



# Economic Development and Policy Committee

October 13, 2022

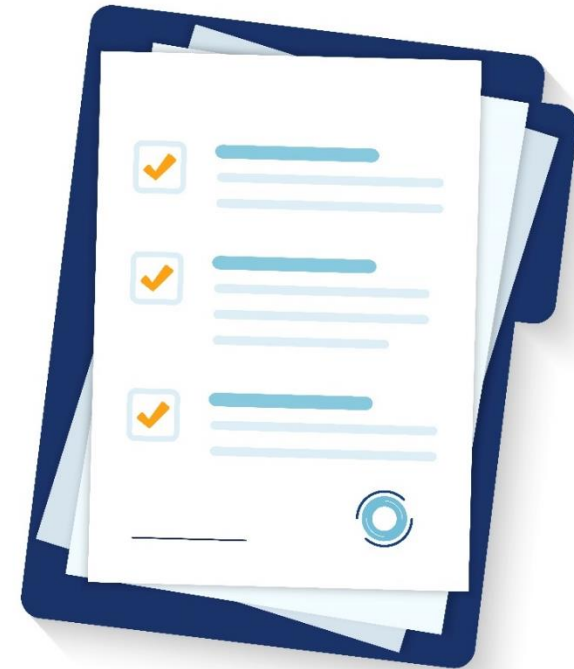
**WILSON**  
& COMPANY

discipline | intensity | collaboration | shared ownership | solutions



# Agenda

- About Anthony, NM
- Doña Ana County Economic Base & Trends
- “Dos Lagos” Project Background
- “Dos Lagos” Project Summary
- Community Benefits
- Solid Waste Transfer Station Project Summary
- Community Benefits
- Annexation
- Subdivision Development (Housing)
- Questions?

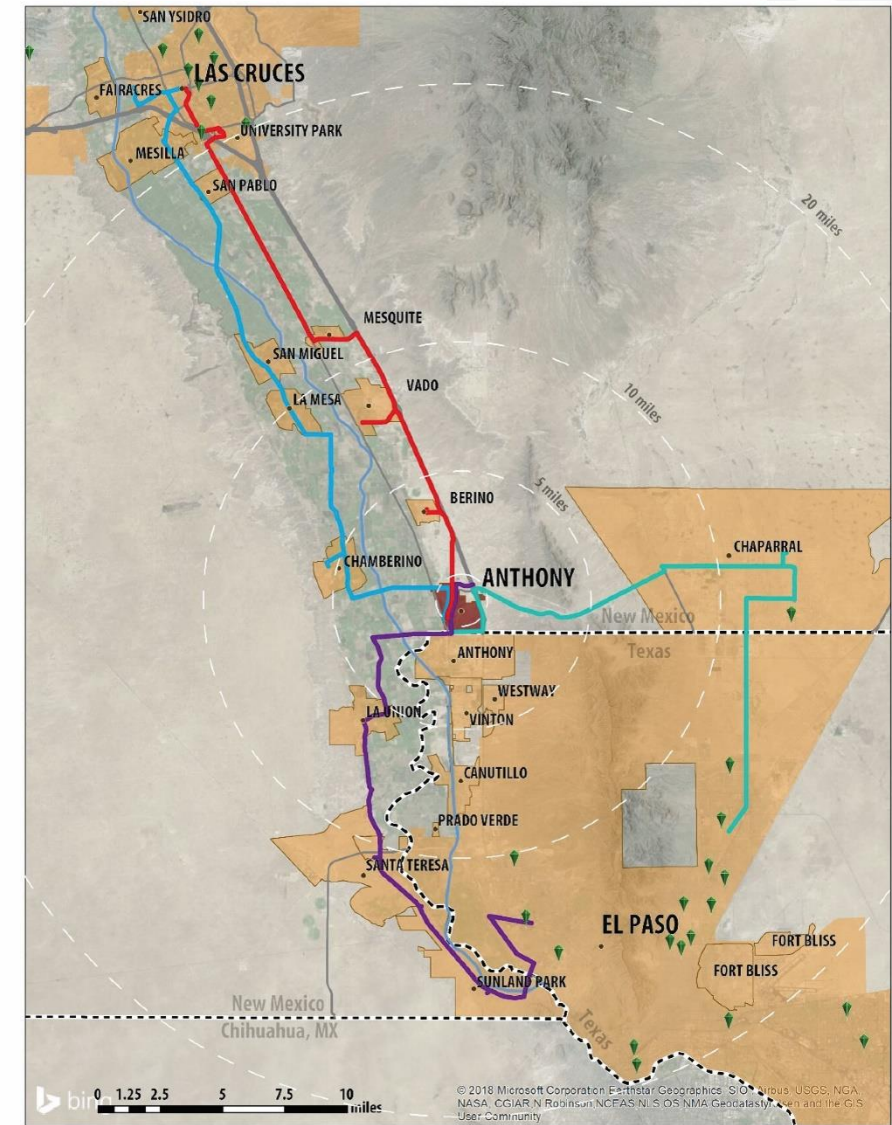


# About Anthony, NM



## About Anthony, NM

- Incorporated in 2010, the city is located approximately 24 miles northwest of downtown El Paso, TX and 23 miles south of Las Cruces, NM.
- It is located 22 miles of the Santa Teresa International Port of Entry (POE) and approximately 18 miles from the Union Pacific Railroad (UPRR) intermodal facility via existing roadways.
- The 2020 U.S. Census reported a total population of 8,693 residing in the city. This number is wrong as Anthony has grown 18% since its incorporation in 2010.

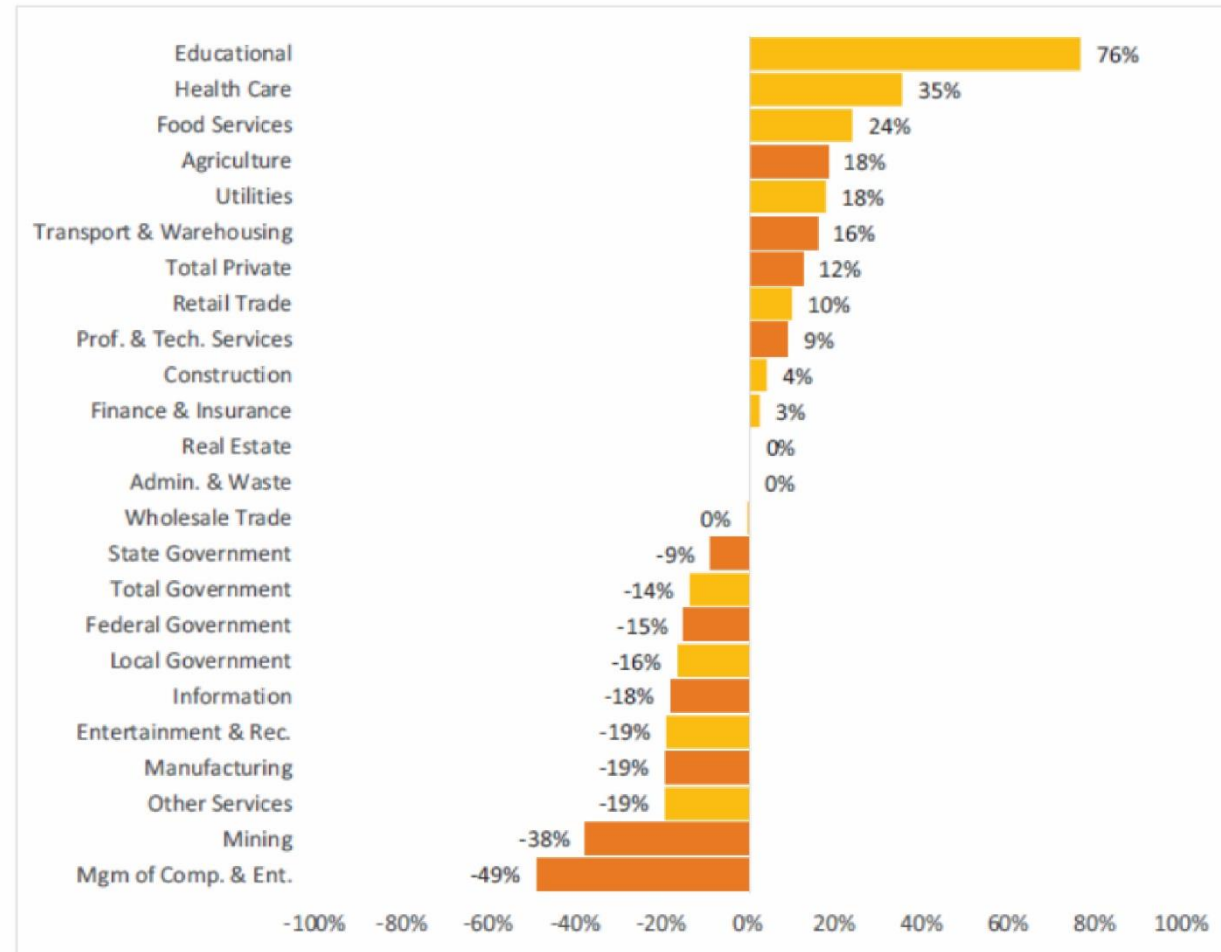




# Doña Ana County Economic Base & Trends

- Although Doña Ana County's economy is facing several challenges, it is expected to grow significantly in the coming years.
- According to the County's Comprehensive Plan, 85,000 people and 42,000 jobs are expected to be created within the County by 2040.
- Education, healthcare, and food services are the top three industries in the County and are expected to continue to grow.

Figure 5-1: Changes in Total Employment, Doña Ana County, 2010-2017<sup>23</sup>



# “Dos Lagos” Project Background



## “Dos Lagos” Project Background

- The City has experienced a growth of 18% in population since its inception.
- **The City wishes to be resilient and nimble in addressing the need of the community while providing greater employment opportunities and quality of life amenities for its citizens.**
- City acquired Dos Lagos in 2019, an approximately 108 acre 9-hole golf course.
- When the City purchased the golf course, it purchased only a portion of the water rights associated with the golf course. Specifically, we bargained for 220 ac/ft per year for non-irrigation purposes.
- This vision begins with the “Dos Lagos” Health & Wellness Multi-Generational Center.

# “Dos Lagos” Project Summary





## “Dos Lagos” Project Summary

- “Dos Lagos” is a Health & Wellness Multi-Generational Center that will offer diversified long-term employment opportunities as well as facilities to connect jobs with its citizens.
- Future Urgent Care Provider, serves more than 300,000 residents of Las Cruces, Doña Ana County, and the surrounding region. It offers a spectrum of care to southern Doña Ana County patients, including diagnostics, therapeutic, and rehabilitative services, both inpatient and outpatient basis.





## “Dos Lagos” Project Summary

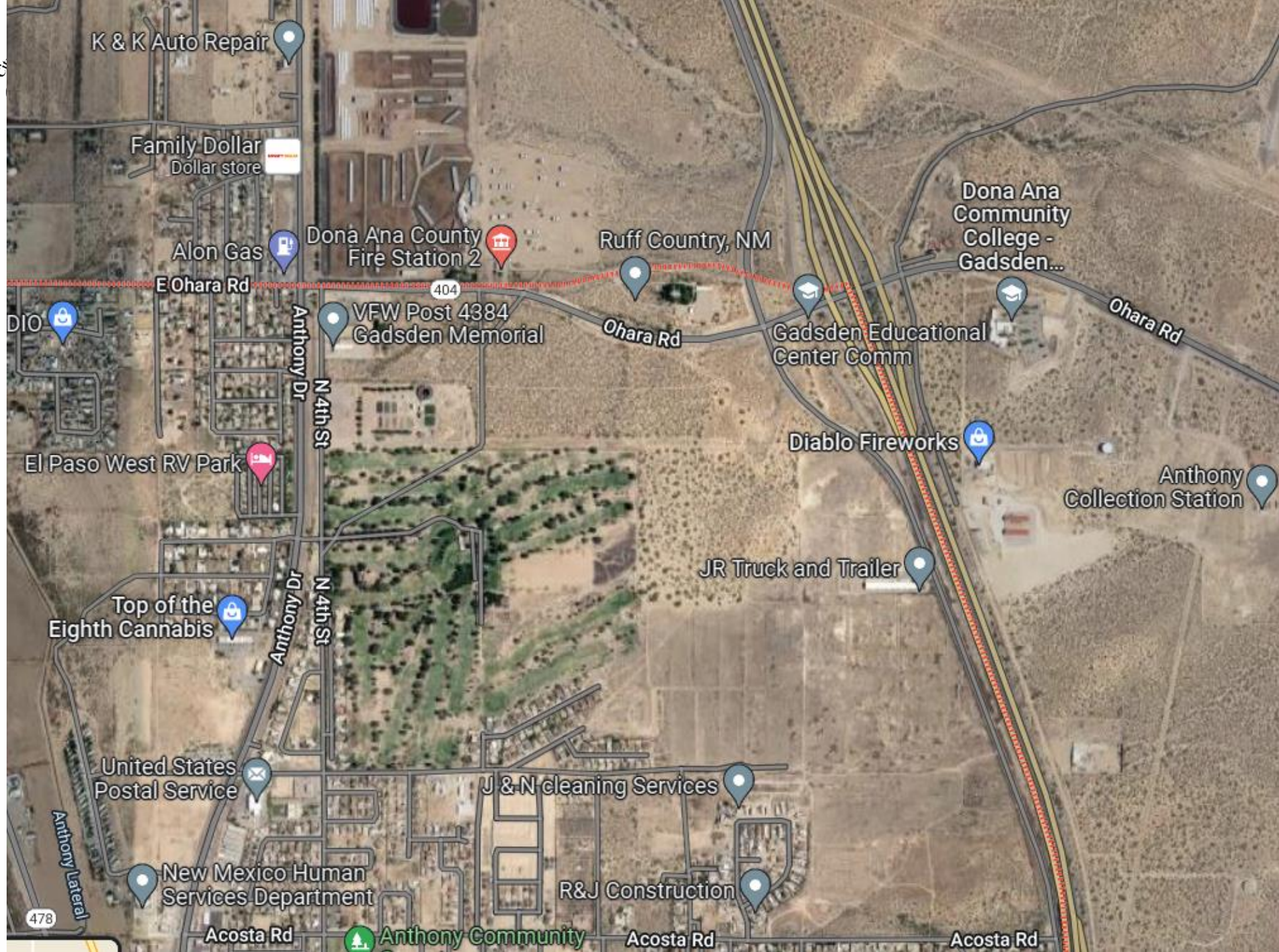
- The closest New Mexico urgent care facility is in Las Cruces, approximately 26 miles (33 minutes) from the city.
- The ability to seek quick medical attention provided by this type of facility is currently unavailable, but desperately needed, in the community.
- When constructed, the Dos Lagos project will provide the opportunity for additional residential stock for the community, medical industry workforce development, diversified permanent job creation, local emergency healthcare services, and spur economic development within the City.
- +/- 50,000 SF medical campus with a contiguous Early College, Community College and 4-year Bachelors Nursing Program.
- Medical campus services will include children services, critical care services, diagnostics, family medicine, laboratory, imaging services, nutrition counseling and more.





## “Dos Lagos” Project Summary

- Diagnostic Imaging (CT, MRI, Ultrasound, Mammo, echo, vascular etc.) We can get more specific on this
- Primary Care
- Occupational Health
- Therapies: Occupational and Speech
- Diabetes Clinic
- Space for rotating physicians: General Surgery, Cardiology, Orthopedics Bariatrics, OBGYN, ENT/audiology and GI
- Infusion Services (will include medical oncology) – Infusion chairs/stations where patients receiving chemo would not have to drive to MMC campus but can be serviced there
- Cardiac Rehab
- Anticoagulation
- You all mentioned a medical supply space
- Pharmacy Services
- Medical School in the same building



K & K Auto Repair

Family Dollar  
Dollar store

Alon Gas

Dona Ana County  
Fire Station 2

Ruff Country, NM

Dona Ana  
Community  
College -  
Gadsden...

E Ohara Rd

404

VFW Post 4384  
Gadsden Memorial

Ohara Rd

Gadsden Educational  
Center Comm

Ohara Rd

DIO

Anthony Dr  
N 4th St

El Paso West RV Park

Diablo Fireworks

Anthony  
Collection Station

Top of the  
Eighth Cannabis

Anthony Dr  
N 4th St

JR Truck and Trailer

United States  
Postal Service

J & N cleaning Services

Anthony Lateral

New Mexico Human  
Services Department

R&J Construction

478

Acosta Rd

Anthony Community

Acosta Rd

Acosta Rd

ANTHONY DR

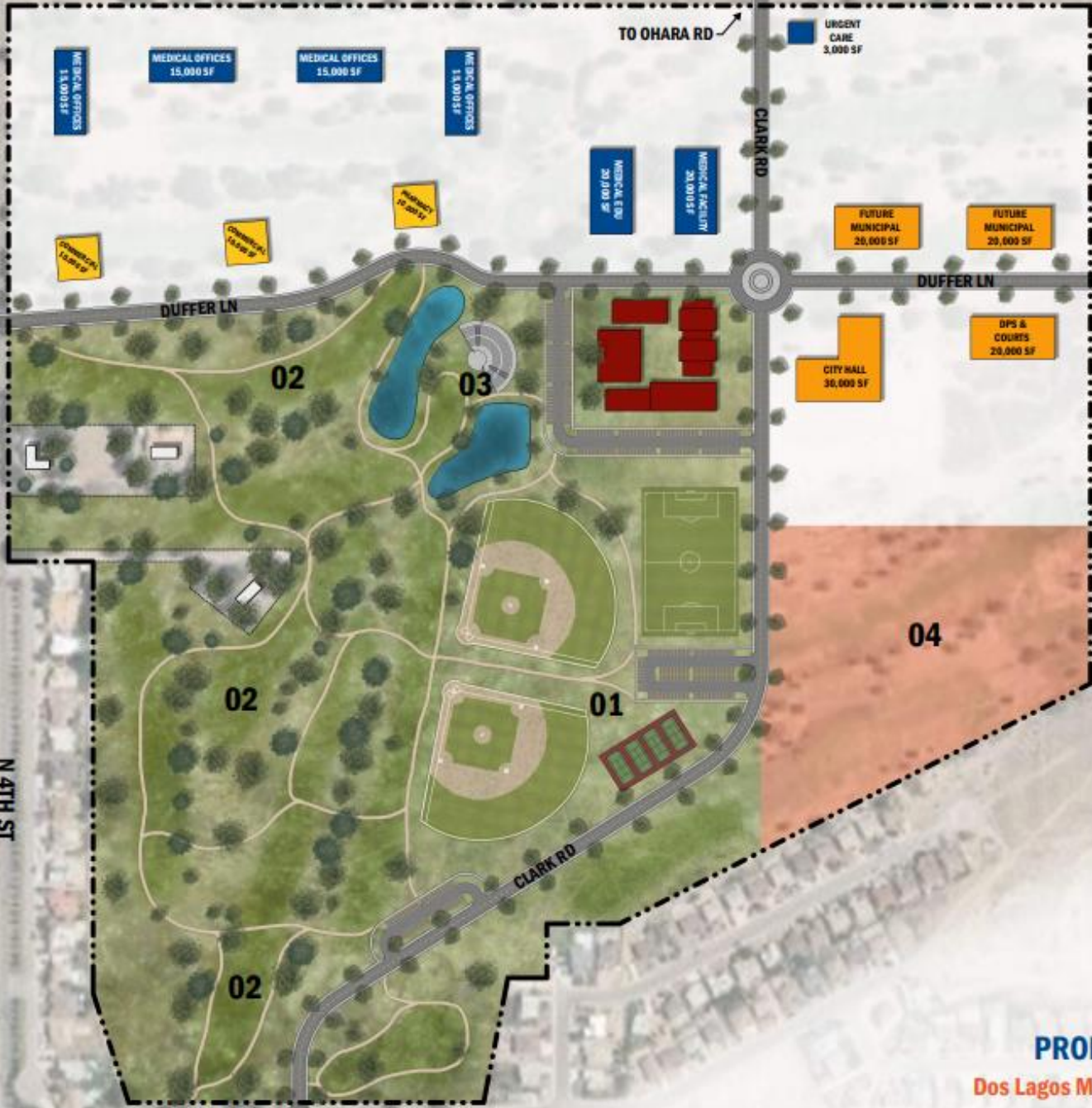
N 4TH ST

LANDERS RD

TO OHARA RD

CLARK RD

TO I-10 / STERN DR

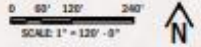


**BUILDING LEGEND**

- **RECREATIONAL**, includes:
  - Multigen Center
  - Community Center
  - Commercial Kitchen
  - Gymnasium
  - Indoor Pool
  - Library
- **MUNICIPAL**
- **MEDICAL & EDUCATION**
- **COMMERCIAL**

**SITE LEGEND**

- 01 - REC FIELDS/COURTS
- 02 - OPEN SPACE/TRAILS
- 03 - AMPHITHEATER
- 04 - RESIDENTIAL (FUTURE)



**PROPOSED SITE PLAN**  
**Dos Lagos Master Plan Amendment**  
 September 21, 2022

**WILSON & COMPANY**  
 HIGHER RELATIONSHIPS



## “Dos Lagos” Project Summary

- Dos Lagos will be home to a one-stop shop future downtown City Hall, Magistrate and Municipal Court, the Medical District, and College District.



**Phase I  
Multi-Generational Center  
\$1.6 M**



**New Mexico Administrative  
Office of the Courts  
\$6 M**



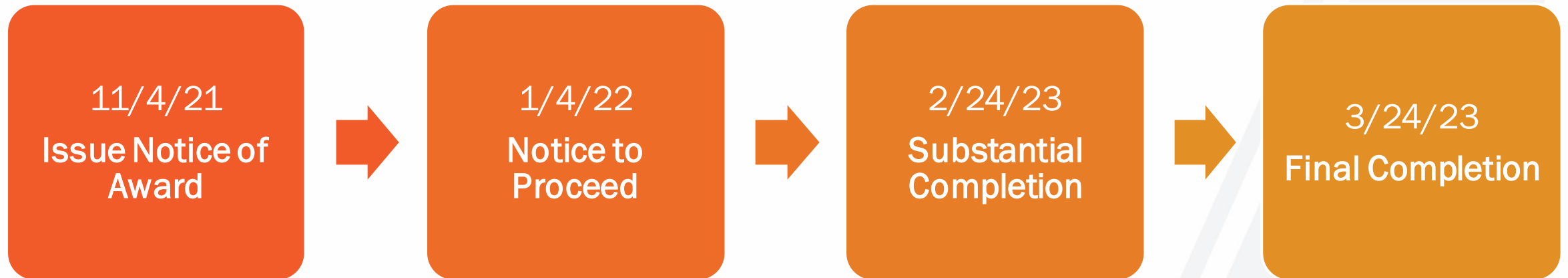
**Urgent  
Care  
\$1.875 M**

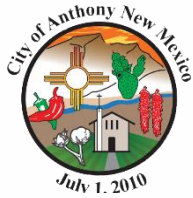


# “Dos Lagos” Project Summary

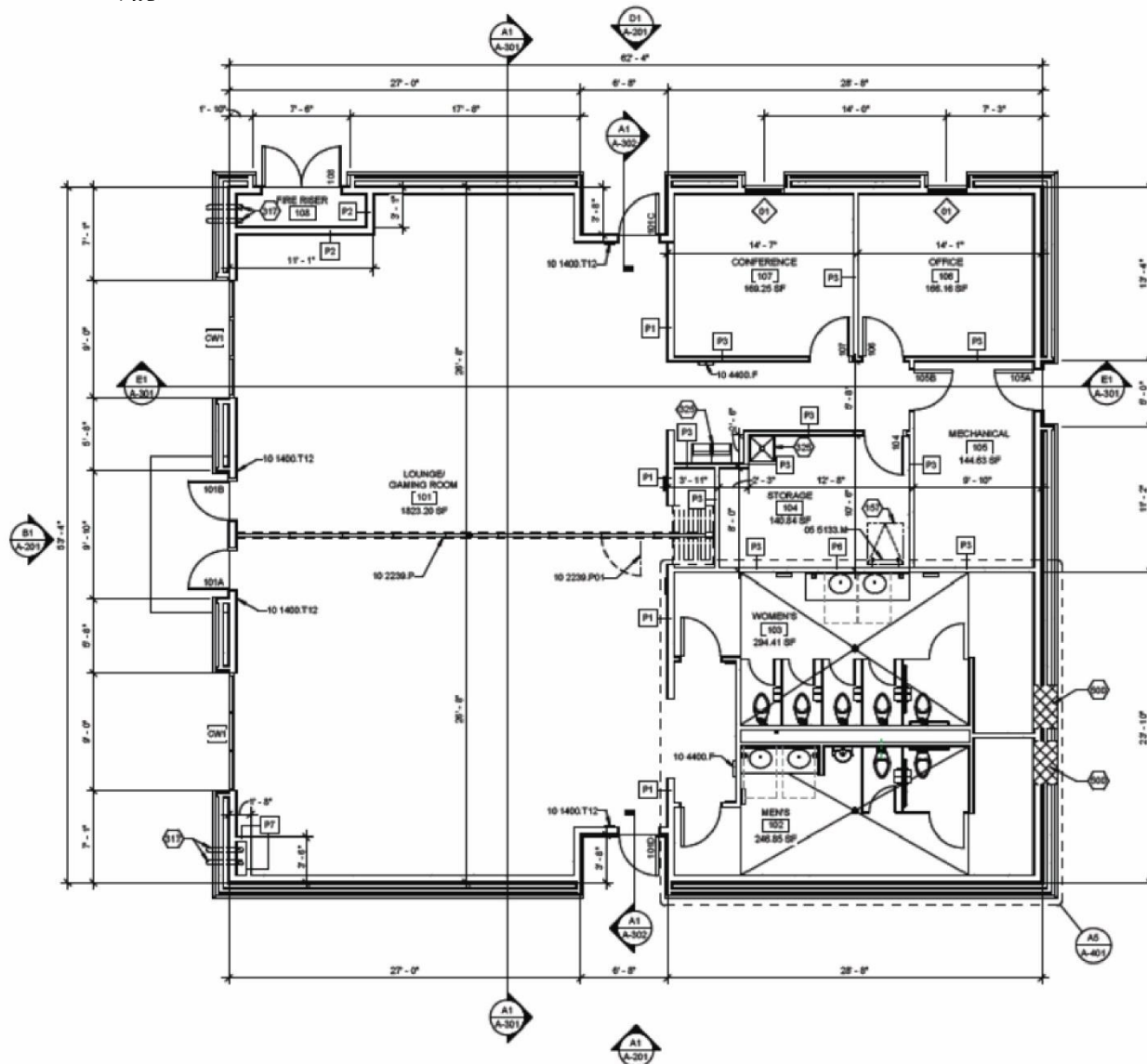
## • Phase I

- City received \$1,533,500 in 2020 from the New Mexico State Legislature
- The City designed Phase I of the approximately 14,500 SF master planned multi-generational building, which is 2,800 SF.
- It includes flexible gaming and lounge space, office and conference rooms, and restroom facilities.
- Phase I also includes utilities sized to accommodate the full build-out.





# “Dos Lagos” Project Summary



Phase I is under construction

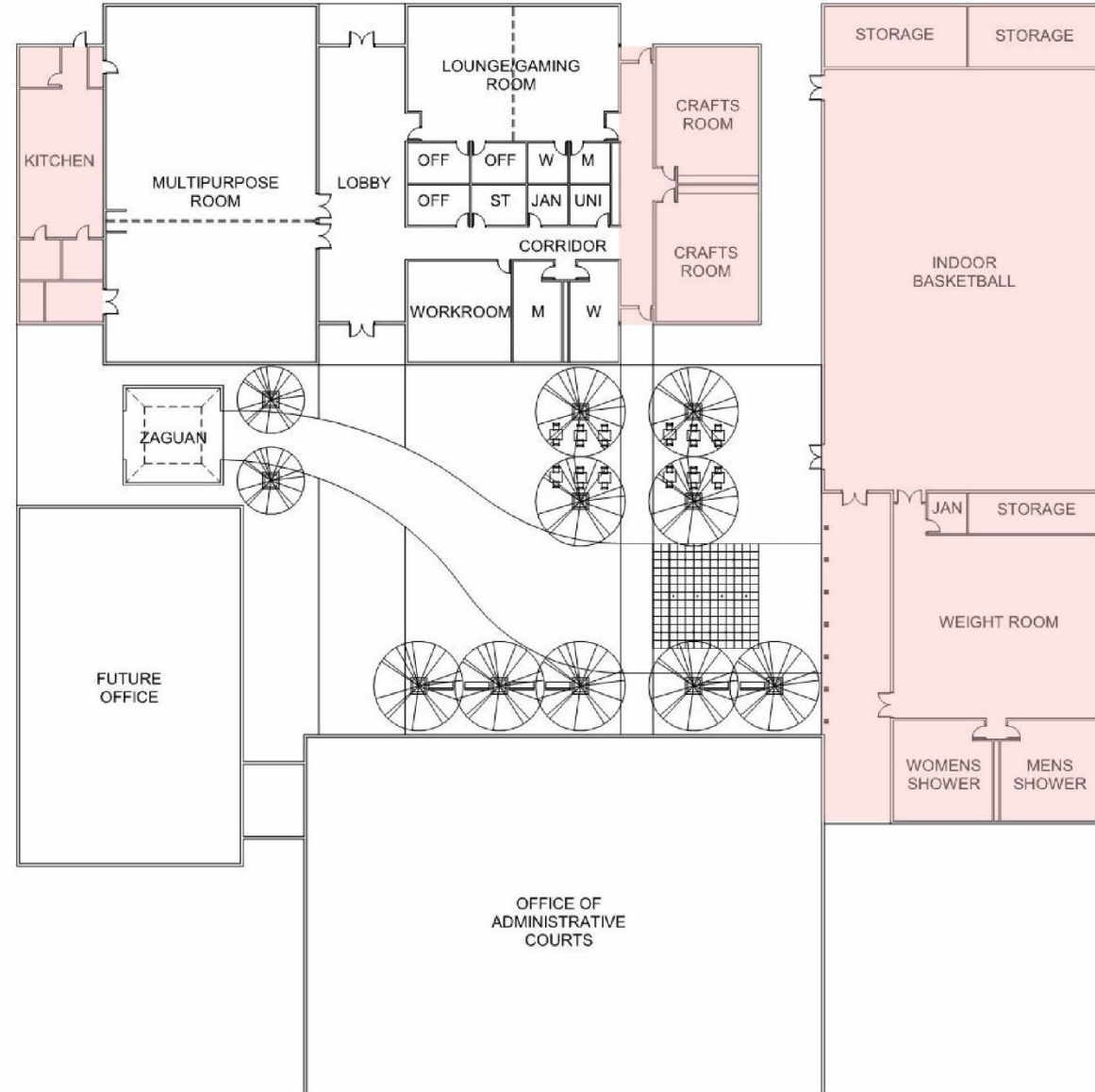






# “Dos Lagos” Project Summary

- Phase II Site Plan



# Community Benefits



# Community Benefits



## Key Partners

- City of Anthony
- Memorial Medical Center
- Gadsden Independent School District
- Doña Ana Community College
- New Mexico State University
- Doña Ana County



## Other Partners

- New Mexico Administration office of the Courts
- El Paso Electric





## Community Benefits

- **Multi-Generational Center**

- Approximately 14,000 SF
- 3,000 SF Multi-Generational Building
- Flexible gaming and lounge space
- Office and conference rooms
- Restroom facilities
- Two 11,500 SF buildings organized around a unifying plaza
- Commercial kitchen
- Three large classrooms
- Fitness Center
- Indoor basketball court
- Multi-purpose room

- **Medical District**

- Urgent Care Facility
- 2,685 SF with outpatient and ambulatory health services
- Children services
- Critical care services
- Family medicine
- Laboratory
- Imaging services, nutrition counseling and more

- **Recreation**

- Soccer, baseball, tennis
- Skate park
- Slash pad
- Sensory gardens
- Fishing
- New walking and bike paths

2023 Legislative  
Request  
\$35M



## Community Benefits

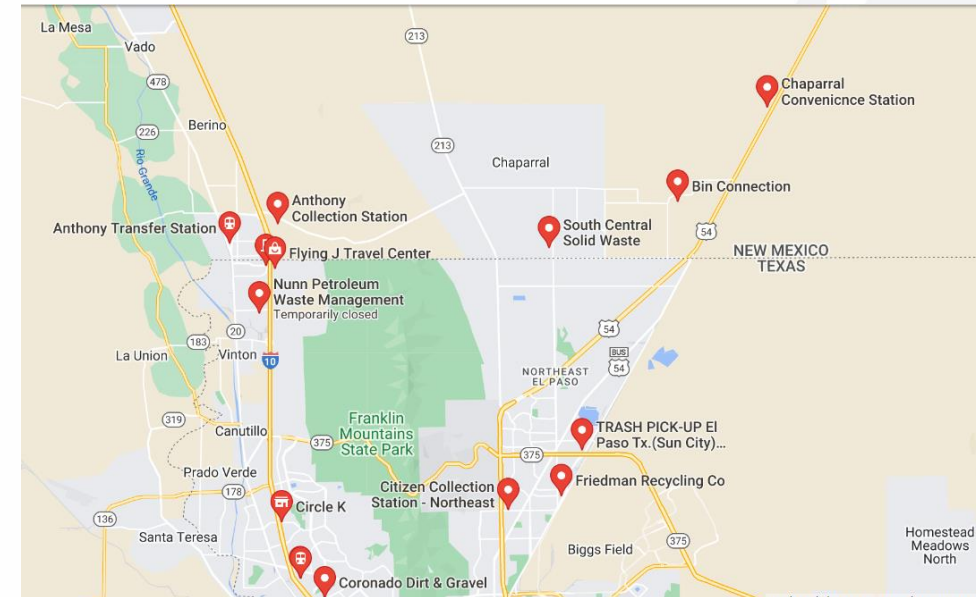
- Serves 8,693 City of Anthony residents and 216,069 Doña Ana County residents.
- Provides 34% of Doña Ana County residents on Medicaid with access to local medical care.
- Reduce the 6,000 annual New Mexicans from traveling to El Paso, TX, causing jobs and revenues losses to Doña Ana County and New Mexico.
- Job creation.
- Economic development and increased GRT in the city.
- Access to a variety of indoor and outdoor recreation.
- Quality of life amenities and increased health and wellness.

# Solid Waste Transfer Station



## Solid Waste Transfer Station

- Solid waste transfer stations are facilities where solid waste, mainly municipal solid waste (MSW), is unloaded from collection vehicles or containers for reloading into larger, long-distance vehicles for transport to landfills or other permitted solid waste facilities for final disposal.
- Doña Ana County has one permitted transfer station, located at 2865 W Amador Ave, Las Cruces, NM 88005 (<https://www.env.nm.gov/solid-waste/lists-of-facilities-and-haulers/>).



Source:  
[https://www.google.com/search?rlz=1C1CHBF\\_enUS1006US1006&tbs=if:1,lf\\_ui:2&tbm=icl&q=transfer+stations+near+me&rllfq=1&num=10&ved=2ahUKewgnOGDjY35AhuUJn0KHQXECiQgN6BAGEEAQ#rllq=hd::si:mv:\[32.136019502668674,-106.00974737187498\],\[31.82091740251682,-106.77604375859373\],null,\[31.978603696483024,-106.39289556523435\],11](https://www.google.com/search?rlz=1C1CHBF_enUS1006US1006&tbs=if:1,lf_ui:2&tbm=icl&q=transfer+stations+near+me&rllfq=1&num=10&ved=2ahUKewgnOGDjY35AhuUJn0KHQXECiQgN6BAGEEAQ#rllq=hd::si:mv:[32.136019502668674,-106.00974737187498],[31.82091740251682,-106.77604375859373],null,[31.978603696483024,-106.39289556523435],11)



## Solid Waste Transfer Station

- 250 tons per day (*\* upwards of 400-500 tons based on interstate commerce*)
- \$65-\$70 Ton Tipping Fees (*to include disposal costs to local landfill*)
- Operation: 6 - 7 days per week (*comparison work scheduled Collections sites - 4 x 10 hours vs. Shift schedule 8 days on : 6 days off = 80 hours*)
  - 361 days in operations (Closed: Spring/Easter Holiday, Fall/Thanksgiving, Christmas and New Years Day)
- Estimated Daily Total Revenues: \$17,500/day
- Estimated Weekly Total Revenues: \$105,000/week
- Estimate Monthly Total Revenues: \$455,000/year
- Estimated Annual Revenues: \$5,460,000/year
- Assume ROR @ 10%: \$546,000 to the bottom line
- A Feasibility Analysis to support site selection, facility size, and total project budget was approved by the Board of Trustees and will commence in November 2022.



# Community Benefits



# Community Benefits

- Increased fuel savings.
- Reduced air pollution.
- Minimized traffic congestion.
- Convenient drop-off locations open to the public.
- Improved safety at landfills and waste-to-energy facilities.
- Encourages adequate screening of waste items before disposal.
- Short-term creation of 10-15 jobs with the ability to grow into 30 full-time local jobs, including supervisor, administration, operations and executive management positions.

**Doña Ana County, NM Parcel Map**  
Leticia Duarte Benavidez, County Assessor

Map Legend  
Map Layers

Layer Visibility:

- Roads
- Buildings
- City Limits
- MLS Zones
- Address Labels
- 2014 Aerial Photo
- Parcels

Select Search Type:  
Account Number

Enter Value:

Search

Doña Ana County Assessors Office | Doña Ana County, Bureau of Land Management, Texas Park...

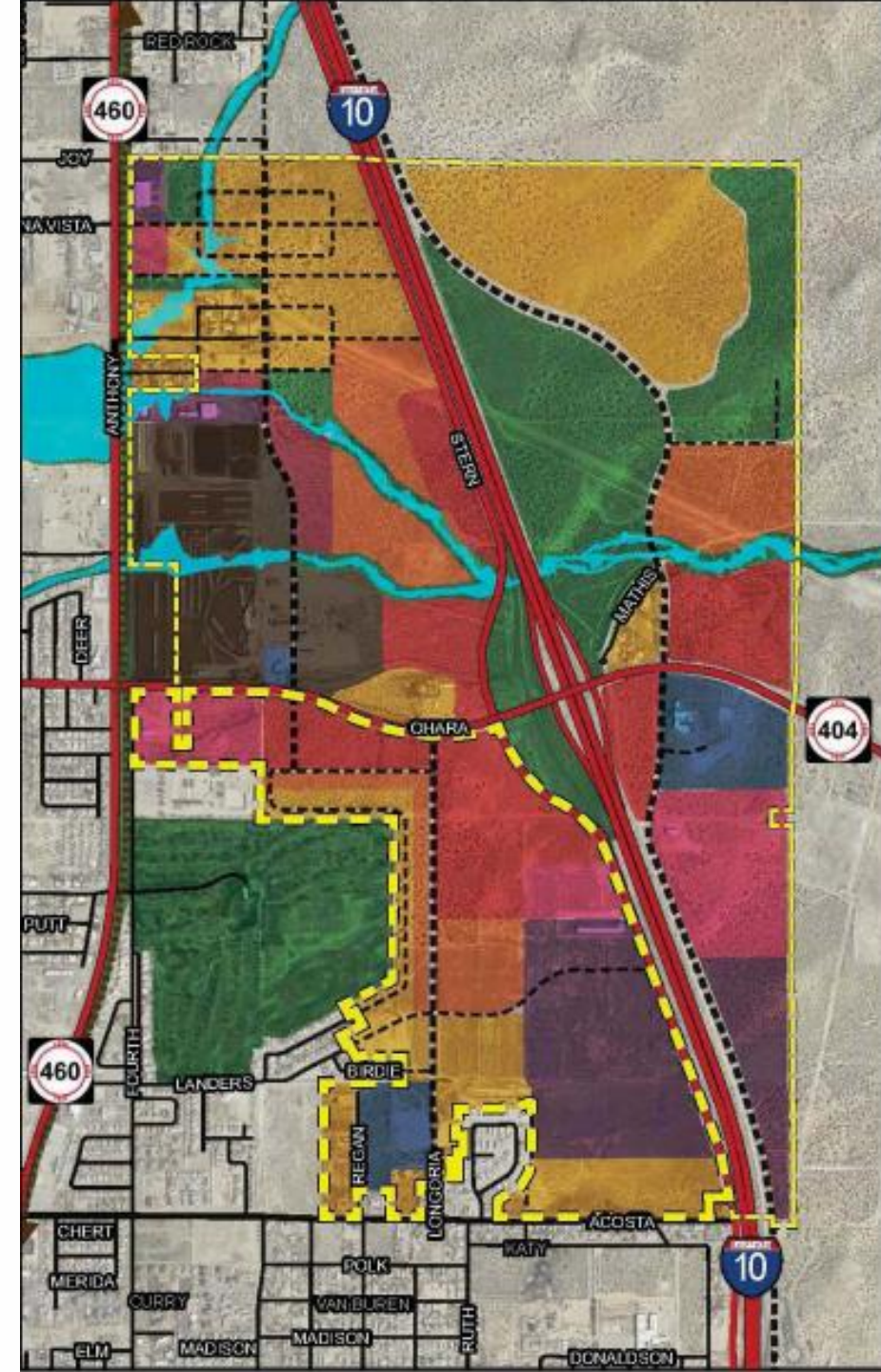
Parcel ID	Map Code	Name	Address	Subdivision	Property Address	Acres
R1816762	4018155356354	KENNEDY LOUIS CO-TRUSTEES	10350 WILSHIRE BOULEVARD SUITE 1103			72.33

# Annexation



# Annexation

- Expand growth opportunities.
- Develop an Industrial Park.
- Capture North bound and Houston Triangle Mega-Region Freight traffic opportunities.
- Win-Win economic development ripple effect for Anthony, Doña Ana County, and New Mexico.
- Capitalize on 5-year federal investment funding.



# Subdivision Development (Housing)



# Sub-division Development (Housing)

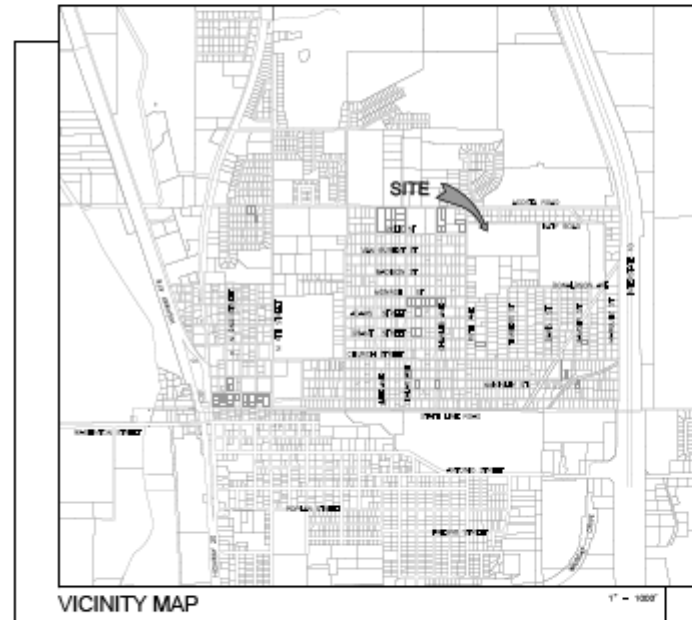
## JARDINES DE RIVERA SUBDIVISION

14.345 ACRE PARCEL  
BEING COUNTY ID 18-07284  
WITHIN SECTION 36  
TOWNSHIP 26 SOUTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
ANTHONY, DOÑA ANA COUNTY, NEW MEXICO

MAY 2021

### INDEX OF SHEETS

1. COVER SHEET & VICINITY MAP
2. PLAT SIGNATURE
3. PLAT
- 3A. GOOGLE EARTH MAP
4. EXISTING GRADE
5. FINISHED GRADE
6. OFF SITE DRAINAGE
7. ON SITE DRAINAGE
8. STREET PROFILE MARQUITOS
9. STREET PROFILE NATY
10. STREET PROFILE LENMARK
11. SEWER PLAN
12. SEWER PROFILE MARQUITOS
13. SEWER PROFILE NATY
14. SEWER PROFILE LENMARK
15. SEWER PROFILE RUTH
16. WATER DISTRIBUTION PLAN
17. WATER UTILITY DETAILS
18. TRENCHING DETAILS
19. SEWER UTILITY DETAILS
20. ROCK WALL AND STREET DETAILS
21. POND SECTIONS
22. SPECIFICATIONS



**SKYLINE ENGINEERING, INC.**

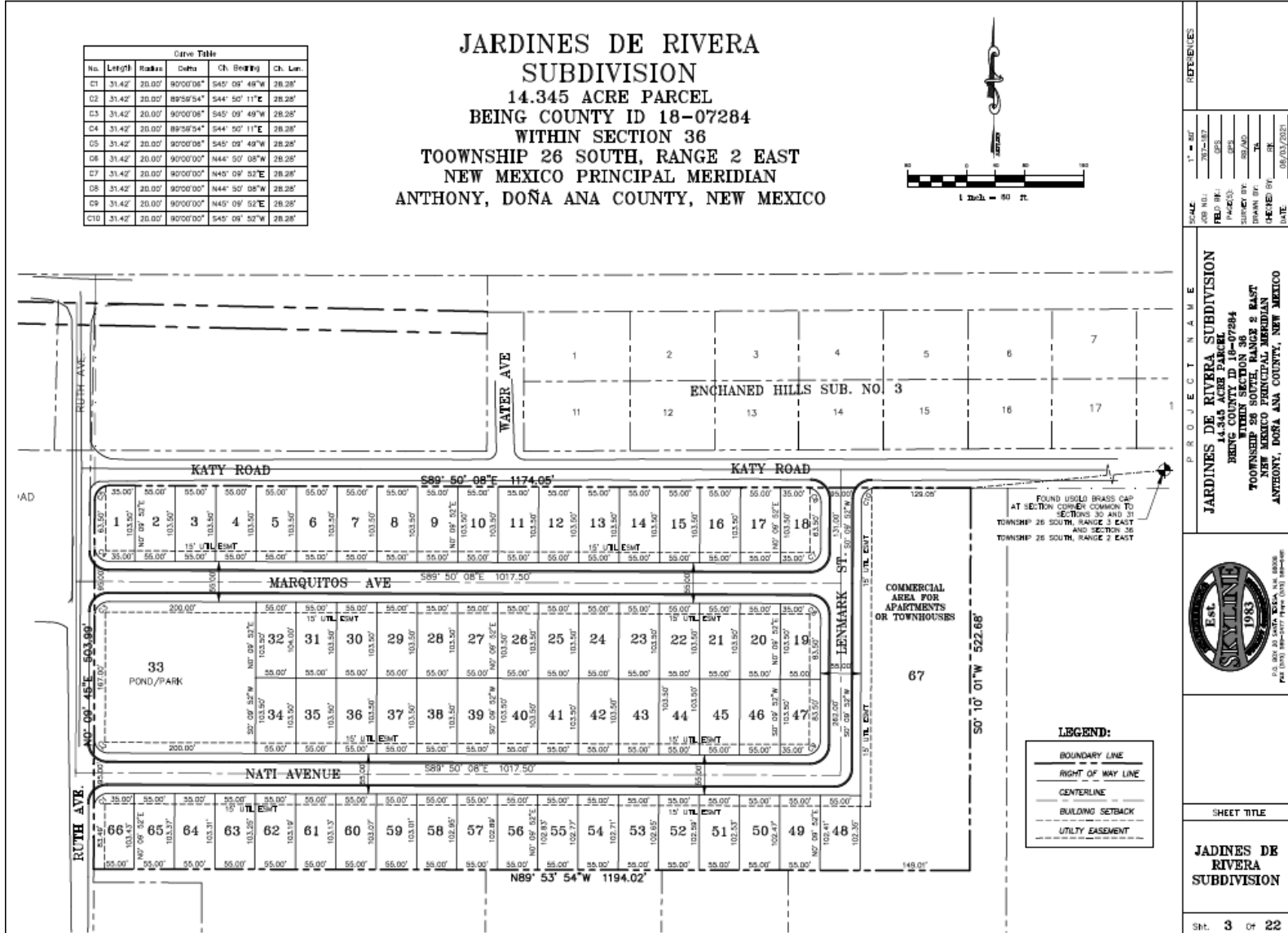
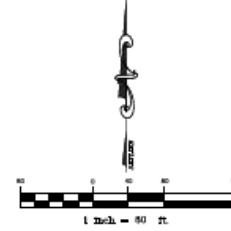
ENGINEERING - SURVEYING - UTILITY CONSTRUCTION  
P.O. BOX 20, SANTA TERESA, NEW MEXICO 88008  
Phone: (575) 649-6481 - Fax: (575) 649-0477 - Email: [skyline@skynet.com](mailto:skyline@skynet.com)



# Sub-division Development (Housing)

Gate Table					
No.	Length	Radius	Delta	Ch. Bearing	Ch. Len.
C1	31.42'	20.00'	90°00'00"	S45° 09' 49"W	28.28'
C2	31.42'	20.00'	89°59'54"	S44° 50' 11"E	28.28'
C3	31.42'	20.00'	90°00'00"	S45° 09' 49"W	28.28'
C4	31.42'	20.00'	89°59'54"	S44° 50' 11"E	28.28'
C5	31.42'	20.00'	90°00'00"	S45° 09' 49"W	28.28'
C6	31.42'	20.00'	90°00'00"	N44° 50' 08"W	28.28'
C7	31.42'	20.00'	90°00'00"	N45° 09' 52"E	28.28'
C8	31.42'	20.00'	90°00'00"	N44° 50' 08"W	28.28'
C9	31.42'	20.00'	90°00'00"	N45° 09' 52"E	28.28'
C10	31.42'	20.00'	90°00'00"	S45° 09' 52"W	28.28'

**JARDINES DE RIVERA**  
**SUBDIVISION**  
**14.345 ACRE PARCEL**  
**BEING COUNTY ID 18-07284**  
**WITHIN SECTION 36**  
**TOOWNSHIP 26 SOUTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**ANTHONY, DOÑA ANA COUNTY, NEW MEXICO**

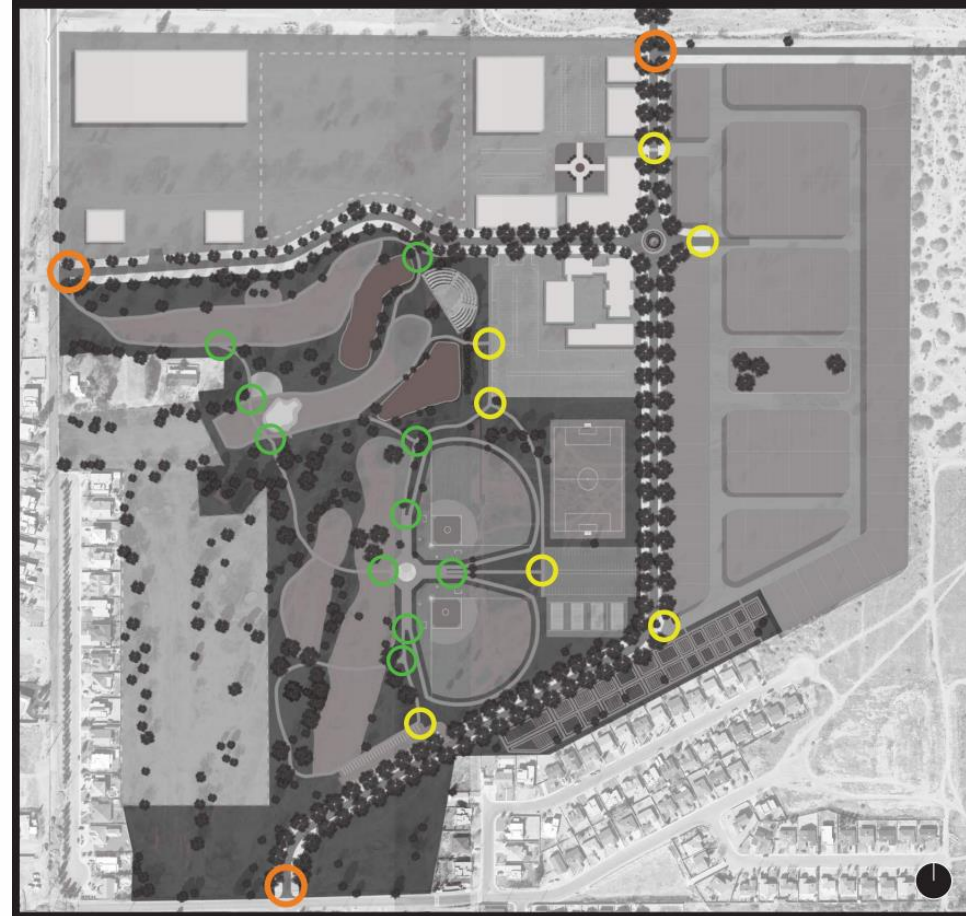


REVISIONS	SCALE: 1" = 40'
JOB NO.: 787-187	DATE: 08/03/2021
FIELD NO.:	DATE:
PROJECT:	DATE:
SUBJECT:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
PROJECT NAME:	
<b>JARDINES DE RIVERA SUBDIVISION</b> <b>14.345 ACRE PARCEL</b> <b>BEING COUNTY ID 18-07284</b> <b>WITHIN SECTION 36</b> <b>TOOWNSHIP 26 SOUTH, RANGE 2 EAST</b> <b>NEW MEXICO PRINCIPAL MERIDIAN</b> <b>ANTHONY, DOÑA ANA COUNTY, NEW MEXICO</b>	
<small>P.O. BOX 20 SANTA FE, N.M. 87508          FAX (505) 894-1977 www.skyline.com</small>	
SHEET TITLE	
<b>JARDINES DE RIVERA</b> <b>SUBDIVISION</b>	
Sht. 3 of 22	



## Sub-division Development (Housing)

- Roma Homes has an approximately 135 residential unit subdivision in the preliminary plat phase, located at the corner of Stern Drive/Acosta Road.
- Dos Lagos's Master Plan will accommodate future housing to support the Medical, College, and Municipal Districts.
- Tierra Del Sol is interested in 10 acres for affordable housing development along the southeast corner of Dos Lagos.



### SECTION 4 - PLACEMAKING + WAYFINDING SIGNAGE LOCATION



- PRIMARY**  
- Placed at main entrances where cars will initially access the site.
- SECONDARY**  
- Located in areas that lead into other developed areas.  
- Directly along edge of parking areas.
- TERTIARY**  
- Directional signs primarily in recreational zone.



Questions?