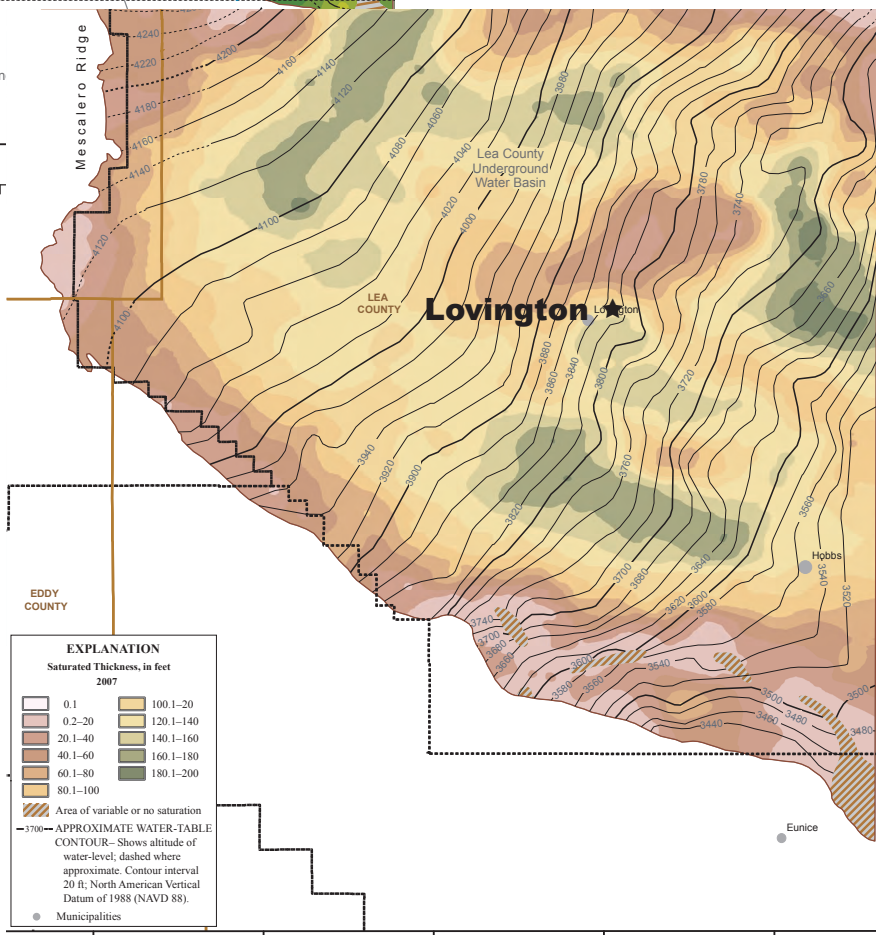
re 1. Water-level decline for Lea County Underground Water Basin.

Exhibit VII-5

Left: Water Level Decline in Lea County Underground Water Basin

Exhibit VII-6

Below: Water Table Levels and Aquifer-Saturated Thickness Based on 2004-07 Groundwater Level Measurements



Source: U.S. Geological Survey and New Mexico Office of the State Engineer: Scientific Investigations Map 3044, Current (2004-07) Conditions and Changes in Ground-Water Levels from Predevelopment to 2007, Southern High Plains Aquifer, Southeast New Mexico, Lea County Underground Water Basin (Poster)

Major water users in the vicinity of Lovington include oil and gas wells and irrigated agriculture. Texas irrigators use the "right of capture" law to draw a significant volume of water through pivot irrigation across the state line from Lovington. The acreage of irrigated agriculture is considerably greater in Texas than in New Mexico within the vicinity and may affect Lovington's available water supply. However, some hydrologists believe that Lovington's distance from Texas irrigators is great enough to protect Lovington's groundwater levels.

Exhibit VII-7
Water System Facilities Summary

Water Treatment and Storage of Treated Water

Summary of City of Lovington Water System Facilities Characteristics

Water treatment plant year of construction	1963, approximately
Recent upgrades	2008/2009 – All 5 water storage tanks/tower were drained and cleaned. New chlorination building with new booster pumps was constructed
Tank capacity	5.8 million gallons of water
% capacity being used	Summer – 80-90%, Winter – 40%, approximately
Number of tanks/sizes	4 Tanks total - 2 tanks at 400,00 gallons each, 1 at 3.3 million gallons, 1 at 1.1 million gallons
	3 elevated Towers – 2 at 200,000 gallons, 1 at 250,000 gallons
Pressure zones	City of Lovington has one pressure zone
Anticipated capital needs not on ICIP	New elevated water tank on the northwest corner of town. No cost estimate yet

Water Lines

The City's water lines vary in age. In the older part of the city, some water lines are undersized. The City is in the process of upgrading to radio-based water-meter reading. Overall, Lovington needs an inventory and assessment of the water system to identify inadequately sized lines and inadequate water pressure.

Customer Base

The customer base consists of 3,500 services. The City serves most areas within the city limits and some customers outside the city. The customer base is projected to expand to 4,200 services.

Wastewater Collection and Treatment

The Lovington wastewater collection system serves most of the developed areas of the city, while there are pockets that do not have service at this time. The current system currently has 22 lift stations. The city needs this large number of lift stations for a relatively small system, due to the minimal change in natural gradient within the community that makes it more difficult to retain sufficient grade for gravity to move sewage. In addition, some sewer lines are located under structures, making access for repair or upgrades difficult.

The sewer treatment plant is located in the southeast quadrant of the city, east of South Commercial Street and south of East Avenue K, across from Chaparral Park. It is a sequencing bath reactor (SBR) activated sludge plant that began operation in 2007. The sewer treatment plant currently treats 0.75 million gallons per day (mgd) and has a capacity of 2.5 mgd. The plant uses a polymer to separate solids from liquids. Sludge is approximately 30% solids, which is considered low (some sewer treatment plants produce sludge with 80% solids, while the norm is around 70%). The City operates land application of sludge to an area east of the sewer treatment plant.

Reuse Water
Lovington currently reclaims 840 acre-feet per year (0.75 million gallons per day) of treated wastewater effluent. Reclaimed water irrigates non-food crops at the city farm, leased out to a farmer. Even during the winter, the city applies treated wastewater effluent to the land.

The City is interested in other possible uses for reclaimed water, such as for industrial processes or the private golf course outside the city.

Solid Waste

Lovington is a member of the Lea County Solid Waste Authority. The Lea County landfill, five miles east of Eunice, accepts residential, commercial, private and public waste materials throughout the county.

Private Utilities

Lea County Electric Cooperative provides electric service to Lovington. New Mexico Gas Company provides natural gas.

Several companies provide telephone and Internet service to Lovington:
- Windstream (telephone and Internet)
- Leaco (wireless Internet)
- Baja Broadband (cable, Internet, and phone)
- Fuego Wireless (wireless Internet)

Baja Broadband recently bought out the Comcast market in Lovington. It is currently upgrading the service lines. The entire community will soon have access to high definition cable television service and broadband Internet.

B. Issues and Opportunities

Financing of Public Utilities
Water and sewer utilities are public enterprises and are intended to be self-sustaining operations. Many communities have difficulty making utilities fully self-sustaining, due to the desire to maintain low rates for customers and periodic large capital improvements costs. Besides monthly service fees, public utilities typically assess fees for hook-ups and contributions by developers for their share of plant expansion costs. Service fees are usually structured with both fixed rates and rates based on usage. Some communities charge higher rates for high-volume water users to encourage water conservation.

Rate Study
The City should conduct a rate study to help determine whether rates are competitive with other communities and whether they adequately cover costs for maintenance and updating of the utility systems. The City should conduct an evaluation of its water rate structure after two full years of monthly collection of metered water deliveries data. The evaluation would compare the existing rate structure to the rates of other water systems in the region, determine whether rates

represent the true cost of service, and whether the existing structure is effective in discouraging wasteful water use. (Source: 40-Year Water Plan)

Developer Responsibilities for Installation of Utilities to Serve Their Development
Most new construction requires utility service line extensions. Developers are responsible for preparing plans and specifications for such extensions and must hire their own certified contractor to perform the work to city specifications. Developers must submit plans and specifications for City approval, and the City is responsible for conducting an inspection of privately installed lines prior to approving their dedication.

The City should develop and disseminate standards for water and sewer lines, lift stations and other key infrastructure that may be installed by developers. The City should also prepare a flow chart showing the application and approval steps involved to more easily explain the process to applicants. The City should consider setting a maximum number of days for each of step and monitoring actual cases to determine the efficiency of the permitting process.

Plans and Studies
The City should develop a utilities master plan or asset management plan for its water and sewer systems. One of the main purposes of the plan is to identify and prioritize needed pipe replacement and upgrades. Significant anticipated residential and nonresidential growth elevates the importance of preparing this plan. It could include some or all of the separate studies identified in this Utilities Element.

Inventory of Existing Facilities
The City needs an inventory and assessment of the water system to identify inadequately sized lines and inadequate water pressure.

GPS and GIS Mapping of Water and Sewer Lines
The City's maps of existing water and sewer lines, and major features of both systems are out of date. The City should conduct a study using GPS, GIS databases and mapping to accurately locate features of the utility systems and document conditions.

Planning for New Development
The recommended land-use strategy in this plan targets significant infill, new "greenfield" residential development in the northwest quadrant and industrial development in the southeast quadrant. Existing utilities already serve most infill areas, consequently, new or reactivated hook-ups in infill areas should be less costly than serving greenfield development. (See Land Use Element.)

The northwest quadrant is generally at higher elevation than other portions of the community, therefore, the City should be able to extend sewer lines there with a reduced need for additional lift stations. While this situation appears favorable for feasibly and cost-effectively serving new development with utilities, the City must study the detailed aspects of the water and sewer systems when devising

their utilities strategies. In particular, downstream pipes may need to be upsized to accommodate development in targeted locations.

Water Leaks
The City should continue to use radio meters with leak detectors.

Water

Water Resource

The City 40-year water plan identifies the potential for contamination of water wells in the south wellfield. The City should work with operators of oil and gas wells within the area to install additional monitoring wells. Navajo Refinery Company adjacent to the south wellfield also has monitoring wells, and the City has access to their data. The City should also consider taking wells out of use if they reach a certain low production threshold. In addition, it should consider installing fences around producing wells for security and to reduce the risk of contamination.

The recommended long-range strategy is to develop an alternative wellfield in a location likely to have wells with good production, using wellhead protection measures to protect water quality.

Raw Water Quality

A concern of the City's about well productivity and treatment is the volume of sand pumped up from thin reaches of the aquifer. The City should install a sand separator within the system before water enters treated water tanks.

Water and Sewer Lines and Other Utility System Features

The City should use GPS and GIS databases and mapping to accurately locate water and sewer utility system features.

The City regularly revisits ICIP projects, which may change due to redefining and reprioritizing.

Water Projects Identified in the Infrastructure Capital Improvements Plan

Two projects are in the FY 2015-2019 ICIP, ranked 1 and 2:

- Water Rights/Well Construction
  The purpose of this project is to acquire water rights, and to plan, design and construct a new municipal wellfield. Completion of this project will be in three phases: Phase 1 includes the costs for the acquisition of approximately 3,000 acres and water rights; Phase 2 is the design; and Phase 3 is the construction of 28 wells and a main line to connect the wellfield to the existing water distribution system.

- Replace Water Meters
  The purpose of this project is to purchase and install new radio-read water meters and related equipment. This project will be completed in four phases to purchase and install meters: Phase 1 is for 1,200 meters; Phase 2 is for 1,000 meters; Phase 3 is for 853 meters; and Phase 4 is for 487 meters.

- Build 3-Million-Gallon Water Storage Tank
  Programmed for 2017, this project consists of planning, designing and constructing a tank on City property located off the Lovington Highway,

Funding for the water rights/ well construction project, estimated at $6.1 million, is an investment in an alternative wellfield site, which may eventually replace the current wellfield, even though the current field has not shown signs of contamination.

approximately 4 miles south of Lovington.

A third project is in the FY 2015-2019 ICIP and ranks 6:

- Industrial Park/Infrastructure Expansion
  The purpose of this project is to plan, design, and install utilities in the Lovington Industrial Park southeast of Lovington. It extends approximately 2 miles of water line and 2 miles of sewer line to serve existing businesses on the Lovington Highway and in the Lovington Industrial Park. The project would also extend the city limits southeast along the highway to the Lovington Industrial Park, which would increase gross revenue taxes.

The ICIP identifies, and the Facilities Element section addresses, a project to remodel the Lovington Water Department office building programmed in FY 2015 and 2016, including an addition for a new office, conference/training room and restroom.

Water Conservation

The City's goal is to reduce gallons per capita per day use (GPCD) from 310 GPCD in 2014 to 242 GPCD by 2053, as stated in the 40-Year Water Plan. The conservation goal is moderate, compared to other communities. The City should consider a more aggressive goal of promoting attractive, waterwise landscaping, while retaining major trees and lawns. While residential water use may actually decline through water conservation, nonresidential water demand for uses such as parks and recreation, industrial development and commercial development will increase as the city grows.

In general, southeast New Mexico has tended to not support water conservation, but there are some signs that this attitude is changing. Lea County Master Gardeners has hosted an annual Lea County Water Wise Landscape Conference in Hobbs. The Living Desert Zoo and Gardens State Park holds an annual xeriscape workshop in Carlsbad.

"Xeriscape" stands for water-conserving landscapes. The term derives from "xeros," which is Greek for "dry," and "scape," short for landscape.

"Xeriscape" is not to be confused with what some call "xeroscape," treatment, using no landscaping materials or vegetation.

There are many ways to reduce water consumption. The City can set water rates to encourage conservation and give rebates to customers who purchase Energy Star washers, low-flow toilets, low-flow shower heads, sink aerators, and other appliances. It can create a Fix-a-Leak Program and watering schedules, and promote drip irrigation. It can employ water-saving techniques for fire hydrant flushes and testing.

The City does not currently require a particular percentage of a newly developed property or parking lot to be landscaped. If the City does so in future code amendments, it should promote or require xeriscape treatment.

The City, Nor-Lea General Hospital, and other existing and new large-scale developments should take advantage of opportunities for water harvesting. For example, trees should typically be planted at the bottom of hills or berms rather than on top.

Drought Management

The municipal code gives the City the authority to ration water, but Lovington does not have a drought management plan. It has used water restrictions sparingly, if ever. We recommend creating and implementing a drought management plan.

Wastewater

Reduction in Number of Sewer Lift Stations

The City has a large number of lift stations which require vigilance in maintenance and impose an ongoing cost of electricity for pumping. Consolidation of lift stations would likely save money through lowering electricity bills and reducing maintenance. Since the grades in the city are so flat, the opportunities for consolidation may be limited, unless main lines were re-engineered to create greater slope, which would likely be very expensive. The need to reach elevation of the sewer treatment plant is the greatest challenge to the feasibility of consolidation.

Future development will likely necessitate studying the lift station system to arrive at design improvements. By targeting new residential development in the northwest quadrant, at a somewhat higher elevation than other portions of the city, the City may have the opportunity to minimize deployment of new lift stations.

Control of Odor at the Wastewater Treatment Plant

Residents who use Chaparral Park due north of the wastewater treatment plant have complained about odor emanating from the plant. The treatment plant's high water content in its sludge may contribute to the odor, even though it currently uses a screw press. The City may need to further study the operation to identify other measures to decrease the impact on the city's premier park. One can address odors by either adding chemicals or enzymes in the liquid phase. Mechanical changes to sewage pump stations may assist with odor control or some form of odor control in the vapor phase. Adding chemicals in the liquid phase would likely be the most economical and easiest to accomplish. Testing could be done to determine the exact type of odor and then determine which chemicals or enzymes to use. Odors are most likely hydrogen sulfide and/or ammonia. (Source: Dr. Riva Giancarlo, Sewage and Wastewater Odor Control)

Wastewater Projects Identified in the Infrastructure Capital Improvements Plan

Projects listed in the FY 2015-2019 ICIP:

- Industrial park/infrastructure expansion (both water and wastewater, discussed above)
- Replace wastewater supervisory control and data acquisition (SCADA) system
- Wastewater front-end loader
- Screw press for sludge
- Wastewater treatment plant addition
- Rebuild lift stations #3 and #5

C. Goals and Policies

1. **Increase the long-range reliability of the city's water supply**
   a. Continue to operate the south wellfield, while increasing monitoring of any potential contamination to producing wells
   b. Fence producing wells
   c. Begin to develop a new wellfield
   d. Reactivate wells in the city if feasible, including wellhead protection measures against potential contamination

2. **Promote water conservation**
   a. Develop a drought management plan
   b. Promote planting of trees at the bottom of hills or berms rather than the top to harvest rainwater
   c. Develop a list of appropriate tree species for Lovington
   d. Consider incentives for installing low-flow showers, other taps, toilets and appliances

3. **Acquire additional water rights to meet projected water demand**

4. **Improve water system efficiencies**
   a. Use SCADA and other appropriate technologies
   b. Employ methods to detect and fix leaks

5. **Develop a utilities master plan or an asset management plan to guide long-range water and sewer capital improvements and financing, including but not limited to the following components**
   a. Develop an inventory of facilities and their condition, using GPS to accurately locate facilities and GIS to develop and map the database
   b. Plan for water transmission lines from a new wellfield
   c. Plan for water and sewer facilities to support future growth in targeted locations
   d. Conduct a rate study to assure that enterprise funds are adequate to support operations and capital improvements
   e. Identify major water and sewer line replacements
   f. Evaluate sewer system design options to reduce the number of lift stations to save money and reduce maintenance
   g. Set water and sewer facilities standards for privately installed facilities
   h. Chart the City's application and approval process and monitor it for efficiency

6. **Operate wastewater collection and treatment to meet high health and safety standards**
   a. Implement measures to reduce odor from the wastewater treatment plant

7. **Expand the current treated effluent reuse system**
   a. Consider supplying treated effluent water for municipal, industrial and private recreational uses in addition to agricultural uses

8. **Manage solid waste collection to provide an efficient public service, discourage illegal dumping, and reduce the stream of waste into landfills**
   a. Promote and develop programs to increase recycling of materials

9. **Consider adopting a health and safety policy for private domestic water wells and septic systems**

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VIII. Facilities Element

The Facilities Element is intended to guide improvements to city-occupied facilities and city-operated parks and playfields.

A. Introduction

The purpose of the Facilities Element is to assess facilities and parks conditions and to guide short-and long-term strategies that will result in high quality, well-maintained facilities and parks for the city of Lovington. Section B presents information about city buildings, and Section C describes park facilities.

B. City Facilities

City facilities provide essential governmental services and amenities to residents and businesses of the community. Because of their important function in the community, civic buildings and grounds for public use are often highly accessible, prominently sited, and contain beautiful architectural features.

To provide guidance on improvements, planners and architects conducted an assessment of the conditions and usability of the facilities that house City of Lovington employees and public services, and that citizens visit for various functions. This element compiles information about each facility and recommends actions and projects to improve their condition and usability over the next 20 years.

In this element, ICIP projects are cited by individual facility. Note that ICIP projects are regularly revisited and may change due to redefining and reprioritizing of projects.

Locations

The city has 21 locations with building facilities and seven parks within the city limits that house staff and provide services or recreational opportunities to the community. Some of the sites house more than one facility. The map in Exhibit VIII-1 shows the locations of City, County, school and hospital facilities in Lovington. This map also shows City-owned parcels either in or very close to the city that it does not currently use for public purposes, but that it may use in the future.

Conditions Assessments

The conditions inventory table in Exhibit VIII-2 ranks conditions and summarizes key factors of each assessed facility. The City has approximately 163,348 total GSF of space and around 214 acres of land in use. City facilities use approximately 82 acres, parks add 102 acres, and the cemetery has 30 acres.

The average condition of buildings and parks on a scale of 1 (very poor) to 5 (excellent) is 3.3. Only four buildings are in very poor condition, while seven are in poor condition, ten are fair, six are good and two are in excellent condition. As discussed in the Issues and Opportunities section below, ranking alone does not equate to a priority for the City, but it is an important indicator for the City to consider in its efforts to maintain, improve and replace particular facilities.

Exhibit VIII-1
Map of Public Facilities in Lovington

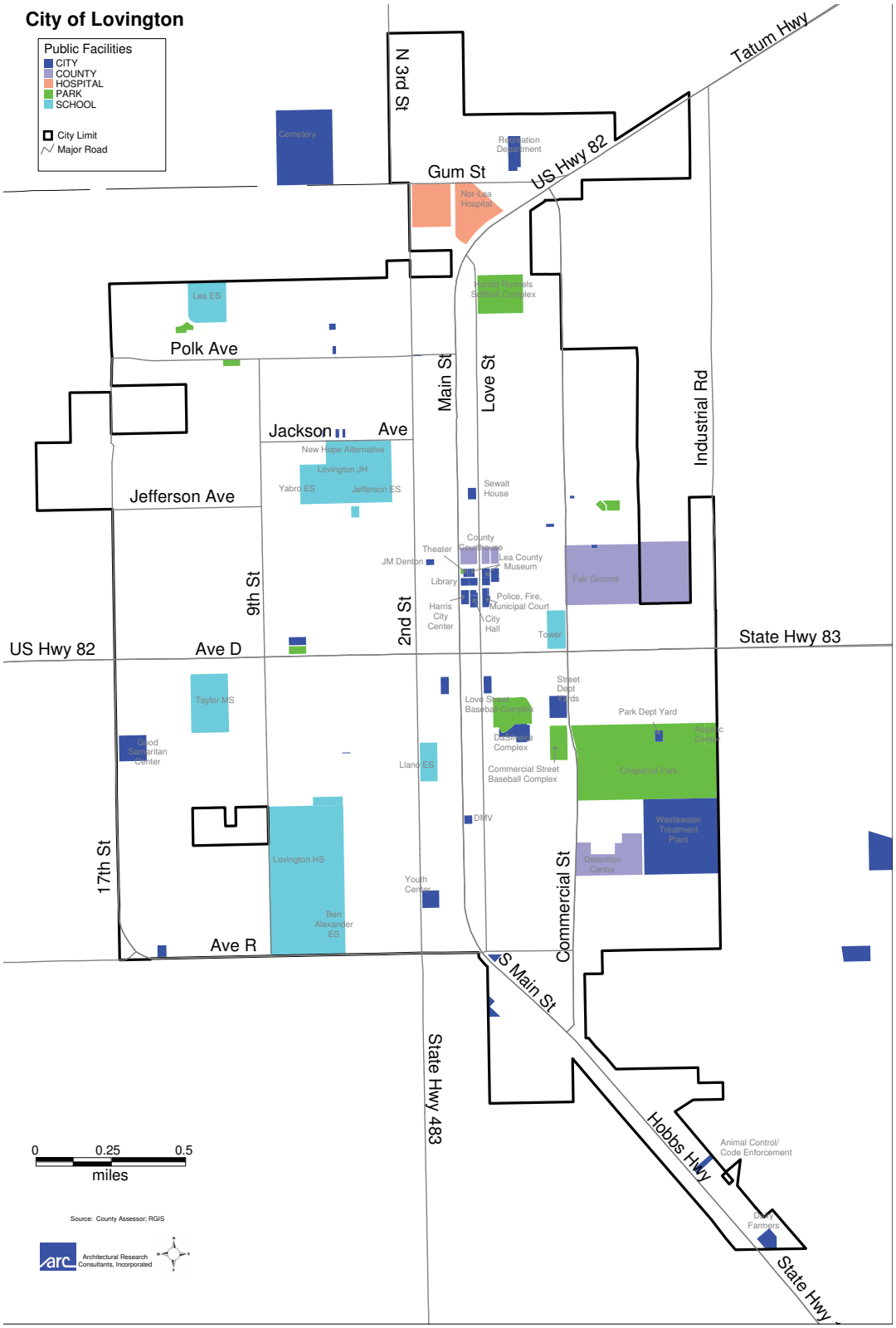


Exhibit VIII-2 Lovington City Facilities Condition Inventory

Lovington City Facilities: Conditions Inventory

	Facility Name	Construction Date	Square Footage (approx)	Acres (approx)	Number of Staff	Overall Condition*	Key Issues
1	City Hall	1960s?	8,700	0.93	13	3	Poor layout, no fire protection, not ADA accessible, dated interiors, no room for personnel growth
2	Troy Harris City Center	1980s?	8,472	0.80	1.5	4	Need signage, ADA and parking lot improvements
3	Police Station	1984	18,666, half	1.75, half	39, staggered	3	Water infiltration issues, lack of storage, needs back-up power system
4	Fire Station	1984	18,666, half	1.75, half	27, staggered	3	Cramped living conditions, worn shower/restroom, lack of training space and Emergency Operations Center
5	Old Fire Station	1941	7,500	0.88	0	1	Structure could be repurposed for other use
6	Lovington Public Library	1990	14,400	0.96	6	4	Roof has active leaks, minor interior improvements needed
7a	Lea Co. Museum: Hotel Bldg	1918	8,500	1.03	1	4	Some ADA upgrades needed, no fire protection systems
7b	Lea Co. Museum: Beverley Bldg	1928	5,650	0.16	0	3	Poor electrical, non-ADA restroom serves Beverley & Lister, no fire protection
7c	Lea Co. Museum: Lister Bldg	1931	14,000	0.16	0	2	No elevator or fire protection, poor egress, need fire door at wall with Beverley Bldg.
7d	Lea Co. Museum: Sewalt House	1918	1,800	0.69	0	2	Needs new roof
8	Lea Theater	1948	5,300	0.10	0	2	Roof has leak
9	Senior Center	unknown	10,800	0.96	9	5	ADA improvements needed including interior ramp and tactile/Braille signage
10	Youth Center	1965	7,500	2.62	3	4	Fire protection issues, exterior condition problems, no stage access.
11	Animal Control/Code Enforcement	various	4,450	2.00	3	1	Poor ventilation, energy inefficient, water infiltraion probable, electrical and plumbing systems poor.
12	J.M. Denton Building	1961	5,639	0.32	8	4	Exterior condition issues, inefficient water heater, inactive fire alarm, security issues at court due to age of door hardware
13	Motor Vehicle Department	unknown	5,000	0.48	4	5	Roof has leak
14	Cemetery Maintenance Building	1930's	1,128	30.00	3	2	Office building cramped and worn, inaccessible.
15a	DaSilveira - West Bldg	unknown	6,500	1.58, shared	0	4	Future Water Deptartment location. Will require build-out for office, restroom, tool room and small parts storage.
15b	DaSilveira - East Bldg	unknown	7,000	1.58, shared	-	-	Leased property with tenant
16	Wastewater Treatment Plant Offices	1980s?	7,975	40.00	8	3	Too small for number of staff, lacks conference room, storage and staff lockers. Restroom needs remodel.
17	Recreation Department Yard	unknown	2,479	3.03	4	1	Building is in very poor condition and inadequate for use. Department is moving to Water Department Yards.
18	Street Department Yards	1960s	4,482	7.31	7	3	Containment is needed for the gas pumps; building lacks fire protection.
19	Water Department Yards	unknown	1,800	0.96	7	3	Moving to DaSilveira West Bldg. Office and restroom areas need to be refurbished.
20	Parks Department Yard	unknown	1,800	Chaparral Park	5	3	Office building good; storage building poor. Need more indoor storage and covered outdoor storage.
21	Aquatic Center	2010s	1,500	Chaparral Park	0	3	Needs landscaping mulch and enclosure for equipment. Some accessibility problems.
22	Chaparral Park	unknown	-	80.00	0	2	Roadway and parking, restrooms and lighting could be improved. Site amenities have been updated.
23	W. Ave D Park	unknown	1,168	2.07	0	2	Sidewalks, parking, and fall material containment curbs need work. Lighting could be improved.
24	Harold Runnels Softball Complex	unknown	368	12.09	0	3	No accessible parking or bleachers, fencing issues
25	Love Street Baseball Complex	unknown	555	8.36	0	2	No accessible parking or bleachers, fencing issues, poor restrooms and site buildings
26	Commercial Street Baseball Complex	unknown	216	4.13	0	1	No accessible parking or bleachers, fencing issues, poor restrooms and site amenities
	Total GSF facilities (this list):		**163,348**		**Average condition = 3.3**		

*Condition Key: 5=Excellent, 4=Good, 3=Fair, 2=Poor, 1=Very Poor

C. Facilities Descriptions

Administrative Facilities

Lovington City Hall

Address: 214 S. Love Street
Square Footage: 8,700 GSF
Number of Staff: 13
Hours of Operation: 7:30 - 5:30 M-Th, 7:30 – 11:30 F

Purpose/Services Offered: Administrative functions of City government including City Manager, City Planner, City Clerk, Animal Control and Code Enforcement officials, Finance, and Water/Sewer Billing Department

Description of the Facility: The single-story building construction was as a bank, probably in the 1960s. It still has a drive-up window, now used to pay water bills. The Water/Sewer Billing Department uses the teller window area as a service counter. The facility has also served as the city's police station. The condition of the facility is fair. It is a brick on masonry structure with terrazzo flooring and carpeted offices. The interior layout is original to the bank.

Issues and Needs: Parking areas are worn and handicapped access is poor. Landscaping is highly water-dependent and overgrown. Electrical feed is from overhead and has not been updated since construction. Water has no proper diversion away from the foundation and one grade-level window has water infiltration. The facility lacks a generator and set-up for back-up power supply. It has no fire suppression or central fire alarm system.

Projects in ICIP: None.

Facility Adequacy: The central location near other City services and availability of parking are very good and promote interdepartmental communication and collaboration. The building has a welcoming lobby, reception desk and waiting area for greeting the public. Offices are generously sized, but the layout is poor and the number of offices is inadequate. Offices lack adequate electrical outlets, and have dated and worn casework and furnishings. The commission chamber is small and crowded, and conference space for meetings is nearby at the Troy Harris City Center building. The facility needs an overall interior renovation to provide adequate workspaces for personnel and allow for expected future growth in staff. The interior is generally not ADA compliant and needs upgraded door hardware, signage and restrooms. Parking, landscaping and accessibility need improvement.

Troy Harris Center

Address: 201 S. Main Street
Square Footage: 8,472 GSF
Number of Staff: 3.5
Hours of Operation: 9-5, M-F

Purpose/Services Offered: The building houses the Chamber of Commerce, Economic Development Commission and Lovington MainStreet. Various public and departmental meetings take place in the large meeting room or conference room.

Description of the Facility: The single-story building has an excellent location on Main Street near city hall with off-street asphalt parking. The facility houses large and conference-room sized meeting spaces, and some smaller offices. A bright, welcoming lobby is staffed all week. Two sets of restrooms and two kitchens are available. One group of restrooms and one kitchen are generally ADA accessible.

Issues and Needs: The asphalt parking lot needs improvement. Exterior signage should be improved for visibility. Meeting spaces could be improved with white boards and interactive technology. Needed ADA improvements include lever-style door handles, and tactile and Braille room signage.

Projects in ICIP: None

Facility Adequacy: The facility appears adequate for its present use, except for a needed parking lot and ADA improvements.

Public Safety Facilities

Police Station

Address: 213 S. Love Street
Square Footage: 18,666 GSF, shared with Fire Department
Number of Staff: 39, In staggered shifts
Hours of Operation: 24/7

Purpose/Services Offered: Houses the dispatch center, offices for Police Chief, detectives and officers, armory, interview rooms, sally port, and evidence storage. The department uses space in the basement for training and a small emergency operations center.

Description of the Facility: The single-story building is across the street from

City Hall and shares a lobby with the Fire Department. The Police Department occupies the south end of the building. The dispatch center is at the lobby, behind dark glass. A hallway loops through the building with offices and other spaces located along the exterior walls. Street and lot parking is available at City Hall and a parking area and sally port are located at the south end of the Police Station. Offices are small but adequate. Finishes and furniture are worn and dated.

Issues and Needs: The facility lacks storage, especially for evidence. The department desires additional high-density storage shelving. The dispatch center is crowded with files. Offices need additional electrical outlets. The back-up diesel gas generator reportedly does not work, and the emergency uninterruptible power supply (UPS) backup system is very old and needs replacement. The facility has several water issues, including leaking HVAC units and standing water in the basement electrical room. Mold was evident in the basement. The sally port drain tends to clog and an adjacent room has water infiltration when cars are washed in the sally port.

Projects in ICIP:

- Number 28653: Remodel Dispatch Facility

Remodel and furnish the Lovington dispatch facility. The project would modernize the facility and improve access and safety. Renovations would include new electrical, cabinets, counters, workstations, flooring, lighting, and a new camera system. The total project area covers approximately 570 SF.

Facility Adequacy: The location of the Police Department is very good, but the building is becoming worn and storage is a pressing issue. Water issues need to be addressed, and the emergency UPS system is important equipment for the Emergency Operations Center.

Fire Station

Address: 213 S. Love Street
Square Footage: 18,666 GSF, shared with Police Department
Number of Staff: 27, on staggered shifts
Hours of Operation: 24/7

Purpose/Services Offered: Provides fire protection and emergency medical services care and transport to the citizens of Lovington and Lea County, NM

Description of the Facility: The Fire Department shares the single-story building with the Police Department. It is a masonry structure with four vehicle bays at the north end, a small living area for firefighters, and departmental offices for staff.

Issues and Needs: Conditions are crowded for the firefighters living at the fire station, and restroom/shower facilities are dated and worn. Office space is

adequate, but training space is lacking. The four truck bays are no longer adequate for all the department's vehicles.

Projects in ICIP:

- Number 26723: Fire Station Construction

Plan, design, and construct a new fire station on three acres owned by the City at 17th Street and Dogwood Avenue. This project includes the construction of an approximately 9,000-SF facility with two pass-through fire bays (four apparatus), two offices, training and conference room, restrooms, kitchen, living room and dormitory. The new facility would increase fire protection coverage to the community and decrease response times. In addition, this new station would allow the City to increase the number of Fire Department staff to meet community needs.

- Number 10723: Apparatus Bay Exhaust System

Equip the main fire station with a vehicle exhaust removal system that attaches to each apparatus. This project will improve public safety in the entire public safety complex.

Facility Adequacy: The facility is in fair condition, but the living area is much too small, the roof leaks, and the Emergency Operations Center is not functional.

Old Fire Station

This building is on the National and State Historic Registers

Address: Love Street at Avenue A
Square Footage: 7,500 GSF
Number of Staff: 0
Hours of Operation: 24/7

Purpose/Services Offered: The Fire Department uses this building for storage and vehicle maintenance. The overhead door headroom is too low for larger vehicles. Staff uses a small weight room.

Description of the Facility: This building is a 1941, uninsulated masonry structure on concrete slab with original windows. It is generally unfinished and unfurnished space, except for the weight room. Plumbing and electrical are poor, and heat is only via a few gas-fired heaters. The building has no accessibility features. The site has broken concrete curbs, and poor paving and landscaping.

Issues and Needs: Depending on future plans for the building, the facility needs insulation for energy efficiency. It needs new windows and doors, plumbing, electrical and HVAC upgrades, and refurbished interior. The site needs to be reworked.

Projects in ICIP: None.
Facility Adequacy: Currently adequate as a storage facility.

Cultural and Recreation Facilities

Lovington Public Library

Address: 115 S. Main
Square Footage: 14,400 GSF
Number of Staff: 6
Hours of Operation: 9:30-6:00, M-F and 9:30-1:00 Saturday

Purpose/Services Offered: The Lovington Public Library, through its collections, programs and outreach activities, supports and encourages reading and learning, intellectual curiosity, and personal growth and development.

Description of the Facility: The library is well located on Main Street, with a parking lot in back. The building is stucco on CMU and was constructed around 1990. Building systems are in good condition and the facility is well maintained.

Issues and Needs: The roof leaks, the carpeting is beginning to unravel at the seams, and the circulation desk needs a new countertop.

Projects in ICIP:

- Number 23491: Library Facility Upgrades

Plan, design, and install a new HVAC system, carpet, doors, and bathrooms at the Lovington Public Library. The project covers approximately 14,400 SF and includes replacing the HVAC system, carpet, doors, and completely renovating bathrooms (five public stalls and one staff stall).

Facility Adequacy: Dated staff desks are located in the open area behind circulation. Systems furniture might be more pleasant and afford staff more privacy.

This building is on the State Historic Register

Lea County Museum: Commercial Hotel Building

Address: 103 S. Love Street
Square Footage: 8,500 GSF
Number of Staff: 1
Hours of Operation: 9-5, Tues-Sat

Purpose/Services Offered: Regional museum with exhibits and collections demonstrating local cultural history.

Description of the Facility: The Commercial Hotel building is a 1918 structure with poured concrete exterior walls and timber framed floors and roof with metal roofing. Interior partition walls are finished with lath and plaster. Electrical is updated, plumbing is adequate, and heat is via gas-fired heaters. Split-system units

provide cooling as needed. The small structures that make up the village on site were not evaluated.

Issues and Needs: The building should have an ADA-accessible restroom, since it is open to the public. The building has no fire protection system.

Projects in ICIP: None.

Facility Adequacy: Need ADA upgrades including restroom and directional signage to ramp.

Lea County Museum: Beverley Building

Address: 112 E. Central
Square Footage: 5,650
Number of Staff: 0
Hours of Operation: 9-5, Tues-Sat

Purpose/Services Offered: Part of Lea County Museum

Description of the Facility: Single-story 1928 structure, possibly made of adobe, with partial mezzanine office space on north side (closed). The east side of the building has exhibit space in the front, and the rear is used for storage. A restroom is located in the rear area, but it is not ADA-accessible. The west side has a performance space that also accesses the restroom.

Issues and Needs: The electrical panel serving the heater should be upgraded. A fire separation door should be installed between the Beverley Building and the adjacent Lister Building, to protect both assets.

Projects in ICIP: None.

Facility Adequacy: A public restroom should be available without requiring travel through the storage area and should comply with ADA regulations.

This building is on the national and state historic registers.

Lea County Museum: Lister Building

Address: 114 E. Central
Square Footage: 14,000
Number of Staff: 0
Hours of Operation: 9-5, Tues-Sat

Purpose/Services Offered: Part of Lea County Museum

Description of the Facility: The facility is a two-story, 1928 concrete building. A

newly-renovated display area fills much of the lower level, with some storage space at the rear of the building. The upper level was formerly office spaces and is being outfitted with historical exhibits. The building has a newer HVAC system, new windows, and lighted exit signs. It relies on the restroom at the adjacent Beverley building for public use.

Issues and Needs: The building needs an elevator for public access to the second floor.

Projects in ICIP: None.

Facility Adequacy: The facility needs an ADA compliant restroom.

This building is on the national and state historic registers.

Lea County Museum: Sewalt House

Address: 121 E. Jefferson
Square Footage: 1,800
Number of Staff: 0
Hours of Operation: not currently open to public

Purpose/Services Offered: Part of Lea County Museum

Description of the Facility: A two-story, 1918 craftsman-style cottage of adobe construction and a stucco finish. The house has significant historical features in its period woodwork and overall design with worker's quarters on the second floor. Local master gardeners maintain the cottage grounds. The roof is actively leaking and sections of the roof and ceilings are deteriorating. Water infiltrates the structure. The house has not yet been restored or staged as a public part of the museum.

Issues and Needs: The facility needs a new roof to preserve the asset.

Projects in ICIP: None.

Facility Adequacy: The facility needs a new roof.

Lea Theatre

Address: 106 E. Central
Square Footage: 5,300
Number of Staff: 0
Hours of Operation: not currently open

Purpose/Services Offered: To be determined.

Description of the Facility: Construction of the theatre was in 1948 as a single-screen movie theater with an art deco styling. It is a masonry and timber building on concrete slab. The mezzanine level has seating, a projection booth, and a small apartment. Plumbing and electrical systems need upgrades. The interior needs to be refurbished. The roof has some leaks.

Issues and Needs: The vestibule is too narrow to meet current code. The electrical system is past its useful life and Bulldog brand breaker boxes are over 60 years old. Their safety is questionable when not maintained regularly. The roof leaks. Egress doors lack panic hardware.

Projects in ICIP: None.

Facility Adequacy: The lobby area is small by today's standards. Restrooms and seating need upgrading to meet ADA requirements. The facility will need construction of back-of-stage areas, should it be used for performances. It needs a fire alarm system.

Bill McKibben Senior Center

Address: 18 W. Avenue F
Square Footage: 10,800
Number of Staff: 9
Hours of Operation: 8-4, M-F

Purpose/Services Offered: The center provides services to patrons age 60 and over, offering a variety of programs and activities in a social environment. It strives to provide support and the tools necessary to assist the aging community with maintaining healthy, independent living. It serves lunch on Monday, Wednesday and Friday, and provides home-delivered meals to qualifying patrons. The center also provides transportation services within the community. The facility has a variety of recreation rooms for activities including billiards, exercise rooms, craft areas and game rooms.

Description of the Facility: The single-story building has a stucco exterior over CMU. It was remodeled in 1993, with an annex added in 2012. The center's offices and dining room are conveniently located near the main entry. HVAC is delivered from rooftop package units and delivery is via single supply/return ducts.

Issues and Needs: HVAC effectiveness could be improved by ducting separate supply and return grilles. Kitchen staff need training so that they do not dispose of food via the plumbing.

Projects in ICIP: None.

Facility Adequacy: Circulation is not easily identifiable, as everything is the same color scheme throughout the building and signage is not posted. Rooms lack required tactile and Braille signage. One interior floor transition exists; it is not ADA accessible and poses a trip hazard.

Lovington Youth Center

Address: 15 W. Avenue O
Square Footage: 7,500
Number of Staff: 3
Hours of Operation: 1-8 M,T,Th

Purpose/Services Offered: Provides the youth of Lovington a safe place to gather and have fun. The facility has numerous programs throughout the year, including multiple summer sessions with youth-oriented activities. In addition, the facility offers a large ballroom that hosts Friday night youth dances and a full-size gym that can accommodate basketball and volleyball games. Building uses are for arts and crafts, tutoring and games. It can be rented for banquets, dances, weddings, or other special events.

Description of the Facility: The 1965 building is masonry with brick exterior. Glulam beams support the low-slope roof. Office space is located near the main entry and the activity space with stage is near the entry, as well. A small, newly modernized kitchen and dining area is near the activity space. The building has several classroom spaces and a gymnasium addition at the south end.

Issues and Needs: Ends of Glulam beams are deteriorating where they are exposed to weather. Landscaping close to the building foundation causes water to settle close to the building foundation. Asphalt parking lot is deteriorated and handicapped parking is inadequate. Site lighting is unattractive and minimal. Flooring in the gymnasium is becoming worn, and the gym has no base molding to protect the walls. The original structure lacks a fire protection system. Fire doors are missing between the protected addition and the unprotected original building.

Projects in ICIP: None.

Facility Adequacy: The facility exhibits neglected exterior signage, landscaping and preventative maintenance. The stage at the activity room lacks handicapped access. Doors lack tactile and Braille signage. Interior basketball hoops are not height-adjustable.

Animal Control / Code Enforcement

Address: 3633 S. Main
Square Footage: 4,450
Number of Staff: 3
Hours of Operation: 8:30-1:30 M-F, 8-12 Sat

Purpose/Services Offered: Protect the community by enforcing animal and nuisance ordinances, while keeping the safety, health, and welfare of people and animals a priority.

Description of the Facility: While code enforcement officers do have desks at City Hall, the department's main facility is the animal shelter and clinic on South Main. A small lobby and reception area and two exam rooms are located at the front of the building. Treatment rooms and an office space are in the middle, and the animals awaiting adoption are kept at the rear.

The building is an amalgam of small CMU and wood-frame-constructed rooms with varying floor and ceiling heights, apparently unplanned and constructed over a long period of time as needs changed. It has a stucco exterior, metal roof and single-glazed windows.

Issues and Needs: Interior circulation is poor, with ramps and steps at almost every room, creating a situation that is somewhat dangerous. Insulation is not evident. The facility has no buildingwide HVAC system, its plumbing is old and worn, and many fixtures are in poor condition and difficult to sterilize. Some parts of the building seem to sit below grade and the building has a musty odor, indicating possible water infiltration.

Projects in ICIP: None.

Facility Adequacy: The facility's location is good, with an adjacent pasture, small barn, and on-site public safety officer. The condition of the facility is poor, due to its age and poor construction. The facility's ventilation is highly inadequate, and it needs a buildingwide heating and cooling system. Building insulation and double-paned replacement windows would improve energy efficiency. Facility needs include updating plumbing and electrical systems, addressing constant floor level changes, investigating water infiltration and mold, and completely renovating the interior. An alternative is construction of a new, more efficient facility.

State Judicial Space, Worker's Compensation and MVD

J. M. Denton Building

Address: 100 W. Central Avenue
Square Footage: 5,639
Number of Staff: 8
Hours of Operation: 9-5, M-F

Purpose/Services Offered: The City leases space to the New Mexico Magistrate Court and New Mexico Division of Workers' Compensation. A small three-office suite is currently vacant.

Description of the Facility: Constructed in 1961 as a public library, the facility is masonry with brick veneer. Maintenance includes repair of the flat roof in 2013 and remodel of the interior in 1992, with most areas surviving very nicely. Restrooms are mostly accessible. Some furnishings and hardware at the court areas are wearing out due to age and heavy use.

Issues and Needs: Exterior masonry is cracked and requires repointing. The facility may need a structural study. Concrete steps at the main entry are crumbling and need replacement.

Projects in ICIP: None.

Facility Adequacy: The main entry lacks an automatic door opener. Restrooms lack exhaust fans. The water heater does not adequately supply hot water for hand washing. The building's fire alarm system is not active. Hardware issues present an ongoing security problem at the magistrate court.

Motor Vehicle Department

Address: 1211 S. Main
Square Footage: 5,000
Number of Staff: 4
Hours of Operation: 7:30-5:30, M-Th, 7:30-11:30

Purpose/Services Offered: Provides MVD service to citizens in partnership with the State of New Mexico.

Description of the Facility: The original construction date is unknown, but remodeling in 2012 converted the facility from its previous use as an automobile dealership. A lobby with restrooms and service windows are located at the front of the facility. Staff have a conference room and break area. The police department uses an insulated vehicle bay for vehicle storage and the City stores MainStreet holiday decorations there.

Issues and Needs: A roof leak is evident in the utility closet.

Projects in ICIP: None.

Facility Adequacy: The facility is adequate for the current function and building systems appear to be in good condition.

Infrastructure and Maintenance Facilities

Cemetery Maintenance Building

Address: 600 W. Gum Street
Square Footage: 1,128
Number of Staff: 3, with 2 summer interns
Hours of Operation: Office: 6-5 M-Th
Grounds: 6-11 M-Th, 8-11 Sat, Sun

Purpose/Services Offered: Memorial cemetery for outdoor burials with traditional markers and monuments. Staff also maintain the Resthaven Cemetery on Tatum Highway.

Description of the Facility: The office building is an old stucco and frame residence with sloped metal roof. A metal shop building is attached and covered parking for grounds equipment is adjacent to the shop. The office space consists of a single open room and a small restroom. The shop is insulated and has a concrete floor.

Issues and Needs: The office has minimal HVAC, poor lighting, and worn finishes and furniture.

Projects in ICIP: None.

Facility Adequacy: The office space is cramped for the three people who share it, along with their desks. The building is not adequate for receiving the public. It has no reception area, no accessible entrance, no private office and no accessible restroom. The facility has no chapel or mausoleum on site.

DaSilveira – West Building

Address: 400 E. Avenue H
Square Footage: 6,500
Number of Staff: 0
Hours of Operation: unoccupied

Purpose/Services Offered: Future home of the Water Department

Description of the Facility: The metal building has two large bays. It has no windows. The roof is metal with no skylights. The western bay is a large open area with overhead doors facing west. The eastern bay is taller and has mezzanine space for storage. It also has plumbing. Both bays have concrete floor slabs and insulated walls and doors. Two covered patio areas are adjacent to the eastern bay and are suitable for some vehicle parking.

Issues and Needs: The City needs to create a space within the existing building for an ADA restroom, an office and meeting room. The building needs secure small parts and tool storage. It needs more shelving and racks for organizing larger materials. It may need new flashing at overhead doors and building joints, especially at rooflines to make the building more impervious to water. It needs evaluation of its electrical, plumbing and mechanical systems. No fire protection or life safety systems were evident. At the time of the evaluation, recreational water vehicles and other similar equipment were stored in the building. Several large tanks are located about the site, some close to the west building. It is assumed they are associated with the business of the tenant in the east building.

Projects in ICIP: None.

Facility Adequacy: The building appears to offer adequate space for the Water Department to store supplies securely, park vehicles, and have a comfortable office space with a restroom. Some paving on site may be desirable to support vehicle traffic. Outdoor space needs delineation with the tenant in the other building on the site.

DaSilveira – East Building

Address: 400 E. Avenue H
Square Footage: 7,000
Number of Staff: 0
Hours of Operation: unknown

Purpose/Services Offered: Leased to a private entity

Description of the Facility: The building is a metal structure with metal roof. It has two bays. The larger bay runs north-south and has skylights in the roof. The shorter bay runs east-west and contains the main entrance. The interior of the facility was not evaluated.

Issues and Needs: unknown

Projects in ICIP: none

Facility Adequacy: unknown

Wastewater Treatment Plant Offices

Address: 920 E. Avenue K
Square Footage: 7,975
Number of Staff: 8
Hours of Operation: 6-5 M-Th

Purpose/Services Offered: Treats sewage and storm water runoff so it can be safely returned to the environment. The evaluated building serves as office and testing lab.

Description of the Facility: The single-story office building has stucco on CMU with built-up roofing. It houses staff offices, a lab, bathroom and conference area. The lab appears dated, but is actually in good condition and adequately outfitted. Electrical and HVAC are adequate.

Issues and Needs: This facility needs a modernized restroom with showers that will accommodate a larger staff than the current group of employees. Offices are cramped. Furniture and finishes are dated and worn.

Projects in ICIP:

- Number 28636: Wastewater Treatment Plant Addition

Plan, design and construct an addition to the wastewater treatment plant office and lab building. This project will expand the facility by approximately 800 SF and include an office, storage, break room and training room.

Facility Adequacy: Staff has more than doubled since the building was constructed, and more space is needed for offices, training/conference, lockers and clothing. The restroom needs to be brought up to current standards. This building and others on site need storage additions.

Recreation Department Yards

Address: 308 E. Gum Street
Square Footage: 2,479
Number of Staff: 4
Hours of Operation: 6-5 M-Th

Purpose/Services Offered: Responsible for maintaining, providing and managing the various sports complexes located in Lovington, including ball fields and the aquatic center.

Description of the Facility: Located at the site of the old Holiday Pool, the complex is fenced and has a metal storage barn and a CMU building next to the old filled-in pool. The CMU building is in very poor condition. This department will likely relocate to the current Water Department yards after that department relocates.

Issues and Needs: The old pool remains on the site and should be removed. The CMU building could be demolished or renovated including new plumbing, electrical, HVAC and roof structure.

Projects in ICIP: None.

Facility Adequacy: The facility is inadequate. The facility does not have a functional restroom and sink for hand washing. It has no office space. Electrical service does not meet current code. The roof is in poor condition.

Street Department Yards

Address: 1002 S. Commercial Street
Square Footage: 4,482
Number of Staff: 7
Hours of Operation: 6-5 M-Th

Purpose/Services Offered: Responsible for construction, maintenance and repair of streets, alleys, curbs, gutters, signage, striping and right-of-ways owned by the City. It also assists with facility repair and construction and performs nuisance remediation, as assigned, in cooperation with Code Enforcement.

Description of the Facility: The long CMU building dates to the 1960. It has a good tin roof on wood framing. Concrete floors and overhead doors are in fair to good condition. Plumbing and mechanical systems are adequate. Solid metal fencing will soon replace the chain link fencing along Commercial Street.

Issues and Needs: A few electrical panels need upgrading for safety. No fire alarm, smoke detection, fire suppression, emergency lights or lighted fire exit signs are present to protect the asset or the materials stored within the building. Covered parking for City vehicles would extend their life cycles.

Projects in ICIP: None.

Facility Adequacy: The facility requires containment for the vehicle fueling tanks. The office and restroom area need refurbishing.

Water Department Yards

Address: 603 S. Love Street
Square Footage: 1,800
Number of Staff: 7
Hours of Operation: 6-5 M-Th

Purpose/Services Offered: Pumps and distributes safe and clean water to

approximately 10,000 city residents, commercial concerns and manufacturing businesses. Maintains and upgrades wells, reservoirs and distribution network.

Description of the Facility: The main building is a prefabricated and insulated metal structure with a small area of CMU wall with brick façade facing Love Street. It houses office and meeting space, restroom and smaller parts storage. The main building has a small restroom and is partitioned into smaller areas for parts storage and meeting areas. Stored materials are well organized on sturdy shelving. Larger parts such as pipes are stored outside in the yard.

Issues and Needs: The department plans to move to the DaSilveira west building, which will provide more space for materials and equipment. The Recreation Department will move into this facility.

Projects in ICIP:

- Number 25561: Remodel Water Office Building

Plan, design and build an addition to the Water Department office building. The project will complete an 800 SF addition, which will create a new office, conference/training room and restroom.

Facility Adequacy: Covered parking is desirable for the seven equipment vehicles: dump truck, back hoe, mini-excavator, ditcher, large mower and two vacuum trailers. Office and restroom areas in existing Water Department building need refurbishing.

Parks and Recreation Facilities

Parks Department Yards

Address: 1005 S. Commercial
Square Footage: 1,800
Number of Staff: 5
Hours of Operation: 6-5 M-Th

Purpose/Services Offered: The department operates eight parks in the community. It is also responsible for upkeep and maintenance of all parks and municipal public buildings.

Description of the Facility: The main building is an insulated metal, prefabricated structure in good condition with an office, a restroom, tool storage area and an overhead door with concrete apron. The department uses an older CMU structure on site for storage. Its condition is fair. The CMU has some step cracks. The interior has a low ceiling, limiting its usefulness for materials storage. At the east end of the site is a small covered storage area for equipment. An old small building previously used for euthanasia of small animals remains on site as well.

Issues and Needs: The main building is adequate for its present use. The CMU storage building needs masonry repair and a new roof structure may create useful space. Alternatively, a pre-fabricated metal storage building could replace the old CMU structure. Storage lacks materials and outdoor equipment needs to be covered for protection from the elements.

Projects in ICIP: None.

Facility Adequacy: The facility has no accessible restroom facilities. The department needs additional indoor storage and covered outdoor storage. The small outbuilding has no use and can be demolished.

Aquatic Center

Address: 1002 S. Industrial Road
Square Footage: 1,500
Number of Staff: unknown
Hours of Operation: M-W 12-6, Th-Sun 12-5, seasonally

Purpose/Services Offered: Public swimming pool with 33' high slide, open in the afternoons during summer

Description of the Facility: The Aquatic Center consists of an outdoor pool with amenities for families, a small service desk, restroom/shower facilities and an outdoor locker area. Pool equipment is located outdoors in a fenced enclosure separate from the public area.

Issues and Needs: A cover for the pool equipment may help protect the investment and extend its useful life. The sidewalk at the locker area is too narrow and the lockers and drinking fountains are not ADA accessible. Landscaping at the front of the facility is a thin layer of small-grain gravel that is not heavy enough to hold down the barrier fabric, so weeds are beginning to grow in the gravel. The pool slide has a low, unprotected landing adjacent to the sidewalk that could be hazardous.

Projects in ICIP: None.

Facility Adequacy: Xeric landscape material needs to be replaced. Restrooms need vertical grab bars and urinal screens. The area underneath the stair landing at the slide should be protected to avoid injury to guests. The sidewalk at the lockers and drinking fountains should be widened.

Chaparral Park

Address: 1005 S. Commercial Street
Square Footage: 80 acres
Number of Staff: 0
Hours of Operation: 4 a.m. – 11 p.m. daily

Purpose/Services Offered: Public park with picnic areas, shade structures, and recreation amenities. Offers fishing in its 11-acre lake. Has playground equipment, jogging and exercise trails, recreation areas and picnic shelters.

Description of the Facility: The park has a single central road without curbs, ending in a turnaround loop and parking area, leaving much of the park's area open for trees, grass, trails, and recreation. Recent improvements include new site fixtures such as benches, trash receptacles, and fabric shade structures.

The City's goal is improve the upkeep of grounds and structures in Chaparral Park.

Issues and Needs: Old wooden bollards line the road. Parking areas are not striped, and most people park along the road, half on the pavement and half off. Lighting in the park is utilitarian. Pavement needs improvement. Weeds grow over the walking path and gophers infest the grass areas.

Restrooms are poor. Older restrooms have steel prison toilets with integral sinks. Newer restrooms lack exhaust or ventilation. Walking paths appear to be in good condition. Recreational amenities and structures were not evaluated.

Projects in ICIP:

- Number 24416: Irrigation System Chaparral Park

Design and install an automatic irrigation system for Chaparral Park. The project covers approximately 72 acres and is planned to be completed in four phases of equal acreage: Phase 1 will include the purchase and installation of rotors and PVC pipe to cover 18 acres; Phase 2 will complete an additional 18 acres; Phase 3 will cover 18 acres; and Phase 4 will cover the remaining 18 acres.

- Number 12155: Park Improvements

Plan, design, install and make repairs at Chaparral Park. The project includes structural repairs to the concrete base of the water fountain, installation of new playground equipment, and two 600-SF canvas shade structures.

Facility Adequacy: Parking areas are not striped. Two handicapped parking spaces are near the children's playgrounds and newest public restrooms, but lack proper signage. The road lacks a definite edge and the wooden bollards are unattractive.

West Avenue D Park

Address: W. Avenue D at 7th Street
Square Footage: 1,168 SF buildings, 2.07 acres
Number of Staff: 0
Hours of Operation: 4 a.m. – 11 p.m. daily

Purpose/Services Offered: Neighborhood park with playground equipment, restrooms, and a meeting building for the local Boy Scouts.

Description of the Facility: A parking area abuts the park along West Avenue D.

Issues and Needs: The asphalt parking area is in poor condition. Concrete sidewalks have several areas that are heaved or cracked and present trip hazards. Concrete curbing to contain playground fall material needs repair. Lighting in the park is old and utilitarian; it could be replaced with more efficient low-spread fixtures. Restroom construction was not complete at time of the assessment.

The Boy Scout building is a wood structure with stucco exterior, masonry fireplace, and sloped composite shingle roof. It has an open floor plan and small, non-accessible restroom. It has no walkway connection to an accessible parking area.

Projects in ICIP: None.

Facility Adequacy: The facility needs an ADA van-accessible parking space with a code-compliant ramp from the parking lot to the sidewalk. Sidewalks have trip hazards and need repair. The park needs accessible routes to playground equipment.

Harold Runnels Softball Complex

Address: 1300 N. Love
Square Footage: 368 SF, 12.09 acres
Number of Staff: 0
Hours of Operation: Restricted to leagues

Purpose/Services Offered: Softball fields with bleachers and night lighting. Restrooms are under construction.

Description of the Facility: A gravel parking area is located along North Love Street. Four softball fields are arranged with their centers facing together on the site. A restroom facility is under construction at the center. An asphalt pathway leads from the parking area to the center, which is not paved.

Ball fields are fenced and have metal dugouts and shaded bleacher seating. Fields have lights and score boards; whether all are functional is unknown.

Issues and Needs: The sign at the complex is old and difficult to read. Fencing along outfields lacks yellow safety cap. Some fencing is in poor condition and needs to be re-stretched.

Projects in ICIP: None.

Facility Adequacy: The complex has no handicapped parking, although it has posted signs. Bleacher seating is not handicapped accessible.

Love Street Baseball Complex

Address: N/A
Square Footage: 555 SF buildings, 8.36 acres
Number of Staff: 0
Hours of Operation: Restricted to leagues

Purpose/Services Offered: This complex has a baseball field, two softball fields, and open grass area used as three soccer fields. Signage near the ball fields identifies the site as "Lovington Little League Recreation Complex."

Description of the Facility: The parking area is dirt and gates are available to close off the area. The three ball fields are near the parking area, along with a small CMU concession and restroom building. A crow's nest for officials is located between two of the ball fields. The ball fields have fencing, dugouts, scoreboards and lights, and the two western fields have covered bleachers. Soccer goals and older portable bleachers are located at the three soccer field areas. One of the fields has lights.

Issues and Needs: The crow's nest appears to be in poor condition. Restrooms have steel prison toilets with integral sinks. One drinking fountain is on the exterior of the concessions building. The concessions area has damage at the roof eave from a leaking evaporative cooler. Fencing along outfields lacks yellow safety cap. Whether the lights and scoreboards are functional is unknown.

Projects in ICIP: None.

Facility Adequacy: The facility has no handicapped parking or paved access to any fields or concessions. Bleachers and restrooms are not ADA compliant. Restrooms have no hot water or soap. Areas of fencing need replacement posts and some fencing needs to be replaced or re-stretched. The drinking fountain is not ADA compliant.

Commercial Street Baseball Complex

Address: N/A
Square Footage: 216 SF, 4.13 acres
Number of Staff: 0
Hours of Operation: Restricted to leagues

Purpose/Services Offered: Two softball fields with restrooms.

Description of the Facility: The site is dirt with no paved parking. Each ball field has covered dugouts, lighting, and fencing. Two structures sit on the site. One is a CMU concessions building with a wood-framed and wood-sheathed crow's nest for officials on top. The concessions area has not been used for some time and would require a complete renovation to be used again. The restroom building is a CMU structure with metal roofing on wood framing. The crow's nest was not evaluated.

Issues and Needs: No signage identifies this property. One field has a very old scoreboard that does not appear to be functional; the other field has no scoreboard. It is not known whether the field lighting works. The concessions building and crow's nest appear to be in poor condition. The stairs to the crow's nest have open risers of varying height, the platform is too small, and the handrail is not ADA compliant. Concrete walkways on site are narrow and some have heaved, causing trip hazards. Restrooms are single stall and have steel prison toilet/sink combination units. Fencing needs repairs and/or re-stretching.

Projects in ICIP: None.

Facility Adequacy: The facility has no handicapped parking or paved access to fields or concessions. Bleachers and restrooms are not ADA compliant. One scoreboard is missing and the other may not be functional. Bleachers are covered at one field, but not the other. Yellow safety cap is missing from outfield fencing.

D. Issues and Opportunities

Effects of Population Trends and Possible Changes to Municipal Functions

Population projections show moderate growth in the city, adding 4,791 persons during the next 30-year period or 44% over the 2010 population. Certain administrative functions will likely need additional employees and associated space due to expected growth. Municipal functions may also change.

Participants in the Youth Focus Group said they would like to see a fitness center, volleyball nets at the park, a photography/ videography program, outdoor basketball courts and an outdoor sports complex.

As the city grows, it should maintain appropriate community access to existing public-oriented facilities. It should consider distributing certain services such as fire stations or additional parks and recreational facilities in new neighborhoods. However, the geographical size of this community is not large enough to justify forfeiting the operational and fiscal benefits of colocating the majority of municipal functions that provide services directly to the community. Rather, the desirable locations of municipal facilities should benefit other goals, such as revitalization of downtown, enhancement of economic development opportunities, appropriateness of density, adjacency to other destinations, and availability of land or buildings of required size.

Recommendations for Facilities Improvements to Meet Standards, Maintenance, Repair and Replacement

Universal Access: Survey and Plan of Action

The Americans with Disabilities Act (ADA) is a civil rights law that applies to all state and local government facilities. To ensure that all buildings and facilities are accessible to and usable by people with disabilities, the ADA established requirements for state and government facilities. Effective March 15, 2012, all public facilities must comply with the accessibility guidelines under Title II of the ADA. In addition, the New Mexico building code adopted the 2009 International Building Code, which requires compliance with ADA and with ICC A117.1 Accessible and Usable Buildings and Facilities Standard.

Many of the City's public facilities comply with some parts of the ADA, and do not comply with others. Typical deficiencies include restrooms that do not comply with current requirements and parking spaces that are not properly sized, located or signed with accessible routes to buildings and amenities.

This plan recommends an ADA survey and plan of action to demonstrate compliance with the law.

Aging Building Systems: Building Systems Database for Replacement Planning

With an inventory of facilities spanning several generations, the City is faced with a variety of older building systems to maintain or replace. Some facility components are facing the end of their useful lives. A database of building systems and ages is a useful financial planning tool for cyclical renewal or replacement.

A central database of all warranties, repairs, and requests for repairs and improvements is also valuable.

Facility Maintenance Plan: Detailed Facility Plans
The City could develop a similar database for each facility to track interior and exterior building maintenance needs, including building system maintenance, painting, cleaning of interior and exterior finishes, replacement of light bulbs, filters and batteries, and upkeep of roofs and pavement.

Maintenance and Operations Manuals: For Building Users
Inappropriate operation of building systems can diminish the life cycle or efficiency of the systems or materials. Provide maintenance and operations manuals at each facility.

Energy Audit: A Plan for Future Facility Improvements
An energy audit can help identify which facilities are cost-effective to operate, and which are not. The audit makes recommendations for ways to increase the energy effectiveness at each facility which can be incorporated into future facility improvements.

Protect Your Assets: Fire Safety and Other Improvements
To keep City facilities, personnel and equipment safe and extend the useful life of property, consider the following preventative measures:

- Update old electrical systems, including dated electrical panels and breaker boxes
- Install fire alarm systems with smoke detectors at all properties
- Post emergency egress maps in all occupied building areas
- Replace batteries and bulbs at lighted exit signs, smoke detectors and emergency exit lights
- Install fire suppression systems at facilities with kitchens
- Provide covered parking for city-owned vehicles

Quality of Life Facilities

Residents are calling for better maintained and additional cultural, recreational and park facilities. The community survey conducted in 2014 revealed many wants and needs for park improvements. Participants in the Youth Focus Group said they would like to see:

- Fitness center
- Volleyball nets at Chaparral and Avenue D Parks
- Photography/videography program
- Outdoor basketball courts
- Outdoor sports complex

Participants in the Recreation Focus Group addressed needs for:

- Better parks maintenance
- Year-round turf management requiring staff training
- ADA improvements at parks
- Soccer fields in response to the gain in popularity of the sport
- More baseball fields; with 35 teams, fields are overused
- Larger pool that accommodates adult uses in addition to youth uses
- Trails in town and extending out of town, for example, a trail to the Country

Club (3 miles)
- Dog park
- Place for four-wheelers in an area outside the city but close (probably a County project)

The Parks and Recreation Board is developing plans. Funding possibilities existing through foundations, and adopt-a-park volunteer efforts in addition to City initiatives.

Priorities in Capital Improvements

The City should prioritize capital improvements according to its goals. The City generally considers health and safety issues more important than addressing needs for increasing or reorganizing spaces. Energy efficiency is very important. But in addition, quality-of-life improvements such as a new recreation center, parks improvements, and trail development are very high priorities for the City. Investing in these improvements has been a prominent theme in visioning.

Infrastructure Capital Improvements Plan (ICIP)

The purpose of an annual ICIP is to establish and prioritize unmet facility and infrastructure needs through public improvement projects during a revolving six-year period, and to identify potential funding sources for implementing those projects. The City identifies and ranks the need for projects in its ICIP, a requirement for eligibility for certain public funding resources. The ICIP should be tied to the recommendations of the comprehensive plan.

Historic Buildings

Several City buildings are listed on the New Mexico Register of Cultural Properties and the National Register of Historic Places. The Lea County Museum manages several of these properties, and is aware of Department of Interior guidelines for restoration. The City should also follow those guidelines and work with the State Historic Preservation Officer in listed building renovation and restoration.

Several City buildings such as City Hall are now old enough to be considered historic, and possess qualities in the materials used, scale and fenestration that are representative of an historic era. The City should consider retaining these valued architectural features when making alterations.

Municipal Facilities' Contribution to Economic Development

Enhancing and expanding the economic development potential in Lovington is an established goal for the municipal government. The City's investment in administrative facilities for various City functions can support this goal by contributing to the establishment of occupied and maintained properties, the presence of pedestrian and vehicular traffic, and the synergistic relationship between municipal and private spin-off functions.

A key strategy in this plan is promoting redevelopment, particularly in the downtown and S. Main District areas. The City should consider locating new public buildings in prominent locations that may spur redevelopment, including in or near

The City should consider locating new public buildings in prominent locations that may spur redevelopment, including in or near Downtown and the S. Main District.

downtown and the S. Main district. For example, a new recreation center would generate significant activity and could be a prominent architectural statement on Main Street, the most significant thoroughfare of the city.

Another strategy is to promote some outward expansion of the city to accommodate new development. Locate some new parks and public facilities near existing nodes such as Avenue D and 17th Street or in developing areas to support both existing and new neighborhoods.

E. Goals, Objectives and Policies

Goal: Maintain existing City facilities and develop new City facilities to meet the needs of the community, including the enhancement of the quality, safety and convenience of city services, preservation of historic properties, and support for economic development.

1. **Maintain and update existing municipal buildings**
   a. Use the facilities condition assessments in the comprehensive plan to help identify and prioritize maintenance activities.
   b. Conduct an ADA survey and plan of action to demonstrate compliance with the law.
   c. Maintain a central database of all warranties, repairs and requests for repairs and improvements.
   d. Invest in improvements in the energy efficiency of city buildings in order to use less energy and save money.
      - Conduct an energy audit of municipal buildings.
   e. Provide maintenance and operations (M&O) manuals at each facility.
   f. Implement fire protection and other building safety improvements.

2. **Plan for capital facilities needs due to growth or programmatic changes**
   a. Conduct a space needs assessment of City facilities that identifies the need for renovated, repurposed or additional facilities space based on projected community growth and changes in functions.

3. **Use municipal facilities improvements to support and expand economic development**
   a. Continue to locate administrative facilities in downtown.
   b. Consider locating new public buildings, such as a recreation center, in prominent locations that may spur redevelopment, including in or near downtown and the S. Main District.

4. **Preserve and maintain historic municipal buildings**
   a. Continue the use and upkeep of historic municipal buildings to preserve their structural integrity.
   b. When making alterations, consider retaining valued architectural features of old buildings that are not listed on the state or national registers.

5. **Maintain the Infrastructure Capital Improvements Plan (ICIP), consistent with the comprehensive plan**
   a. Prepare annual updates to the City's ICIP
   b. Tie the ICIP to the needs and approaches identified in the Facilities Element of the comprehensive plan.
      - Consult conditions assessments in the comprehensive plan when formulating the ICIP
   c. Prioritize capital improvements according to the City's goals, generally addressing health and safety before needs for increasing or reorganizing space.
   d. Secure funds from the City's general budget and other sources that are sufficient to maintain and repair the City-owned building facilities.

6. **Employ City staff with expertise in specialized facilities' operation and maintenance**
   a. Train, hire or contract staff with specialized qualifications in roofing, historic preservation, energy efficiency and facility database management.

Goal: Develop and maintain a variety of parks and recreational facilities serving the range of recreational needs of Lovington residents

1. **Maintain grounds, equipment and structures in parks**
   a. Improve the upkeep of turf on playing fields.
   b. Continue regular trash pick-up.
   c. Repair and replace equipment as necessary to ensure that it functions safely.
   d. Where appropriate, develop walking and bicycling trails within parks, linking them to nearby neighborhoods and to key pedestrian and bicycling destinations in the rest of the city.
   e. Address maintenance and upkeep of restrooms

2. **Develop new parks and recreational facilities to serve the community and its visitors**
   a. Develop a citywide parks and recreational master plan to identify and prioritize by phases the development of additional facilities including but not limited to:
      - Indoor recreational center
      - Soccer fields
      - Multisports facility with more baseball fields
      - Indoor swimming pool and aquatics facility designed for youth and adults
      - Trails in town and extending out of town
      - Dog park
   b. Develop adequacy standards for park and recreational facilities appropriate for Lovington, and use them to assess the location and size for new parks and recreational facilities needed to accommodate

growth through population expansion or annexation.

c. Build new neighborhood parks to conveniently serve residents in developing areas.
d. Work with Lea County on shared use of the Lea County Fairgrounds

3. **Assure that parks and recreational buildings continue to provide needed recreational opportunities and aesthetic qualities appreciated by residents and visitors**
   a. Periodically survey residents to determine wants and desires, usage, changes in demographics and in activities trends, and priorities to guide park investments.
   b. Develop detailed parks master plans to identify and fund facilities and programs that respond to the identified needs of residents.
      - Where possible, consider opportunities to generate income for the City.

Goal: Collaborate and coordinate with other entities to create joint-use facilities and parks

1. **Engage Lovington Municipal Schools and, where possible, collaborate to plan joint-use projects**
2. **Work with Lea County on possible joint use of County Fairgrounds and other joint-use opportunities**

IX. Community Character Element

The Community Character Element visualizes and provides strategies for making improvements to the streetscape and built environment. It also considers improvements to community identity and branding.

A. Introduction

The purpose of the Community Character Element is to stimulate "placemaking" improvements to the streetscape and built environment that enhance community identity, improve the business community's competitiveness and promote a cleaner community. In addition to features of design, this element also addresses some of aspects of redevelopment.

The Community Character Element is closely related to the Vision Statement in the Introduction section, the Economic Development Element, Land Use Element and Transportation Element, because it develops a "confluence" of these concerns for certain areas of the community.

Placemaking involves enhancing a place to create interest and liveliness, so that people feel positive, safe, entertained, and comfortable with the sounds, climate, and pace of activities. Walkability is a good indicator of placemaking because it involves, beyond accessibility, the scale and environmental qualities of an area that influence the convenience and comfort of the pedestrian experience.

B. Issues and Opportunities

In the City of Lovington Comprehensive Plan of 2003, the Community Character section focused on beautification, arrival experiences and first impressions, preservation of older buildings and natural assets of the community, and establishment of identity. Residents who participated in public events for the 2015 comprehensive plan update echoed many of the public comments documented in the 2003 plan.

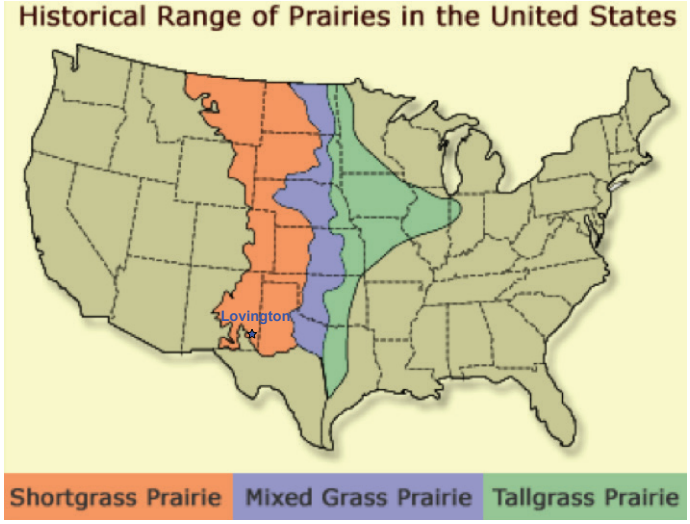
Concerns Expressed in the 2014 Visioning and Focus Groups

Following are some of the comments from visioning and focus group meetings that pertain to community character:

- The city should be cleaned up, as a source of pride in ownership, and have greater beauty
  - Eliminate trash
- Participants wanted dilapidated buildings to be fixed up or demolished
- Need to fix the entryways as a primary project
  - Current signs have not made a difference
  - Use iron and/or steel for sculptural elements
- Lack of walking destinations
  - Downtown needs to be more beautiful and more active to make people want to walk
  - The city needs more public art, more visual beauty, flowers
- Chaparral Park needs to be beautiful, with features such as a fountain, man-made creek, and bridges over the pond
- Need a nice indoor recreational facility with exercise equipment and classes for all generations
- Wheelchairs have to travel on the streets because sidewalks are not continuous,

and are not always in good repair
- Residents of Lovington are personable, friendly, helpful and hospitable
- The Hispanic community needs to be involved in civic events and participate
- Lovington has great family-oriented community events at the Fairgrounds and other venues in the community
- Lovington needs to become the place where people want to be
- Participants would like to see retirees stop moving away due to medical needs or to follow family members who have moved; the city is making some progress
- Lovington is a High Plains community with a dominant ecosystem of short-grass prairie (see the map below)
- Lovington has pleasant evenings
- Sunsets in Lovington are beautiful even when the wind blows

Exhibit IX-1
Range of Prairies in the U.S.



Lovington's Evolving Community Image

Lovington's evolution over the past century since its founding has progressed from a rural agricultural center founded on a courthouse square to a thriving downtown market center after World War II, to a sprawling suburban family city, and more recently to a town in the process of reinvention.

Community residents and participants in community visioning, focus group meetings and Steering Committee planning sessions have expressed concerns with deteriorating buildings and infrastructure, lack of maintenance standards, poor "gateways" to the community, haphazard land uses, siting of single-wide mobile homes, and generally a poor appearance of the community.

Community image is a challenging and sensitive topic, as it often implies differing standards and expectations for property maintenance, both private and public. In Lovington and other boomtown environments, large numbers of transient workers lured by high-paying jobs move in and out of the community. Limited commitment and investment in property, especially in homes, expands the maintenance task of the community. Strong demands on rental properties, and the immediate housing

needs of workers and their families have resulted in overcrowded residential units and exacerbated health, sanitation and safety problems.

MainStreet Initiative

Lovington has made a sound policy decision to initiate a MainStreet revitalization program focused on the downtown commercial district. The Lovington MainStreet Corporation has made some progress working in partnership with the City, Lovington Economic Development Corporation, and other organizations. A solid policy framework is in place that can support a community image enhancement campaign.

In 2014, the streetscape improvement project for Central Avenue was accomplished and the City acquired the Lea Theater for revitalization as a cinema and performing arts center.

Exhibit IX-2
Lea Theater from a corner of Courthouse Square

Lovington MainStreet has developed powerful tools including a Downtown Master Plan, a Downtown Historic Commercial District, and a Metropolitan Redevelopment Area**.** The group has also initiated a successful promotion campaign to attract residents and visitors who enjoy the attractive courthouse square area, including the Farmer's Market and Smokin' On the Plaza. With a successful track record and strong support from the City, Lovington MainStreet is now able to address economic restructuring projects to create new businesses and rehabilitate existing commercial properties, thus improving the city's community image.

A major anchor for the community image campaign will be the revitalization of the Lea Theater, one of the community's outstanding architectural landmarks that occupies a key location at Main and Central Avenue across the street from the majestic Lea County Courthouse and across the alley from the Lovington Public Library. The Lea Theater provides a critical "civic gateway" to the downtown district. The Lea County Community Arts Foundation organized in 2014 with the mission to restore the theater as a performing arts center. With a grant of $100,000 from the New Mexico Economic Development Department, the Foundation and

City will be able to install a new digital projection and sound system and reopen the cinema.

With the reopening of the Lea Theater in 2015, the community (through MainStreet) can engage in an economic positioning strategy (discussed in the Economic Development Element) to endeavor to rehabilitate other downtown buildings and attract new businesses to the district. As one of the "four points" of the MainStreet revitalization strategy, economic positioning is among the most challenging tasks, requiring discipline and systematic analysis of the downtown market and regional economy.

Visioning and focus group sessions have expressed the desire for new businesses that have quality of life and entertainment benefits, such as a bowling alley and new restaurants. While these goals are worthwhile, they should be vetted and supported by a sound analysis of Lovington's market, including such factors as market leakage and pull from Hobbs, and potential disposable income levels in Lovington.

Keeping Up Appearances
The Lovington Downtown Master Plan, adopted March 2010, included several enhancement projects such as streetscape designs, park plans and recreational trails proposed by graduate students in the University of New Mexico's Design and Planning Assistance Center (DPAC) in partnership with New Mexico MainStreet. Lovington MainStreet and the community should review the designs again as a starting point for a dialogue on beautification projects. The City should then refine the urban design projects and implement them.

The Central Avenue streetscape project evolved from this effort and is a good model for continued project development. The Lovington MainStreet Design Committee may consider undertaking more of the downtown district's enhancement projects and others that link the downtown to other neighborhoods in the community (for example, gateways and trails).

Lovington Revitalization of Commercial/Mixed Use Districts
While the revitalization efforts in the downtown district are underway, Lovington should also consider expanding the revitalization program to other neighborhoods. Community planners have modified the Main Street Four-Point Approach for application to inner-city neighborhoods and transportation corridors. For example, communities have often added a fifth point on "Safety" to the four-point menu of design, organization, promotions, and economic positioning.

Lovington may benefit by organizing commercial/mixed use district programs and planning, especially for areas that need redevelopment. For example, the following districts could be formed: Nor-Lea Hospital district, Avenue D and 17th Street district and the South Main Street district.

A preliminary assessment of these districts may consist of initial community presentations about neighborhood revitalization (in an "open house" or "town hall

meeting" format), and determination of resident interest, volunteer and leadership capacities, potential funding and staffing resources.

District or area meetings are an important aspect of identifying challenges and assets for revitalization. Based on property owners, business owners and residents' interest and support, the City may consider implementing district revitalization. This effort could include preliminary planning exercises, design charrettes, mapping, project identification, organizational development and projects such as a clean-up campaigns.

The City might consider proven successful strategies such as a MainStreet "facade squad" or a "tactical urbanism" project to clean up and enhance a vacant lot, or a "Better Block" project.

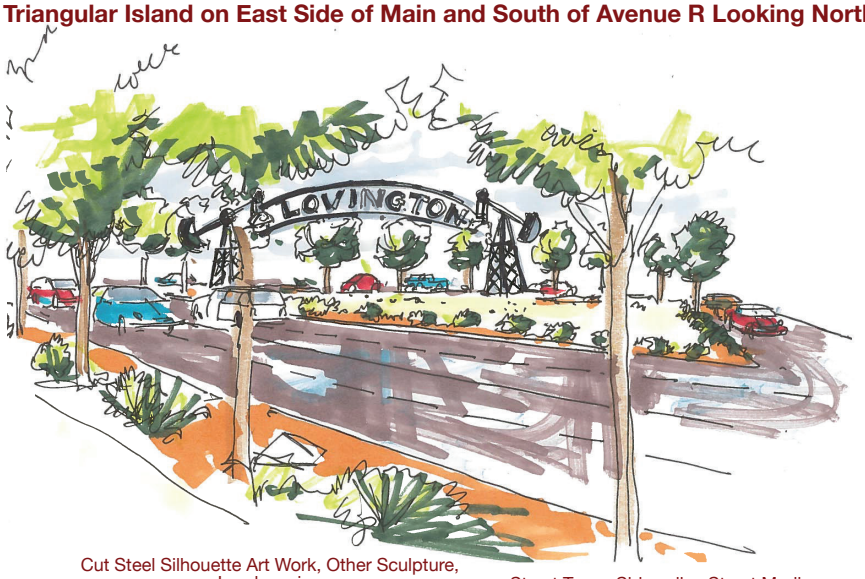
Exhibit IX-3
DPAC Conceptual Projects In Downtown Master Plan

Visualizations of Lovington

The following hand-drawn visualizations show possible improvements to the community that could improve community character. The images illustrate ideas expressed by visioning participants. The City should consider selecting some of these improvements as catalytic projects. These drawings may be helpful in the development of site and architectural design.

Exhibit IX-4
South Entryway Concept

Southern City Entryway:
Triangular Island on East Side of Main and South of Avenue R Looking North

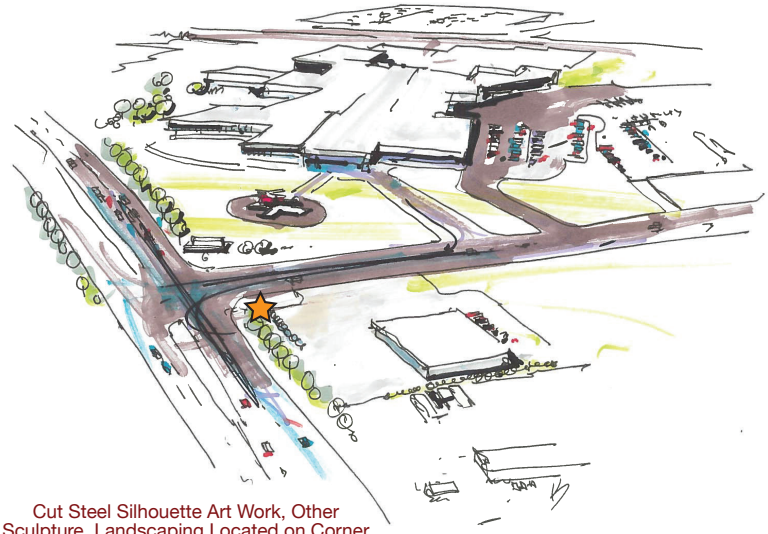


Cut Steel Silhouette Art Work, Other Sculpture, Landscaping

Street Trees, Sidewalks, Street Median

Exhibit IX-5
North Entryway Concept

Northern City Entryway: Vicinity of Nor-Lea Hospital



Cut Steel Silhouette Art Work, Other Sculpture, Landscaping Located on Corner

Street Trees, Sidewalks and Median

Exhibit IX-6
Downtown Sidewalk Improvements and Activities

Downtown Vitality: Sidewalk Activities

Exhibit IX-7
New Entertainment Venues: A Brewpub Downtown or S. Main District

Downtown Vitality: New Entertainment Venues

Exhibit IX-8
Courthouse Square Civic Space With Activities

Courthouse Square: Activities on All Sides

Landmark Architecture Civic and Entertainment Destination in Lovington

Exhibit IX-9
Courthouse Square Lawn Activities

Courthouse Square Lawn - Events

Exhibit IX-10
Bowling Alley With Other Recreational Activities

A Bowling Alley in South Main Commercial District

Bowling Alley with Restaurant and Music Venue

Sidewalks, Crosswalks and Nearby Parking

Redevelopment of Now Empty Commercial Buildings

Exhibit IX-11
Commercial Retrofit Into A New Activity Center

New Activity Center - Commercial Retrofit

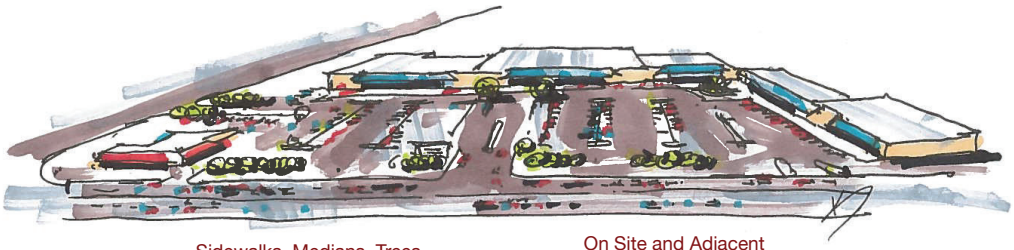
Combination of Renovated and New Buildings

Opportunities in South Main Commercial District?

Space Between Buildings Used for Plaza and Fountain Xeric Landscaping

Exhibit IX-12
Streetscape/ Parking Lot Improvements to Avenue D Commercial District

Avenue D Commercial District



Sidewalks, Medians, Trees and Xeric Landscaping

On Site and Adjacent Additional Development Complimenting Existing Uses

Exhibit IX-13
New Infill Housing

Infill Housing

New Duplexes or Four-Plexes Next to Existing Single Family Houses Respecting Height and Modulation of Neighborhood

Landscaping and On-Site Parking

Exhibit IX-14
Recreation Center Facility - Indoors

Lovington Recreation Center

Activities Inside a New Recreation Center - for All Ages

C. Goal, Objectives and Policies

Goal: Create an attractive and clean community that proudly exhibits its unique identity

1. **Create a cleaner city**
   a. Regularly clean up city properties
   b. Conduct periodic clean-ups that encourage residents to dispose of junk and trash
   c. Amend the zoning code to require screening industrial and heavy commercial storage yards with walls, fences or vegetation
      - Screening requirements may be made applicable only to the high priority areas of entrances to the city and inside mixed use areas, rather than also to other industrial areas
      - Apply requirements to new business parks
   d. Encourage reuse or demolition of abandoned buildings along major thoroughfares
   e. Encourage upkeep of nonresidential and residential buildings

The City should emphasize corridor beautification.

2. **Enhance architecture and landscaping in nodes and major thoroughfares**
   a. Develop urban design plans for streetscape projects in the downtown, S. Main District, Avenue D commercial area and other revitalization areas
      - Use and refine downtown master plan concepts
      - Use visualizations in the comprehensive plan as concepts and refine them
   b. Encourage pedestrian amenities and outdoor dining in mixed use districts and other revitalization areas
   c. Establish a way-finding system with signs for visitors to readily find parks, mixed use districts, and other destinations such as the Lea County Fairgrounds
   d. Encourage preservation of historic buildings
   e. Maintain existing city buildings and develop any new buildings in prominent locations with outstanding architectural and landscaping features
   f. Encourage new commercial buildings to have attractive architectural and landscaping features
      - Encourage diversity in architecture so that every building has a unique look

3. **Develop gateways to improve the first impression of the city**
   a. Develop City of Lovington branding
   b. Develop new gateways at the entrances to the city from all four directions, removing and replacing the current welcome signs
      - Design all gateways to each with common branding elements, but with some unique features that allow passing motorists to appreciate the difference
      - Consider using art pieces that support the community brand, such as cut steel silhouette sculpture, bronze sculptures or other

prominent public art modes
    - Use landscaping in each gateway

4. **Organize mixed use districts to implement land use changes and urban design projects**
    a. Support the existing MainStreet district and MainStreet Corp. and its efforts in streetscape improvements, economic repositioning and other MainStreet goals
    b. Conduct meetings with property owners, business owners and residents to assess challenges and assets for revitalization in new districts
        - Conduct follow-up planning efforts such as design charrettes, mapping exercises and projects identification
        - Work with businesses, property owners and residents to develop district organization, possibly including formation of a Metropolitan Redevelopment District
        - Implement projects and campaigns, such as regular community clean-ups.

X. Economic Development Element

The Economic Development Element provides long-range strategies and policies to guide economic growth in the community.

A. Introduction

The purpose of the Economic Development Element is to provide overarching themes, strategies and policies to guide the economic development of the city of Lovington for the next 20 years. The element describes the traditional economic "drivers" of the Lea County/Lovington economy and identifies target industries for Lovington. It focuses mainly on community economic development and creative economic development approaches. The topic of economic development is integrally interconnected with other subjects of the comprehensive plan, including community character, land use, housing and transportation.

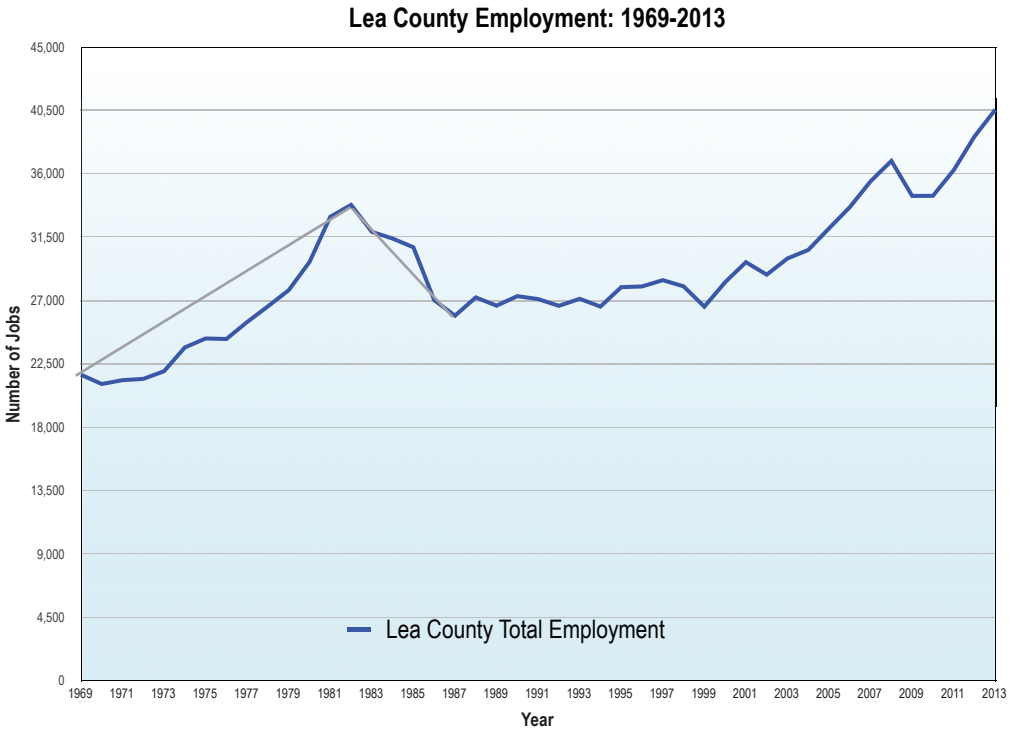
B. Existing Conditions

Current Economic Conditions

General Trends and Sectors of the Economy

Lovington enjoys participation in the vibrant overall economy of Lea County. Lea County nearly doubled its employment between 1969 and 2013, adding 18,819 jobs over 44 years. However, among the growth years were periods of decline and leveling: employment declined from 1982 to 1987, was flat from 1999 to 2007, and had a short decline from 2008 to 2010. Overall, county employment grew impressively over the past 44 years, with the fastest period of growth from 2003 to 2013.

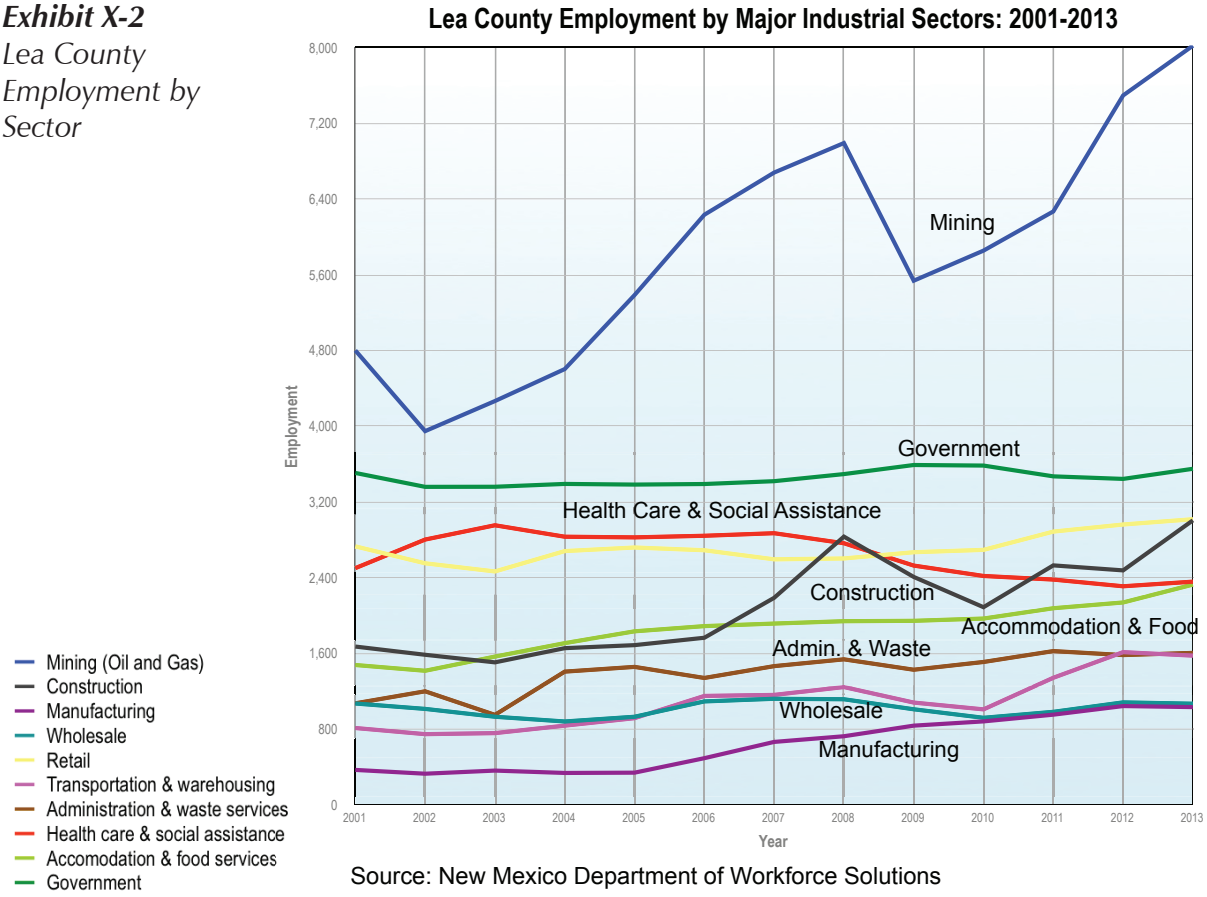
Exhibit X-1
Lea County Employment



Source: U.S. Bureau of Economic Analysis

The mining sector (oil and gas extraction) leads the county economy. Construction employment has been generally strong since 2005. Manufacturing employment steadily increased from 2005 to 2012. Even though health care employment declined between 2006 and 2013, Nor-Lea Hospital in Lovington has increased its employment.

Exhibit X-2
Lea County Employment by Sector



Source: New Mexico Department of Workforce Solutions

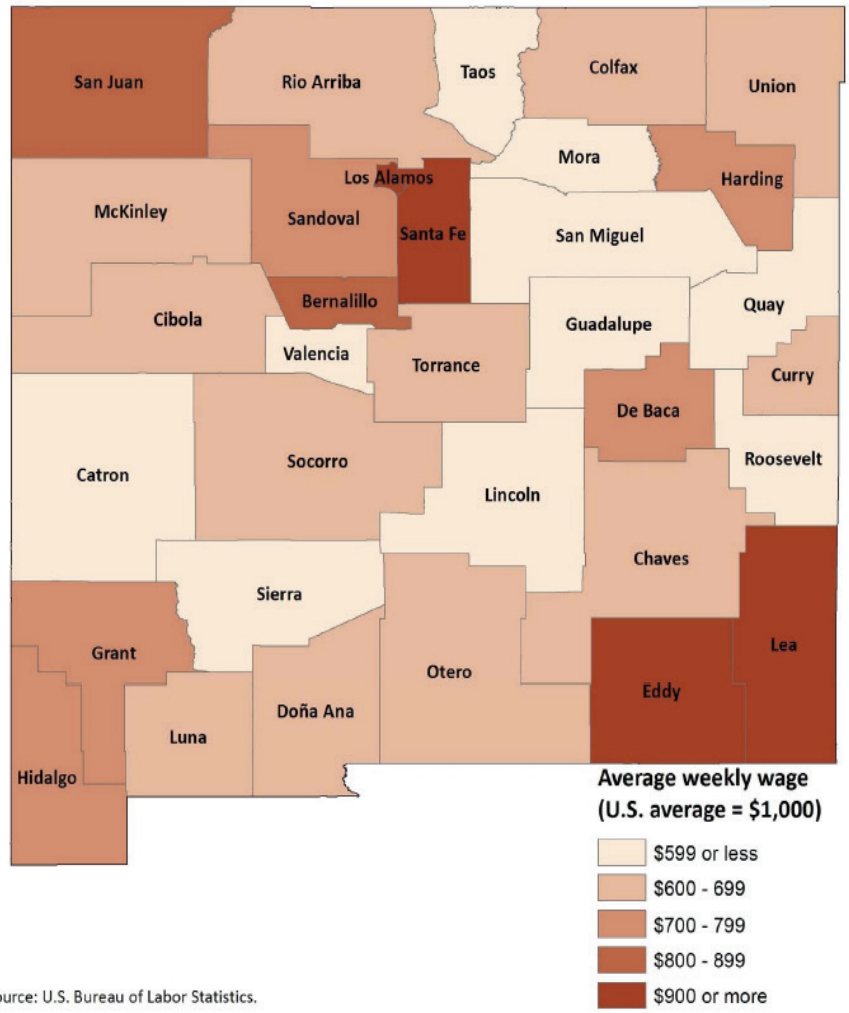
Lea and Eddy Counties have joined Los Alamos County in the category of highest average weekly wages in the state:

- $998 in Lea County
- $973 in Eddy County
- $1,519 in Los Alamos County
- $802 in New Mexico
- $1,000 in the U.S.

Source: U.S. Bureau of Labor Statistics for Fourth Quarter of 2013

Exhibit X-3
New Mexico Average Weekly Wages by County

Average Weekly Wages by N.M. County, 4th Quarter 2013



Source: U.S. Bureau of Labor Statistics.

The Housing Element includes additional economic information on income and poverty levels.

Major Employers

Several of the major employers in Lea County are located in, or have a significant presence in Lovington, including: Ferguson Construction Company, Nor-Lea Hospital, and Lea County. Ferguson Construction Company grew by nearly 190 employees and Nor-Lea Hospital by over 100 employees in a single year.

Exhibit X-4
Top 20 Largest County Employers

Lea County Largest Employers

Employer	Workforce 2012-13	Workforce 2013-14
Hobbs Municipal Schools	999	1,193
Halliburton Energy Service	450	608
City of Hobbs	413	431
Lea Regional Medical Center	425	425
Lovington Schools	400-450	
Ferguson Construction Company	220	411
Nor-Lea Hospital	290	394
New Mexico Junior College	290	389
Walmart SuperCenter	355	368
URENCO	325	362
Lea County	272	302
GEO	257	267
D&D Pipeline Construction	-	254
Nova Mud	-	225
Zia Racetrack & Black Gold Casino	248	216
McDonald's Restaurant	-	215
Baker Hughes	-	183
Willbros	151	181
Lin-Mar	-	174
WCS	150	171
BJ Service Company	-	168

Source: Economic Development Corporation of Lea County, 2012 and May 2014

The largest employers in Lovington are:

- Lovington Municipal Schools:* 400 - 450
- Ferguson Construction Company: 411
- Nor-Lea Hospital: 394
- Lea County: 302
- City of Lovington:* 135
- Lea County Electric Cooperative:* 80

* Sources: Economic Development Corporation of Lea County 2013-2014 Annual Report, and individual employers

Employment and Unemployment

Between 2000 and 2012, covered employment grew at a strong average annual rate of 2.4%. During 2010 and 2011, employment slipped from the 2009 level, but recovered in 2012. Since 2001, Lea County's unemployment rate has been lower than that of the U.S. or N.M. Unemployment was 3.8% in May 2012, the lowest since 2008.

Exhibit X-5
County, State and U.S. Employment and Unemployment

Lea County, New Mexico and U.S. Employment and Unemployment: 1994-2012

Year	Lea County				New Mexico Unemployment Rate	U.S. Unemployment Rate
	Civilian Labor Force	Employment	Unemployment Number	Unemployment Rate		
1994	24,057	22,301	1,756	7.3%	6.3%	6.1%
1995	24,140	22,731	1,409	5.8%	6.3%	5.6%
1996	24,467	22,950	1,517	6.2%	8.1%	5.4%
1997	24,962	23,718	1,244	5.0%	6.2%	4.9%
1998	25,118	23,645	1,473	5.9%	6.2%	4.5%
1999	24,574	22,294	2,280	9.3%	5.6%	4.2%
2000	22,646	21,455	1,191	5.3%	4.9%	4.0%
2001	23,702	22,684	1,018	4.3%	4.8%	4.8%
2002	23,241	21,983	1,258	5.4%	6.1%	5.8%
2003	23,888	22,621	1,267	5.3%	6.4%	6.0%
2004	24,572	23,357	1,215	4.9%	5.7%	5.5%
2005	25,863	24,774	1,089	4.2%	5.3%	4.9%
2006	26,920	26,063	857	3.2%	4.3%	4.6%
2007	27,988	27,336	652	2.3%	3.5%	4.6%
2008	29,658	28,912	746	2.5%	4.0%	5.8%
2009	30,917	28,912	2,101	6.8%	6.8%	9.3%
2010	28,334	26,124	2,210	7.8%	8.4%	9.6%
2011	28,593	27,159	1,433	5.0%	7.1%	8.9%
2012*	29,800	28,513	1,287	4.3%	7.0%	8.2%

Source: New Mexico Department of Workforce Solutions, Economic Research and Analysis, Table A - Civilian Labor Force

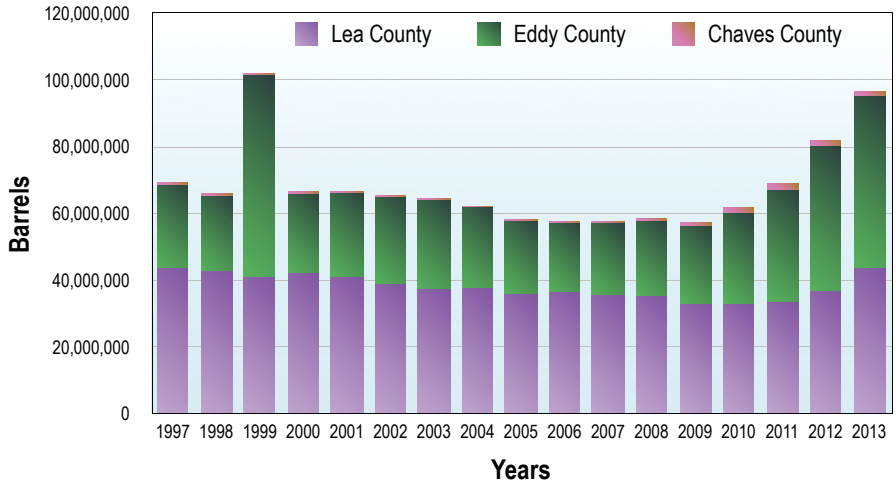
*Average of January through May, 2012

Oil and Gas Industry

Lea and Eddy Counties lead New Mexico in oil production. Those two counties produced approximately 96% of total state production in 2013. Eddy County's production has been higher than Lea County's since 2011. Oil production peaked in 1999, dropped in 2000, declined slowly to 2009, and dramatically increased between 2009 and 2013.

Exhibit X-6
Oil Production in Area Counties

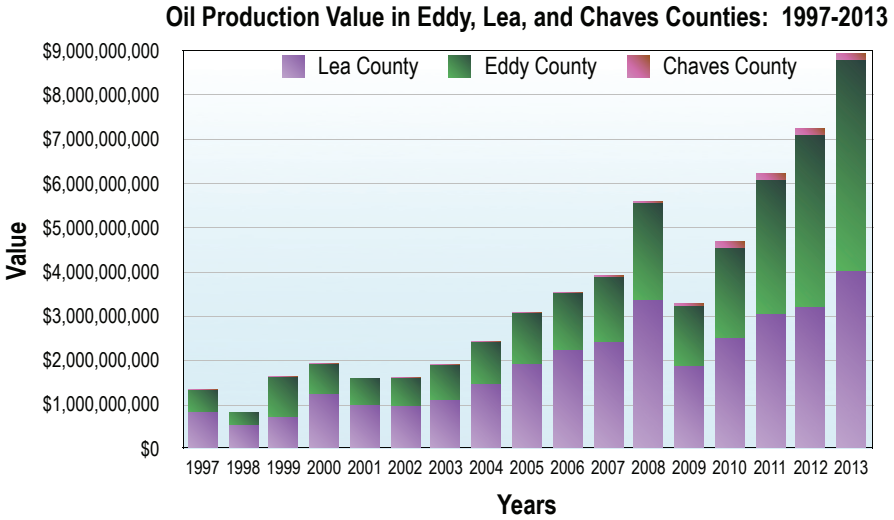
Oil Production in Eddy, Lea, and Chaves Counties: 1997-2013



Source: Bureau of Business and Economic Research, UNM records from New Mexico Oil Conservation Division.

The value of production in southeast New Mexico nearly tripled between 2009 and 2013.

Exhibit X-7
Oil Production Values in Area Counties



Source: Bureau of Business and Economic Research, UNM records from New Mexico Oil Conservation Division.

C. Issues and Opportunities

Community Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

Information about the community SWOT analysis is largely from the 2014 visioning process and the Downtown Master Plan, March 10, 2010:

Strengths

- Sound historic foundation, downtown historic district
- Courthouse square
- City services located centrally in downtown, City Hall
- Lea County Museum and associated buildings
- Lea Theater
- Fran Atchley Plaza
- Lovington Public Library
- State highways crossroads
- Dedicated citizens and volunteers
- Strong oil and gas economy
- Cultural diversity
- Good work ethic
- Faith-based community
- Great leadership in the community
- County seat
- Low cost of living
- Low crime
- New industries - International Isotopes Inc. and bio-fuel companies
- MainStreet infrastructure in place - Metropolitan Redevelopment Area (MRA), historic district

- Local Economic Development Act (LEDA) ordinance adopted and revised
- Local Gross Receipts Tax Option adopted and providing funding for projects
- Good schools
- Excellent local hospital expanding and becoming a regional center
- Good Samaritan Society
- Chaparral Park
- Lea County Fair - rodeo and big name entertainers
- 18-hole golf course
- Close to NM Junior College and College of the Southwest

Weaknesses

- Quiet, uneventful, lack of entertainment
- Absentee landlords
- Lack of parking
- Too many buildings used for storage
- Inadequate public gathering spaces
- Poor maintenance
- Lack of wayfinding signage
- Poor landscaping, lack of greenery
- Inadequate or short business hours
- Lack of retail and shopping opportunities
- Lack of housing supply and choices
- Isolated location, 300 miles from major cities, although about 100 miles to Lubbock and Midland
- High housing costs
- Limited land available for housing
- Deteriorating infrastructure: water, sewer and streets need repair
- Water supply may be inadequate for growth
- Waste management issues
- Lack of public transportation
- Outdated zoning and land use codes

Opportunities

- Many old buildings with great potential
- Lea Theater rehabilitation
- Outdoor pavilion
- Vacant lots for recreation, public places
- 11,000-acre County property on Hwy 483
- Need a by-pass loop for heavy trucks to avoid downtown
- Consider permitting golf carts on city streets for elderly use
- Recreation facilities need renovation and upgrades
- Need to pursue more grant funds
- Downtown restaurants should be open in the evenings
- Need a neighborhood grocery store
- Need more day care services

Threats

- Uncertain future of the oil and gas industry

  - » $50/ barrel oil prices in January 2015
- Citizens need to reinvest in the community for the sake of younger generations
- Limited land available for growth
- Take care to prevent the city from becoming land-locked
- Diversification of revenues to smooth out economic cycles

Economic Development SWOT Analysis

The *Economic Development Strategic Implementation Plan, Lovington, NM* by JBA Associates, April 2013, was the source for the following economic development SWOT analysis.

Strengths

- Reasonable rail access on Texas - New Mexico Railroad with connections to the Union Pacific system
- Good work ethic and productivity
- Good quality manufacturing and processing labor
- Good utility services

Weaknesses

- Lack of four-lane roads, poor condition of state highways
- Long distance to major Interstate highways
- Lack of skilled and semi-skilled workers in the market and trade area
- Lack of quality housing for professionals and engineers
- Lovington's inventory of available industrial buildings is poor. Many potential buildings are vacant and deteriorating.
- Government services such as State permitting and inspections are rated poor
- Lack of rental housing affordability and availability
- Limited cultural activities
- Limited choices for recreation and leisure activities
- Limited skill sets of graduating seniors from local high schools

Opportunities

- East/west rail access with connections to Burlington Northern Santa Fe Railroad system
- Development of an industrial park site behind Dairy Farmers of America building
- A full-service grocery store

The *Economic Development Strategic Implementation Plan, Lovington, NM*, by JBA Associates, page 25, shows responses based on a survey of local employers regarding critical economic development issues.

Critical Economic Development Issues Facing Lovington

1. Land Use/Buildings 24%
2. Housing 14%
3. Education/Work Force 14%
4. Infrastructure 12%
5. Other Issues 12%

Target Industries

Oil and Gas Production

The oil and gas industry in Lovington, Lea County and the greater Permian Basin is the driving force in the local economy and will remain so for the future. Recent innovations in shale oil drilling have enabled domestic oil production to reach near record levels of production, and Lea County with its county seat of Lovington, and the major city of Hobbs have enjoyed dynamic growth since 2008, when hydraulic "fracking" drilling became more widespread nationwide.

The dramatic decline in crude oil prices from over $100 per barrel in June 2014 to $46 per barrel in January 2015 has direct and indirect impacts on the Lovington economy, with a largely uncertain prognosis in 2015. According to the U.S. Energy Information Administration's (USEIA) Short Term Outlook for 2015, reported in January 2015, West Texas Intermediate prices will average about $61 per barrel in 2015 and recover to about $78 per barrel in 2016.

Anecdotal reports from Lovington suggest that Lea County is experiencing some modest industry layoffs due to the low oil prices. USEIA forecasts that U.S. crude oil production will average 9.5 million barrels per day in 2016, nearing the record level of 9.6 million barrels per day in 1970.

Manufacturing

Lovington should be able to attract a share of mid-southern Lea County manufacturing, associated with both the oil and gas industry and those sectors developing in response to countywide economic diversification strategies. Types of businesses may include alternative fuels such as International Isotopes, Inc., dairies or food production, and environmental services. The Lovington Economic Development Corporation and others are still researching specific types of manufacturing for which Lovington is most suited.

Health Care

Entrance to Nor-Lea Hospital

Numerous community members and planning participants cited the strength of Nor-Lea Hospital and its expansion program as an economic development opportunity. By attracting clients from nearby communities, the hospital and its related health care services offer Lovington the potential for base job growth as a regional health center. Assisted living and senior health care facilities have been mentioned as needed community services and amenities, suggesting potential development collaboration with the hospital and investors. Support services such as a commercial laundry may successfully contract with the hospital.

Construction
The acute shortage of affordable housing in Lovington is a major concern for economic growth and expansion, although the local market may be somewhat adversely affected by the recent (2014-15) decline in crude oil prices. Additional construction industry opportunities exist for rehabilitation of older residences and commercial buildings, and the conversion of large "big box" commercial buildings to other uses or perhaps demolition.

Machine Shop, Welding and Pipe Supplies
Lovington's proximity and location are ideal for companies heavily involved in oil and gas production. Therefore, machine shops and welding businesses fit well into the Lovington area. Lovington already has a significant niche in oil and gas pipe supplies.

Trucking and Distribution
Heightened oil and gas production requires enhanced trucking and distribution capacity. The lack of available truck lots for parking and servicing rigs has caused haphazard parking of commercial trucks in residential Lovington neighborhoods. A developed industrial park with easy access to state highways could attract and facilitate a growing distribution business.

Retail (Grocery, Hospitality and Entertainment)
Numerous community member participants have noted the substantial retail leakage that negatively affects Lovington's economy due to proximity to Hobbs. The most cited business opportunity is an additional grocery store, although other retail sectors such as entertainment and dining businesses and new motels and hotels were also mentioned as needed amenities. Lovington MainStreet and the Lovington Economic Development Corporation are both actively working on attracting and developing new retail businesses in Lovington.

Related to this target industry is the significant demographic presence of the Hispanic community in Lovington and Lea County. *Please see the discussion pertaining to minority entrepreneurs below in this section*.

Industrial Park Development

City Industrial Park
The City's current industrial park is actually outside city limits. With current uses including Navajo Refinery, oil and gas wells and the City's south wellfield, this area has some constraints for general industrial development.

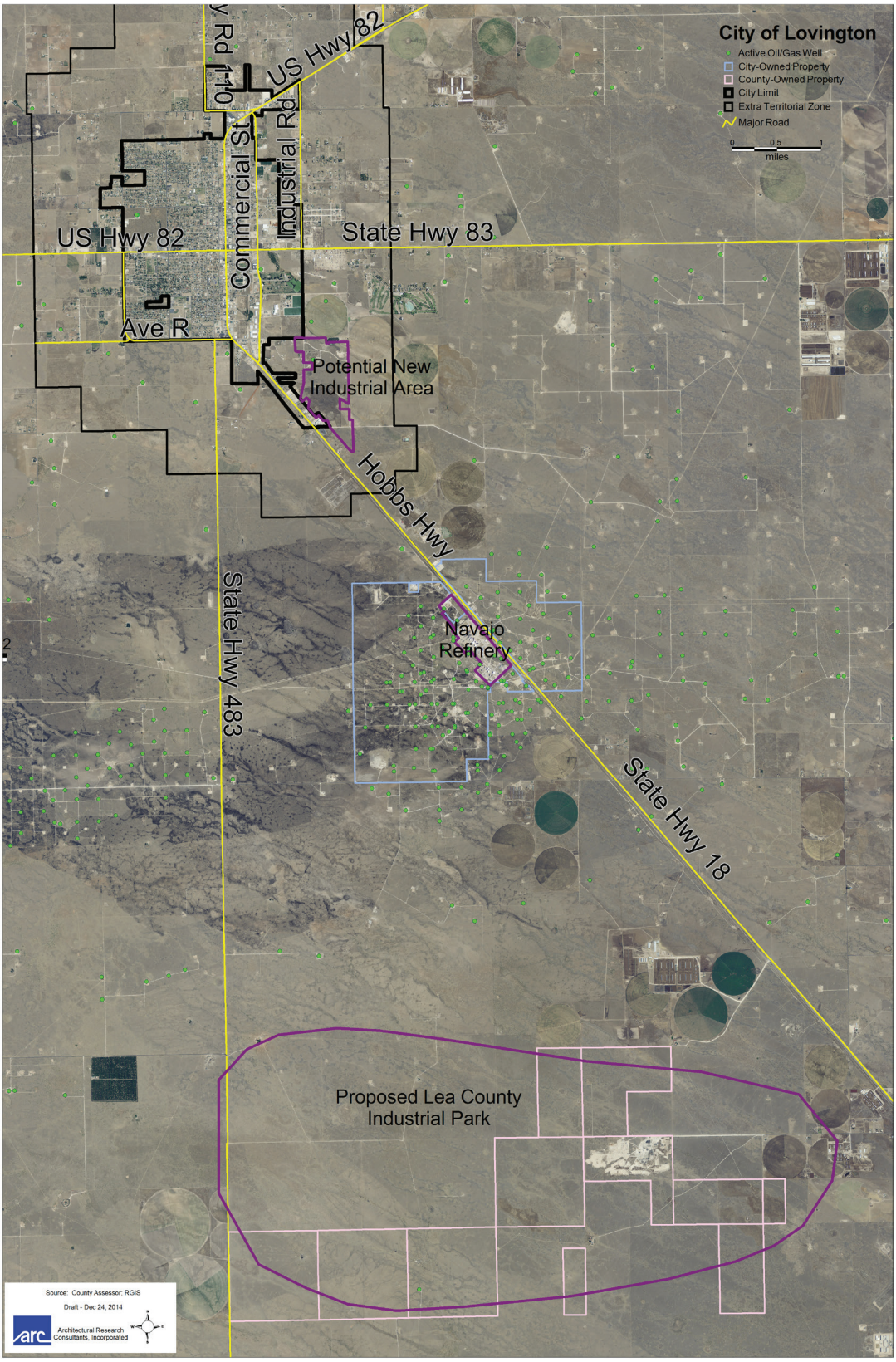
New Industrial Park
Currently, the City is very interested in industrial development adjacent to the city in the southeast quadrant. This area is close enough to be served by city utilities and could be annexed.

In addition to those two areas, Lea County is developing an industrial park in the general area, which could benefit Lovington by creating jobs nearby.

Lea County Industrial Park

Lea County, in partnership with the Economic Development Corporation of Lea County (EDCLC), is planning a new 11,000-acre industrial park located east of Lovington and roughly equidistant between Hobbs and the County seat.

Exhibit X-8
Lovington Area Industrial Parks



Planning for the facility is nearly complete as of January 2015, and the County has begun building essential infrastructure to the park. Water lines are currently under construction in the first quarter of 2015. Roads to the site are scheduled for completion by early 2016.

The EDCLC has begun tenant and business recruitment for the park, and has identified a few interested clients. The planning for the site and parcel allocation remains flexible, with potential parcels ranging in size from 20 acres to 640-acre sites.

The strategic location of the site will accommodate larger industrial projects that require a buffer from population centers. County planners expect that the location of the industrial park will contribute workers, wages and residents to both Lovington and Hobbs.

The major financial incentive for businesses locating to the new park is Lea County's successful Industrial Revenue Bond (IRB) program, which has issued about $4 billion in project bonds within the past eight years. The Lea County Industrial Park is scheduled for occupancy beginning in 2016. Source: Melinda Allen, CEO, Economic Development Corporation of Lea County (EDCLC), January 22, 2015

Planning for Community Economic Development

Much of Lovington's focus in economic development is in the area of "community economic development." While Lovington is interested in the creation of "base" employment within the city, the community already benefits from substantial base employment elsewhere in the county.

Wells Fargo Bank on S. Main Street, adding to the economy

An export economy creates "base" jobs. This type of economy includes oil and gas development, mining, manufacturing, agriculture and tourism. "Non-base" jobs support the "base" economic activities and provide services and goods for the local economy. Retail that is primarily for local residents is "non-base," while retail oriented largely to travelers and tourists is "base." Nor-Lea Hospital attracts patients from outside Lovington, so is partially "base." Community economic development is both "base" and "non-base" and includes retail and services, downtown revitalization, education and health care.

Lovington residents have been feeling fairly confident that continuing oil and gas development and various industrial initiatives in the area will sustain the current era of prosperity. This situation provides the City with opportunities and challenges to make needed improvements in quality of life and diversification of the local economy. Lovington has the potential to grow, but must create additional affordable and mixed use housing units in the immediate and short term.

Lovington residents contributed significant vision goals that included a diverse and vibrant economy with quality retail and services, quality housing, a vibrant downtown, improved community appearance, attractive neighborhoods, and improved quality of life with excellent health care and education, and more recreation and entertainment programs. Many of the goals and visions for Lovington's future development qualify as community economic development concerns.

Obstacles to Community Economic Development

Focus group participants articulated some of the obstacles to their community economic development goals. Issues include problems with expensive land values, incompatible uses, and financing difficulties that have stymied comprehensive redevelopment. Implementation of the dramatic expansion of the commercial uses in the 1970s and 1980s lacked oversight, leaving a glut of underused commercial property on the market, some of it owned by absentee landlords and intransigent property owners. The boom and bust cycles in Lovington, which have resulted in failed real estate developments, along with the recent housing recession, have caused local financial institutions to be more conservative in supporting development projects. Thus, despite the obvious need for more housing, the community's real estate industry has been slow to respond, and is hampered by structural inefficiencies as well.

New Opportunities in Retail and Service Industries

Example of an oil- and gas-related business in Lovington

Lovington's surging population and expanded energy and hospital industries have created new opportunities for basic retail and service businesses. Focus groups mentioned a professional laundry service, office supplies store, auto and commercial glass installer, and a quality grocery store.

Businesses catering to the resident Hispanic population may be worthy of development and investment, including a *carniceria* (butcher shop), Mexican restaurants, dance hall and lounge. Other forms of entertainment businesses that have crossover appeal to all populations include movie theaters and bowling alleys.

Encouraging Minority Economic Development in Lovington

Demographic Strength

The 2010 U.S. Census reported 11,009 people living in Lovington. Of this total, 7,076 residents, or 64.3% listed their race/ethnicity as Hispanic or Latino. Non-Hispanic whites accounted for 3,881 residents, or 35.3% of the city's population, and 1.1% listed African American or Native American descent. Engaging the majority Hispanic population in economic development activity is essential to Lovington's sustainability and future prosperity.

Real Estate Activity
According to a leading local realtor, Lovington's local Hispanic community is actively involved in the residential and commercial real estate markets with high percentages of real estate transactions in both markets. Although real estate lending by Lovington-based financial institutions is extremely limited, minority real estate consumers are able finance homes and commercial real estate through conventional lending sources outside the community, often in Hobbs or Lubbock. Lack of a local lender has not been an impediment to real estate acquisitions by minority consumers. The Housing Element contains further information on this subject.

Entrepreneurship and Financial Literacy

Lack of access to conventional financing has not severely impacted business start-ups by minority entrepreneurs. According to a local real estate professional, approximately 75% of Lovington small business starts are by Hispanic business owners. Financing is usually secured from owner equity or sources outside of the community, but rarely from a conventional lender in the community.

In 2013, a group of local realtors, with leadership by State Representative David Gallegos, offered three community forums on real estate. Although the forums included an expert team of financial experts, real estate brokers, translators, and other resources, they were poorly attended. Forum organizers agreed that "trust" is vital to attracting more participants and offering food and other refreshments is also critical.

There is a perceived need for more "financial literacy" training for minority consumers, as some families eschew the conventional banking system in favor of cash savings, a strategy that is restrictive for conventional bank loans and mortgages.

Economic Development Strategies

Building a Redevelopment Program

The City of Lovington has been aggressive in recent years in addressing the economic and community development challenges it faces. The City has adopted a Local Economic Development Act (LEDA) program to support economic development programs and projects. In 2010, the City passed a local gross receipts tax option (LOGRT) that allocates 1/8 of 1% of sales tax revenues to a dedicated fund for economic development. The fund has grown substantially with approximately half of its balance dedicated to housing development and the remainder to economic development projects.

In addition, Lovington adopted a State-registered downtown historic district (2007) with assistance from the New Mexico MainStreet program, which provides state tax credits for qualified rehabilitations of contributing historic buildings within the district. The City adopted a downtown master plan and Metropolitan Redevelopment Area (MRA) in March 2010.

Lovington has some important tools at its disposal to create and implement a

comprehensive redevelopment strategy and program to address critical housing shortages, underused commercial property and downtown revitalization. However, the City government must consider adopting a proactive role to organize a program to stimulate the local real estate market. It must also consider exercising some of its municipal authorities and incentives enabled by the Metropolitan Redevelopment Act to move the agenda forward.

Strategic Redevelopment

Fundamental analysis of the Lovington real estate market is necessary to formulate a comprehensive redevelopment program. The research may be divided into Phase 1 - Downtown Main Street and Metropolitan Redevelopment Area; Phase 2 - South Main Street; Phase 3 - Avenue D; and Phase 4 -North Main Street and Hospital area. An outline of the analysis is as follows:

- Survey real estate agents in Lovington and Hobbs for comparative values on residential and commercial real estate. The analysis should include recent sales figures and current asking prices. Rental costs for both residential and commercial space is important. Try to determine per-square-foot prices for both sales and rentals in both Lovington and Hobbs markets.
- Research City and County records, and other public archives (such as Sanborn Insurance maps) for the best available property parcel maps of the city. Print them at large scale (1″ = 40′). Parcel maps may by further detailed with color coding for occupied and vacant property, land uses and building condition.
- Research publicly owned property within the city, but most importantly within the downtown Main Street district and the Metropolitan Redevelopment Area. The public property should be colored and/or coded on a large-scale map.
- Develop a data base of property ownership within the downtown MainStreet district and the Metropolitan Redevelopment Area. Try to identify local and absentee land owners. Absentee land owners should also be color-coded on the base map.
- Identify priority property or parcels for redevelopment. Consider the condition of the property (eyesore, white elephant, good condition); location, location, location (in downtown or near key intersections, visibility, etc.); ownership (public or private, cooperative vs. difficult or absentee owner); size of property (potential acquisition and redevelopment costs); potential for redevelopment incentives (historic tax credits, LEDA funds, housing tax credits, other).
- Create a redevelopment plan with the Metropolitan Redevelopment Area, LEDA funding and other seed funding as incentives.

Using the Redevelopment Toolbox

As in most real estate development projects, land acquisition (or control), assemblage, and attractive leveraged financing are critical elements of a successful project. In the case of Lovington, the process is necessary for a large target area(s), and therefore the City should consider municipal-scale planning and investment. The informed conclusion is that the public sector (City of Lovington) will have to organize, plan and provide incentives to realize the private sector investment. The City may wish to expand the current downtown MRA to other districts or create additional MRAs in future phases, or concurrently if opportunities arise.

The most powerful strategy at the City's disposal is the Metropolitan Redevelopment Act (MRA). In New Mexico, the city of Albuquerque has effectively used the MRA to revitalize nearly 20 urban neighborhoods and projects, launched most dramatically with the adaptive reuse of the vacant Albuquerque High School campus on Central Avenue to market housing over 20 years ago. The city of Santa Fe has also used the MRA to great effect in the revitalization of its historic railyard into a dynamic commercial neighborhood featuring a farmers' market pavilion, galleries, restaurants, a park, housing and studios.

Almost ten years ago, the State legislature lifted restrictions of the MRA statute to urban counties and enabled rural counties and municipalities to use the provisions of the MRA statute to promote redevelopment projects. New Mexico MainStreet has aggressively promoted the MRA potential to its community programs, including Lovington. Lovington is now poised to implement a MRA policy.

The power of the MRA statute is to allow municipalities to engage in the redevelopment process as active partners with the private sector. Municipalities may "contribute" land, property (buildings), cash, services and equipment to a development partner. The municipality may also package other incentives such as historic and housing tax credits, low interest loans, and grants (CDBG) to attract developers. The entire development package is advertised as an RFP for developers' response, and the municipality may select the most attractive development proposal.

From a planning and development perspective, it is evident that Lovington has an overabundance of underperforming, vacant or derelict commercial property, much of it in key locations along Main Street or downtown. Some properties may have to be acquired for demolition and site preparation. Lovington may need more refined zoning to achieve the goals expressed in public visioning sessions.

Possible redevelopment properties

MainStreet Economic Repositioning

A committee of interested volunteers, with a chairperson who directs the projects, usually conducts economic positioning. Previous Lovington MainStreet groups have likely already have done some of this work, and a good step would be to research past efforts at the MainStreet office. The basics and goals of economic repositioning remain the same, and are consistent with the goals and visions articulated by community residents at comprehensive plan meetings.

Principles of economic repositioning are:

- Retail market analysis (usually informed by a demographic survey by ESRI or similar computerized service)
- Determination of market opportunities (i.e., need for a supermarket, shoe store, auto parts dealer, etc.)
- Analysis of existing anchors (retail, institutional) and clusters of complementary businesses
- Development of a recruitment campaign and entrepreneurial development to attract new businesses or expand existing ones

Innovative Community Economic Development

It's a Pop-Up World

Among the newest trends in downtown and community revitalization is the "pop-up economy," a strategy of planning, infrastructure and business development characterized by small-scale, quickly implemented projects that can grow into more permanent improvements.

Sometimes stymied by large-scale planning projects for major downtown improvements that may take years and millions of dollars to realize, some urban planning and design professionals have leveraged volunteer support and minimal resources to undertake weekend do-it-yourself projects that are fun and can change community perceptions about public places. This somewhat democratic public policy strategy has grown substantially within the past five years, encouraging community workshops and "interventions" nationwide.

In business development, "pop-up businesses," or "flash retailing" have become a phenomenon, launching seemingly impromptu businesses to take advantage of a location, a seasonal holiday shopping opportunity, overstocked merchandise or other ideas to make a quick profit. In urban centers, an overlooked vacant storefront or warehouse may open for two months during the Christmas or other seasons to sell a new fashion line or gifts, Halloween costumes, or fireworks for the Fourth of July. Major retailers such as Target or Hermès have employed the pop-up strategy successfully in New York, and the trend has appeared in other urban centers.

Food service mirrors this trend by the growing popularity of "food trucks" serving everything from coffee, breakfast burritos, and tacos to gourmet Italian and Asian fusion cuisine. Santa Fe and Albuquerque have welcomed food trucks to several locations and the popular application Yelp! registers food truck locations and food reviews nationwide.

In 2012-13, a talented group of young urban visionaries developed an innovative approach to revitalizing empty and underused storefronts in the Lower East Side neighborhood of Manhattan, New York City. Called "Made in the Lower East Side," the program combines the talents of architects, planners, marketing professionals, makers, and others to locate and develop pop-up strategies for businesses and other community services such as meeting rooms, art galleries, workshop and production rooms, theaters and multimedia facilities, and

bookstores. Made in the Lower East Side has pioneered the manufacture of a modular storefront furnishings "box" that can be unpacked to instantly transform a vacant space into something attractive for a pop-up business.

What is the Storefront Transformer?
Imagine a shape-shifting storefront, one space, many possibilities: from an independent arts space one week to designer fashion boutique the next; from cooking classroom on Thursday to locavore snack bar on Friday.

The miLES Storefront Transformer is a versatile set of furnishing and amenities to program any storefront — essentially a 6′ cube that can be easily transported and subdivided to roll through any storefront door. When unfolded, the Transformer provides functional elements such as shelving, partitions, tables, seats, stage, as well as infrastructure such as lighting, wifi, power strips, speakers, projectors and public address system: all the basic ingredients for creating a pop-up!

Pop-up Planning and Infrastructure
The Streetplans Collaborative, a professional firm working in Miami and New York developed "Tactical Urbanism," an innovative approach and guidebooks for placemaking. Download their manuals for concepts in instant placemaking. See www.streetplans.org.

A Dallas planning and design firm developed "Team Better Block" which espouses the idea that it is important for a community to focus on improving one block of a neighborhood at a time. The approach incorporates "pop-up" workshops as part of a more comprehensive strategy. See www.betterblock.org.

"Open Streets" is a nationwide project devoted to providing all types of pedestrian, cycling and vehicular transportation access to streets. Often features closing streets to automobiles to promote the use of streets for recreation, special events, and civic interaction. See www.openstreetsproject.org.

Pop-up Businesses and Storefronts
Businesses and food trucks (see Google "pop-up businesses" and "food trucks" for a wealth of ideas).

"Made in Lower East Side" (see www.madeinles.org for ideas on transforming empty storefronts).

Selected Economic Development Funding Incentives

Lea County and the Lovington Economic Development Corporation offer attractive incentive packages that may include industrial revenue bonds and assistance with permitting and infrastructure that can be used in conjunction with state job training reimbursements, and tax credits and abatement.

Local Incentives
Industrial Revenue Bond (IRB)
Industrial revenue bonds may be issued to finance privately operated, developed

projects by a municipality, county, or the New Mexico Finance Authority. The private party initiates the process by requesting that the government unit issue the bonds (a political process in accordance with local and state laws). IRBs can be issued for projects over $3 million dollars.

IRBs offer property and gross receipts tax relief to a company. The project financed is actually owned in trust by the governmental issuer of the IRB and leased to the private operator under a finance lease (which allows the private operator to take the depreciation on the project for tax purposes in addition to a deduction for interest paid on the IRBs). Tangible personal property (other than building materials and related construction services) purchased with IRB proceeds is deductible for gross receipts tax purposes because it is being sold to a government purchaser. IRBs of $10 million or less issued to finance manufacturing facilities may also be eligible for exclusion of interest from gross income for federal income tax purposes (effectively lowering the interest rate on the IRBs).

Through the Statewide Economic Development Finance Act, the Economic Development Department can recommend projects to the New Mexico Finance Authority for issuance of taxable and tax-exempt IRBs.

Local Economic Development Act (LEDA) Fund
The City of Lovington has economic development monies that may be awarded, through an application procedure, to qualified projects. The funds are generated through gross receipts collected within the city limits. The company seeking this incentive must complete an application. Lovington Economic Development Corporation administers the LEDA funds, with final project approval by the Lovington City Council. The LEDA funds may be used for a broad variety of economic development projects, including industrial businesses, small businesses, and arts and culture-related projects.

Historic Preservation Tax Credits
Lovington has a historic commercial district listed on the State Register of Cultural Properties. Contributing and significant properties within the district may qualify for the state's historic preservation tax credit for qualified rehabilitation of historic commercial buildings within the district. The program awards up to 50% of project costs of approved repairs and maintenance up to a maximum of $25,000 earned state income tax credits (total approved expenses of $50,000). The New Mexico Historic Preservation Division administers the program.

State Incentives
The State of New Mexico and its communities offer employers aggressive incentives to encourage job creation and investment. The State's financial incentives are designed to be an ongoing benefit, meaning companies are rewarded for future expansions, so both new and existing companies can use these programs.

The New Mexico Economic Development Department offers grants for municipal and private economic development projects through its Local Economic

Development Act fund provided by the New Mexico State Legislature. The state LEDA program supports quality job creation projects statewide. Applications are made directly to the New Mexico Economic Development Department.

New Mexico's flagship Job Training Incentive Program offers economic base companies a cash reimbursement for on-the-job training. The refundable High Wage Jobs Tax Credit supports job creators that pay $40,000 or more in rural areas and $65,000 in urban areas with a tax credit equal to 10% of the employee's combined compensation and benefits.

New Mexico's property taxes are among the lowest in the nation for both real and personal property. Property taxes can be further abated through an Industrial Revenue Bond (IRB). Communities across New Mexico have the ability to issue IRBs to support economic development projects. The State also provides an array of tax credits and incentives to offset gross receipts and compensating taxes such as those on manufacturing equipment, as well as other industry-specific credits.

New Mexico offers employers located in rural communities incentive enhancements, as well as the Rural Jobs Tax Credit, which provides a credit for each job created in a rural area.

Corporate Income Tax Reduction
The corporate income tax act has been amended to reduce the top corporate tax rate from its pre-2014 rate of 7.6% to 5.9% over five years. The rate reduction schedule sets rates at 7.3% in 2014, 6.9% in 2015 and 6.6% in 2016. In 2017, the top bracket is collapsed into the middle bracket (presently 6.4%), with a 6.2% rate. For tax years 2018 and following, the top bracket of two becomes 5.9%. The bottom 4.8% bracket remains the same.

High Wage Jobs Tax Credit
This credit gives companies who hire employees at salaries of $28K or higher in rural areas, and $40K or higher in urban communities, tax credits equal to 10% of the combined salary and benefits package for the year in which the job is created, and for the three following qualifying periods. New wage thresholds of $40,000 for rural and $60,000 for urban take effect July 1, 2015.

Manufacturers Investment Tax Credit
Manufacturers may take a tax credit of 5.125% of the value of qualified equipment and other property used in their operation. The credit can be applied against compensating, gross receipts or withholding tax up to 85% of the total. Any remaining available credit may be claimed in subsequent reporting periods.

Rural Jobs Tax Credit
This credit can apply to taxes due on (State) gross receipts, corporate income or personal income tax. Rural New Mexico is defined as any part of the state other than Los Alamos County; certain municipalities (Albuquerque, Rio Rancho, Farmington, Las Cruces, Roswell, and Santa Fe); and a 10-mile zone around those select municipalities.

Single Sales Factor for Manufacturers
New Mexico will provide a phased-in election (over five years), for manufacturers to use a single sales factor income apportionment methodology. The present law double-weighted sales factor with its "strings" is replaced in 2014 by the more straightforward election, which becomes triple-weighted in 2015, multiplied by seven (over ten with the property and payroll factors times 1.5) in 2016, by eight (over 10) in 2017, and 100% weighted in 2018.

Small Business R&D Tax Credit
A qualified small R&D business is eligible for a credit equal to the sum of all gross receipts taxes, compensating taxes or withholding taxes due to the State for up to three years.

Technology Jobs Tax Credit
A taxpayer who conducts qualified research and development at a facility in New Mexico is allowed a basic tax credit equal to 4% of qualified expenditures, and an additional 4% credit toward income tax liability by raising its in-state payroll $75,000 for every $1 million in qualified expenditures claimed. The tax credit doubles for expenditures in facilities located in rural New Mexico (as defined for this tax credit as anywhere outside Rio Rancho or more than 3 miles outside Bernalillo, Doña Ana, San Juan or Santa Fe Counties).

Landmark grain elevator

New Mexico also offers industry-specific incentives in the following areas: energy and natural resources, aerospace and defense, value-added agriculture, digital media and IT, and in the Borderplex area as well.

Child Care Corporate Income Tax Credit
Corporations providing or paying for licensed child care services for employees' children under 12 years of age may deduct 30% of eligible expenses from their corporate income tax liability for the taxable year in which the expenses occur. For a company operating a value-added day care center for its employees, this credit reduces the cost to provide this benefit to employees. The corporate income tax credit is 30% of eligible costs up to $30,000 in any taxable year. Unused credit amounts may be carried forward for three years.

Financial Management Tax Credit
Receipts from fees received for performing management or investment advisory services for a related mutual fund, hedge fund or real estate investment trust may be deducted from gross receipts.

New Mexico Smart Money
Created in 2005 and administered by the New Mexico Finance Authority (NMFA), the Smart Money initiative is a bank-participation loan program designed to provide lower-cost capital to existing companies, startups, and those firms relocating to New Mexico.

By sharing risk with local banks, Smart Money provides job-creating companies lower interest rates and/or gap financing to strengthen cash flows. Borrowers can use Smart Money to finance renewable energy, processing and marketing facilities, business and industrial acquisitions, real estate, refinancing, equipment, machinery and supplies, startup costs, and working capital.

A Smart Partner Bank independently underwrites each Smart Money loan and submits a loan-participation application with its borrower analysis to NMFA. NMFA may participate in up to 49% in a bank-originated loan, generally up to $2 million.

The New Mexico Legislature ultimately approves Smart Money loans. NMFA prioritizes opportunities and then, in partnership with the New Mexico Economic Development Department, submits a list of potential Smart Money projects to the Legislature.

New Markets Tax Credits
The New Mexico Finance Authority awards New Markets Tax Credits (NMTC) loan funds dedicated solely to New Mexico businesses. Loans for up to 25% of project costs are available at a low interest rate. NMTC loans are combined with other sources of funding that is secured by the applicant and managed by Finance New Mexico, LLC.

The Finance Authority operates the NMTC program on behalf of Finance New Mexico under the guidance of its adopted New Markets Tax Credit Program Policies and Procedures, Economic Impact Policies and Lending and Credit Policies. The NMTC program was established primarily to provide greater access to financing for new, expanding or relocating businesses in underserved areas across the country. Finance New Mexico and the New Mexico Finance Authority are targeting the use of allocation of tax credit incentives to add to existing statewide economic development initiatives.

Federal Incentives
Small Business Administration (SBA) 7 (a) Loans
From Section 7(a) of the Small Business Act, commercial lenders' 7(a) small-business loans are guaranteed by the Small Business Administration.

504 – Enchanted Land Certified Development Company
The Small Business Administration's 504 loan program provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings. Enchanted Land Certified Development Company based in Albuquerque works with the Small Business Administration and a private-sector lender to make a secured loan to small businesses, which must contribute at least 10% of the project cost.

SBA CAPLines
CAPLines is the umbrella program under which the Small Business Administration helps small businesses meet their short-term and cyclical working-capital needs. Most CAPLines loans can be for any dollar amount that does not exceed SBA's limit. Five short-term working-capital loan programs are under the CAPLines umbrella: Seasonal Line, Contract Line, Builders Line, Standard Asset-Based Line and Small Asset-Based Line.

SBA Export Working Capital
The Export Working Capital program incentivizes banks to make export loans to qualified small-business exporters that would otherwise lose viable export sales due to a lack of working capital. Export Working Capital loans are used for transaction financing.

SBA International Trade Loan
The International Trade Loan is a term loan designed for businesses that plan to start or continue exporting, or that have been adversely affected by competition from imports. The proceeds of the loan must enable the borrower to be in a better position to compete.

Pollution Control Loan
Pollution Control Loans are 7(a) loans, limited to use for fixed assets only, with the special purpose of pollution control. The program is designed to provide financing to eligible small businesses for the planning, design, or installation of a pollution-control facility that must prevent, reduce, abate or control any form of pollution, including recycling.

USDA Rural Development Business and Industry Guaranteed Loan
The B&I Guaranteed Loan program guarantees loans for corporations or other nonpublic borrowers whose enterprises improve economic and environmental conditions in rural communities.

D. Goal, Objectives and Policies

Goal: Pursue economic development strategies that build upon community strengths, resulting in a growing economy.

1. **Support existing fundamental institutions and businesses that contribute to the economy and economic stability of the community**
   a. Support the Lovington Municipal School District and other educational institutions in the county to continue improving the quality of education and prepare the workforce with skills needed in Lovington
   b. Retain health care service institutions (particularly Nor Lea Hospital, Good Samaritan and Good Life Senior Living and Memory Care), support their expansions, and provide complementary services
   c. Support existing businesses and business retention

d. Expand retail and services that stem economic leakage
e. Work with Lea County, Hobbs, and other communities in the region to support regional economic development and achieve better efficiencies in services
f. Support existing economic development organizations and their missions
   - Lovington Economic Development Corporation - focuses on new industrial and retail development, and packaging of financial incentives
   - Lovington Chamber of Commerce - focuses on business retention and business support services
   - Lovington MainStreet Corporation - focuses on downtown redevelopment
   - Expand responsibilities of existing organizations or create new organizations to increase capacity as needed
g. Collaborate with the N.M. Small Business Development Center to create a small business and micro-enterprise incubation program
   - Hold workshops for people interested in entrepreneurship
   - Engage in economic gardening to assist businesses that wish to expand
   - Provide a platform for professional business counseling
h. Increase access to childcare options

2. Pursue industrial development for target industries
a. Develop industrial park in southeast quadrant area
b. Focus on developing target industries of manufacturing, machine shops and welding, and trucking and distribution
c. Provide infrastructure and land use regulations for development activities
d. Consider developing business park standards for a portion of the southeast quadrant industrial park development area
e. Support the local construction industry for new housing development, housing rehabilitation, commercial buildings renovations and conversions, and new commercial and industrial development.

3. Promote opportunities for new and expanded retail and service sectors
a. Promote expansion of services needed for a growing population and for growing sectors such as health care
b. Identify services that are needed, considering: commercial laundry, office supplies, auto repair, auto glass installer, and quality grocery store
c. Encourage businesses catering to minority populations
d. Develop new motels and hotels
e. Develop training opportunities for entrepreneurship and financial literacy

4. Build a redevelopment program for the Downtown and South Main Street Area
a. Conduct research to support redevelopment

- Real estate values
- Mapping
- Database
- Strategies

b. Create a redevelopment plan
   - Identify catalytic projects to promote that should spur additional development

c. Implement the redevelopment plan

d. Expand the downtown Metropolitan Redevelopment District or create a new Metropolitan Redevelopment District
   - Work with property owners, business owners and residents to determine if this organization is needed in order to promote redevelopment

5. Prepare development packages of incentives to support redevelopment, new businesses and business expansions

a. Consider using tools of MRA, LEDA, tax credits, grants and loans

6. Conduct economic repositioning for the downtown

7. Encourage innovative business development

8. Use economic development tools available to the city to promote worthy projects and practices

a. Pursue Metropolitan Redevelopment Area (MRA) projects

b. Use the Local Economic Development Act (LEDA) to facilitate and support development projects

c. Consider using Tax Increment Development District (TIDD) financing within the MRA

d. Use general obligation bonds to develop infrastructure supporting economic development

e. Use municipal revenue bonds to develop infrastructure and services supporting economic development

f. Investigate the use of various other local options and state and federal funding programs to advance economic development projects

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Appendix

Visioning Participants

Community members who signed in and participated in one or both of the visioning meetings held June 2 and July 17, 2014 include:

Sid Applin
Brett Bartlett
Ava Benge
Christian Betancourt
Laura Brock
Anna Bruelhart
Ryan Burkett
Bernard Butcher
Steve Carr
Mauricio Carrasco
Shirley Choate
Gary Clemens
Jared Cobb
Mike Crow
Earl Davis
Wyatt Duncan
Michael Gallagher
Scotty Gandy
John Graham
Mary Graham
Bernard Gutierrez
Imelda Gutierrez
Joni Haynes
Silvane Hernandez
Maria Hernandez
Jeanette Herweg
Jeff Herweg
Carol Ann Hogue
Joyce Holder
Evelyn Holguin
Patsi Humphrey
Ron Humphrey
Peter Humphrey
Rosie Insilan
Tabatha Lawson
Joel Lowry
Darin Manes
Nancy Marquez
Mary McClure
Faye McCracken
David Molin
Marge Molin
Helen Moore
Randy Pettigrew
Betty Price
Linda Pritchett
Martha Ramirez
Maria Rios
Robbie Roberts
David Rodriguez
Raymond Salmon
Art Sanchez
Sebastian Sanchez
Rich Soutar
Virginia Spears
Rae Lynn Stuart
Elaine Vigil
Norma Vigil
Augusta Vigil
Amy Villar
Cathy Williams
James R. Williams
Michelle Williams
Donna Williamson
Pat Wise

Comments

("Dots" from July 17, 2014 Visioning Meeting)

Strengths and Assets

- People
  - People are personable/friendly/helpful/hospitable (6)
  - Cultural and ethnic diversity (1)
  - Good work ethic
  - Faith-based community (1)
- Small town
  - Family feel (5)
  - Low crime
  - County seat, do not take 2nd seat to anybody (2)
  - Comfortable way of life (1)
  - Low cost of living (1)
- Economy and Potential for Growth
  - Oil and gas booming (9)

- New industries
  - » International Isotopes and bio-fuels
  - » 11,000-acre County property 483: easy to get to (16 miles)
- Growth opportunities (16)
- Government and public services
- Law enforcement (3)
- Utilities (2)
- Water, sewer
- Affordable electricity
- Library
- Great leadership (2)

• Downtown
- Downtown is happening (2)
- MainStreet program is a plus (7)
- Business incentives
- Metropolitan Redevelopment Area
- Historic district (1)

• Lovington Municipal Schools (2)
- Good schools and reputation
- School sports

• Hospital and Healthcare
- Healthcare system expanding, becoming a regional center (19)
- More services now provided
- Good Samaritan Society: long-term nursing care, rehabilitation services, senior apartments

• Good Places
- Chaparral Park (3)
- Avenue D Park (2)
- Private country club – 18-hole golf
- Lea County Museum (3)
- County Fair (6)
  - » Rodeo
  - » Big-name entertainers
- Established neighborhoods (1)

• Organizations / Organized Events
- Active organizations like Chamber of Commerce and MainStreet Association (2)
- Great set of community events, family oriented (3)
- Many fine churches
- Proximity
  - » Not far from New Mexico Junior College and College of the Southwest
  - » 300 miles to everything (cities)
  - » Close proximity to activities

• Climate and Environment (1)
- Pleasant evenings (2)
- Sunsets: beautiful even when the wind blows (2)

Challenges and Weaknesses

- Housing
  - Housing: lack of appropriate single family and multifamily (4)
  - Housing costs are high
  - Limited land available for housing
- Growth (2)
  - For the next ±10 years, experts expect oil to do well, but not sure beyond then
  - Need citizens to invest in community, for sake of the kids
  - Limit of land available for growth
  - If not careful, Lovington will become landlocked
- Infrastructure and Public Services Issues (10)
  - Water and sewer infrastructure need upgrading
  - Streets need repairs
  - Water: new well fields will need additional water
  - Trash service (waste management) issues
- Law enforcement training costs going up
- Need a by-pass loop (relief route for heavy commercial) for trucks, avoiding downtown
- Lack of public transportation
- Consider permitting golf carts on local streets
- Recreation facilities need renovations and upgrades (1)
- Enact zoning improvements (1)
- Red tape and regulations sometimes keep people from participating
- Be proactive in meeting community needs
- Project Funding: need to pursue more grants (1)
- Local Goods and Services Needed (6)
  - Expand opportunities to shop/spend money locally
  - Retail: provide for basic needs (5)
    - » Grocery - A Small Wal Mart (neighborhood) or similar
    - » Clothing
  - Provide a variety of restaurants and entertainment (3)
  - Customer service everywhere (1)
  - Day care available for expanded hours
  - Encourage both national franchises and local businesses
- Cost of Living
- High gas/diesel prices (2)
- Economic Diversity in Face of Boom and Bust Cycles
  - Retain tax base (2)
  - Finding economic diversity for Lovington. Currently depend on oilfields (2)
  - Hobbs, Eunice and Jal have Urenco: Lovington is a little far away
  - Diversification of revenues to smooth out economic cycles
- Downtown
  - Current owners unwilling to sell buildings or land (10)
  - Too many empty buildings downtown (4)
  - Need for restaurants and shops (2)
  - Parking is not sufficient for some businesses downtown (1)
  - Reuse existing buildings (1)
  - Get downtown businesses to commit to successful practices (1)
- Cleanliness: Looking Good

- Eliminate Trash (6)
- Take ownership, responsibility and pride (4)
- Improve community buy-in on property maintenance, values, uses of property

- Loss of Community (1)
  - Lack of community involvement (3)
  - No communication among civic groups
  - Void in leadership at certain levels
  - Very little collaboration (1)
  - Hispanic population is sometimes alienated from participating: language is an issue (4)
  - People are quick to criticize but not quick to volunteer or be positive (13)
    - » Fight apathy
    - » "Lovington has a poor reputation"
    - » Need local people to invest in Lovington
- Civic Engagement
  - Cultural problem conveying recommendations to people who are not involved or active (1)
- Seniors - Services
  - Some have fixed incomes
  - Some seniors are unable to keep up their property
  - The senior center is underutilized
- Maintaining Excellence of Community Services
  - Schools (1)
  - Medical services
  - Services for youth
  - Services for seniors

Dreams and Success

- Economic Diversification
  - Economy prospers when oil does not prosper; create a diverse economy (7)
  - Light manufacturing
- Improved Retail and Commercial Services in Lovington (4)
  - Lovington becomes an attractive destination
  - Keep money in community (3)
  - Target what younger generations want
  - More retail, business, grocery (14)
  - More quality restaurants (1)
  - More quality entertainment (4)
  - More activities (4)
    - » More places to go and things to do for all ages
- Family activities
- Activities for seniors
- More youth recreation
- Entertainment facilities (13)
  - Bowling alley
  - Skating rink
  - Drive-in theater
  - Water park
  - Natatorium
  - Splash pad

- Walking trail(s)
- Work-out gym for women
- More diversified recreation to retain younger generations (1)
- More child care, longer hours (1)
- More publicity for local events

- Improved and New Public Facilities (2)
  - Develop an indoor/outdoor recreation center (2)
  - Offering work out, jogging, lessons, classes
  - YMCA type facility: nice indoor facility with recreational spaces and equipment, and classes for all generations (6)
  - Schools with more facilities: new gym, swimming pool
  - Recycling service needed
  - Sidewalks (1)
  - State roads (1)
  - Ordinances on how community should work
  - Need better communications in town for getting the word out on activities
- A Beautiful Community
  - Cleaned up community, a source of pride and ownership (12)
  - Prettier community
  - City should set precedent
  - Get rid of dilapidated buildings
  - Xeriscaping, trees, landscaping, medians
  - Community pride: how city looks as people drive in
  - Tax breaks for xeriscaping
- Building Our Community
  - Hospital continues to be a good community partner for projects (1)
  - Leaco fiber event
  - How to get business, especially in the downtown
  - How to get downtown to feel necessity to get involved
  - More participation at community meetings
  - Business community is more involved (1)
  - Lovington reinvents itself
  - Quality of life issues are important (2)
  - Higher standards in schools
  - Great neighborhoods
  - "Restaurant row"
  - Lovington toots its own horn
- Housing to Meet Community Needs
  - More infill, fewer vacant lots (2)
  - Learn from Hobbs
    - » People bought up key properties with the intent to build. Development took a while, but there was more overall preparation for growth compared to Lovington (1)
  - A retirement center: assisted living / retirement facilities to let people remain in Lovington
  - Affordable housing (3)
- A Vibrant Downtown (3)
  - A busy courthouse square
  - Lea Theater as a cultural center/catalyst for entertainment (1)
  - Diverse corporate and foundation sponsors for community projects and programs

- More clothing stores
- More public art, more visual beauty, flowers
- New judicial complex, may need parking plan or van
- Downtown revitalization (3)
- Architectural projects
- Nice buildings (2)

• A Good Small Town
- Sense of community
- Safe
- Family oriented
- Variety
- One big family
- Retirees stop moving away due to medical needs or following family members who have moved (progress is being made
- Cultural diversity
- An attitude of being exceptional
- Lovington is a place to which my daughter will want to move back
- Success looks like Lovington is the place you want to be

Focus Group Participants

Land Use Focus Group
Laura Brock
Ryan Burkett
Mike Faris
David Lynch
Randy Pettigrew
Betty Price
David Rodriguez
Robbie Roberts
Kallie Windsor

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Dan Hamilton
Evelyn Holguin
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Mara Salcido
Kallie Windsor

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Shirley Blancet
Patti Bridgeforth
Fred Browning
Patricia Carr
Shirley Choate
Gary Clemens
Joyce Clemens
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Zana Denny
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Joan Fisher
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Olin N. Lynch
Helen Moore
Randy Pettigrew

Transportation Focus Group
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Jeff Herweg
Randy Pettigrew
Paula Vancleve
Carl Weaver

Note: City Manager James R. Williams and Assistant City Manager Jared Cobb participated in all focus group meetings either individually or together. ARC team members facilitated each meeting.

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