

# New Mexico State Parks

Presentation to the Water and Natural Resource Committee

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Energy, Minerals and Natural Resources Department



*Broad Canyon Ranch*



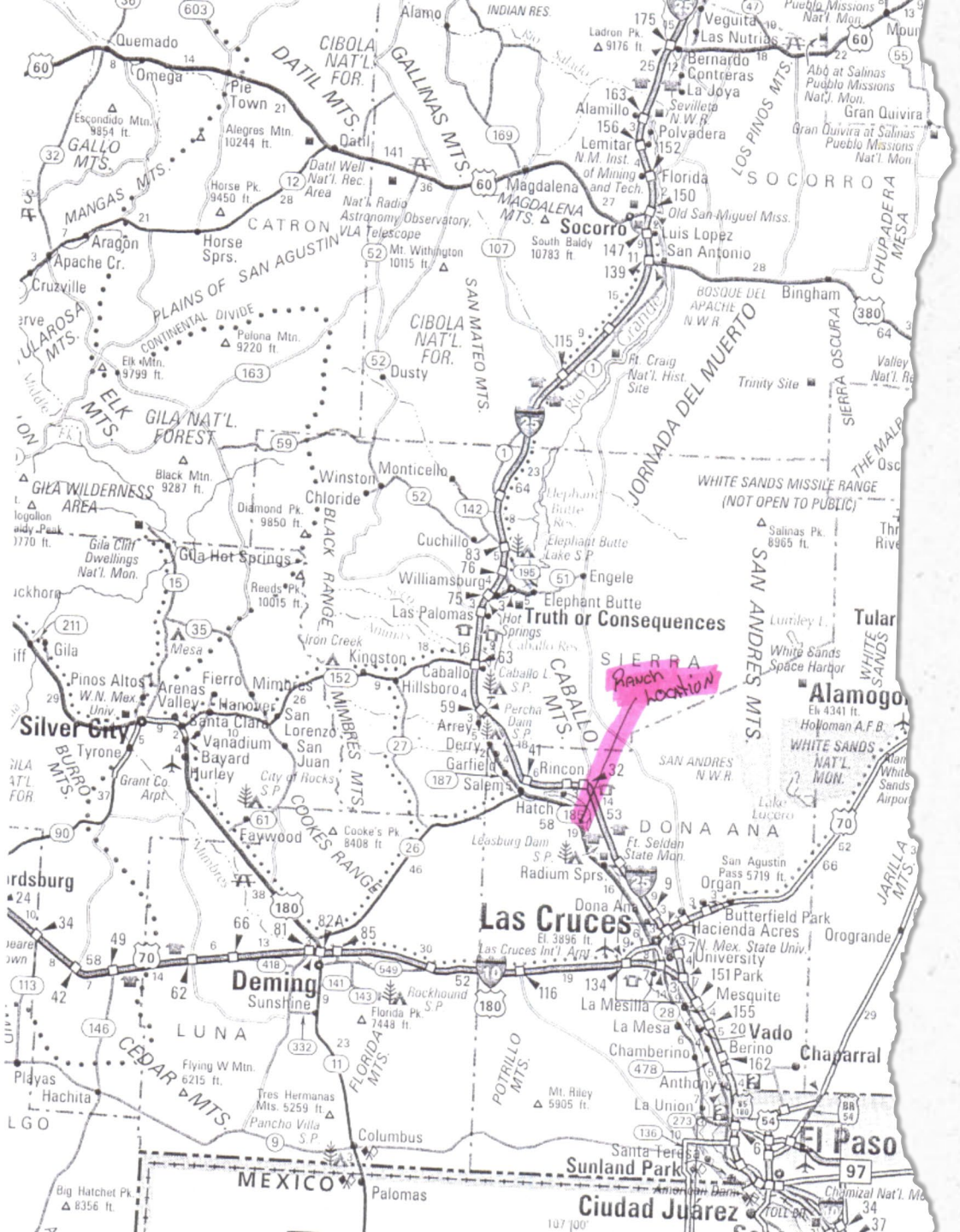




## **BROAD CANYON RANCH FEASIBILITY STUDY**

Prepared on behalf of the State Parks Division in response to Senate Memorial 38 (SM 38) sponsored by Senator Jeff Steinborn and Representative Nathan P. Small, which passed in the 2023 session of the New Mexico State Legislature. SM 38 requested that State Parks Division consider the establishment of a state park at Broad Canyon Ranch.

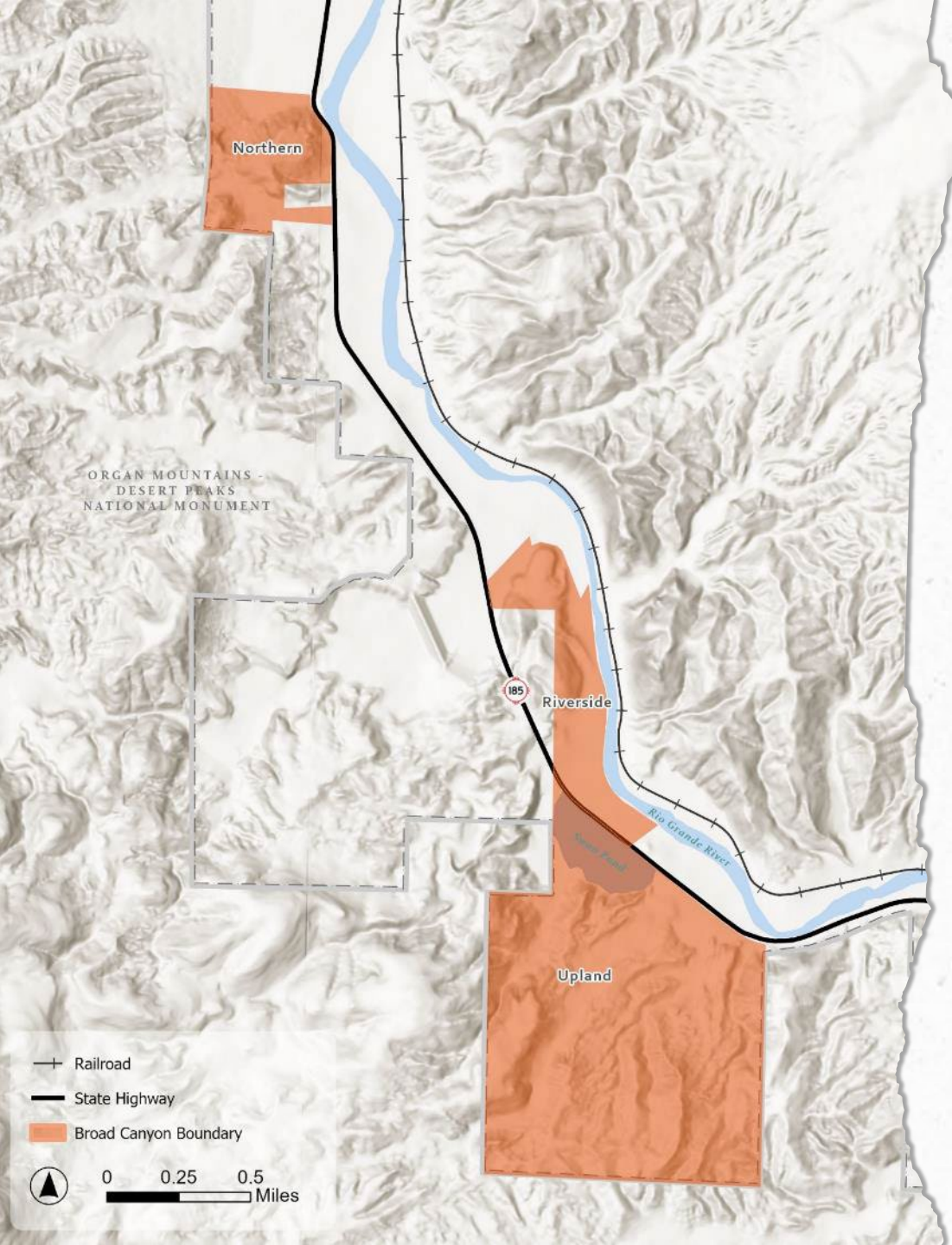




## STUDY AREA BACKGROUND & HISTORY

- ✓ The Broad Canyon Ranch Study Area (Study Area) is located in Doña Ana County along a stretch of the Rio Grande in southern New Mexico. The Study Area is approximately 20 miles north of Las Cruces and straddles NM 185.
- ✓ Broad Canyon Ranch was privately owned since the 1960s until the State Parks Division acquired it in 2008.



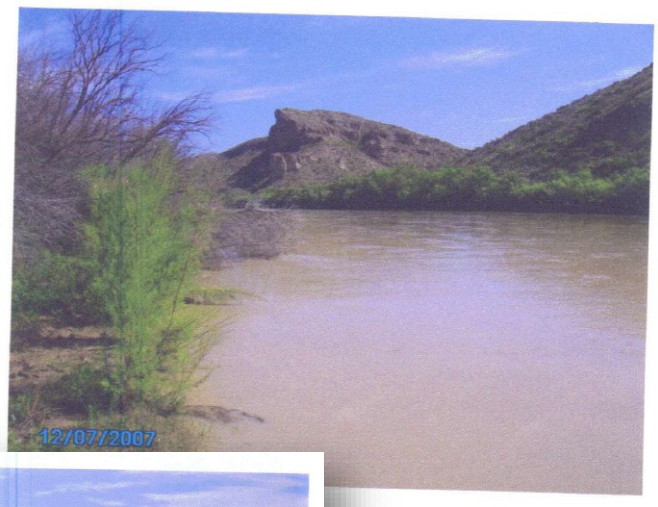


## STUDY AREA BACKGROUND & HISTORY

The Study Area is comprised of three (3) separate tracts owned by the State Parks Division:

- **Northern Parcel (130 acres)** – a smaller parcel located about two miles north of the other parcels, purchased in 1985.
- **Riverside Parcel (128 acres)** – a tract along the Rio Grande, north of Highway 185, purchased in 2008.
- **Upland Parcel (664 acres)** – a tract to the south of the highway from the Riverside parcel, purchased in 2008.





## STUDY AREA BACKGROUND & HISTORY

- ✓ In 2008, the Trust for Public Land (TPL) purchased the Riverside and Upland parcels and sold them to the State Parks Division.
- ✓ State Parks purchased the property using state appropriations and federal funds totaling \$1.25 million. This included funding from the Land and Water Conservation Fund (LWCF).
- ✓ The purpose of the acquisition was to provide public access to recreation, education, and habitat protection.
- ✓ World Wildlife Fund (WWF), Elephant Butte Irrigation District (EBID), and the U.S. International Boundary and Water Commission (IBWC) have also been important partners at the property.



## FEASIBILITY STUDY PROCESS

- ✓ The Study Area was evaluated based on the statutory criteria for establishing a state park (NMSA 1972 Chapter 16 Article 2). This involved an assessment of natural and cultural resources, potential recreational opportunities, and the suitability of lands available for recreational development within each parcel. Additionally, the study analyzes whether state park development would conform with the New Mexico State Comprehensive Outdoor Recreation Plan (SCORP).

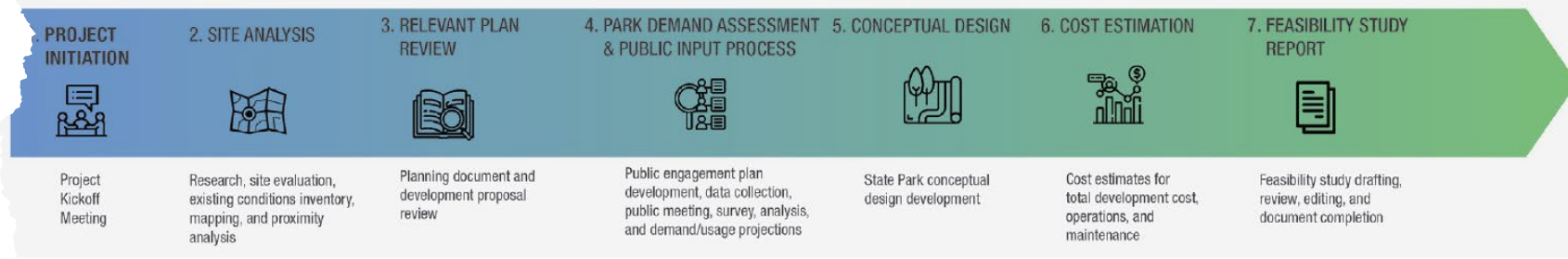




## FEASIBILITY STUDY PROCESS

The State Parks Design & Development Bureau worked with planning consultant Groundwork Studios to produce a comprehensive study. The study process involved:

- site analysis
- review of existing documentation
- research into park demand and park operations
- stakeholder input
- cost estimation





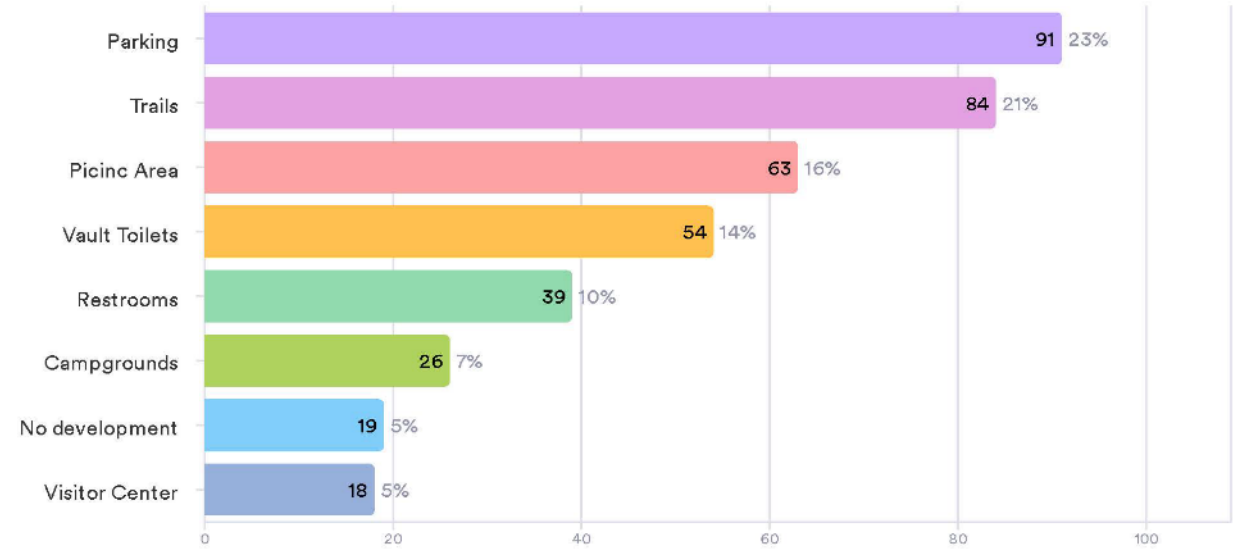
## FEASIBILITY STUDY PROCESS

The planning team received extensive stakeholder input through interviews, emails, phone calls, and an online survey. Stakeholder groups included:

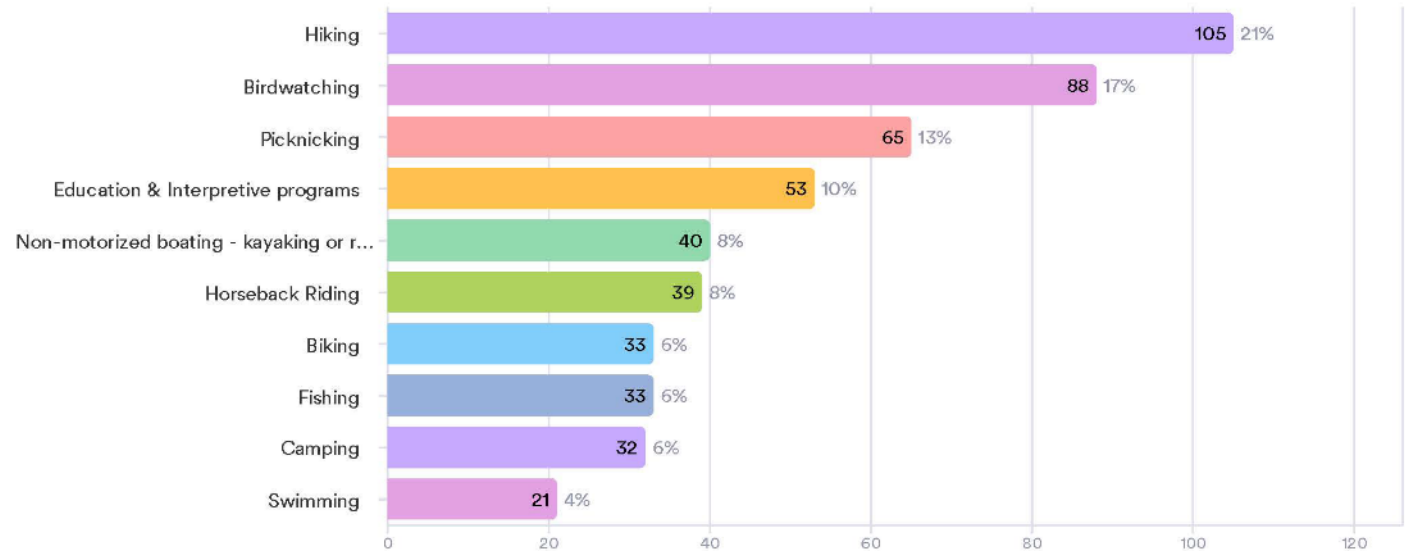
- EMNRD State Parks Division staff
- BCR land acquisition partners
- public land agencies
- resource management jurisdictions
- local and state government representatives
- nonprofit organizations, volunteer groups, businesses, and individuals.

Additionally, the EMNRD Tribal Liaison invited multiple tribes, nations, and Pueblos to provide input via formal letters sent in February 2024.

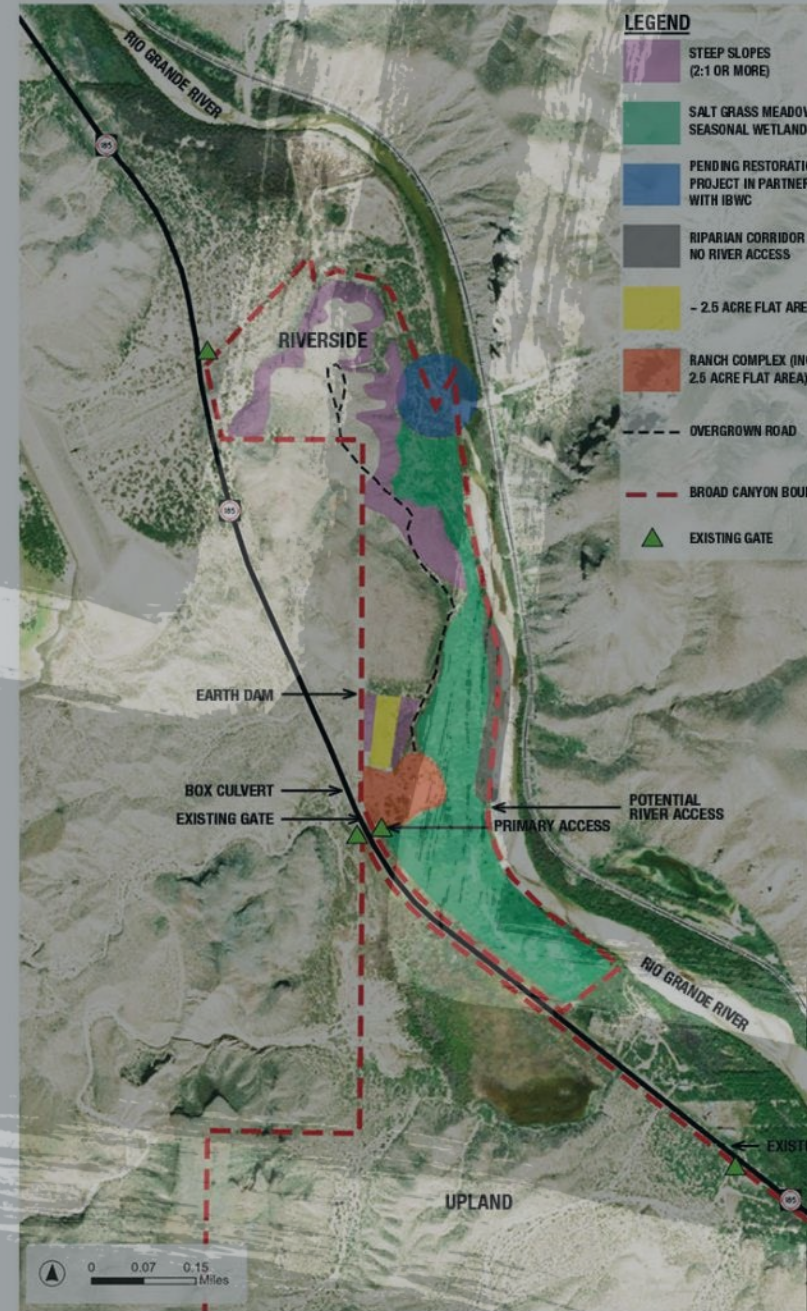
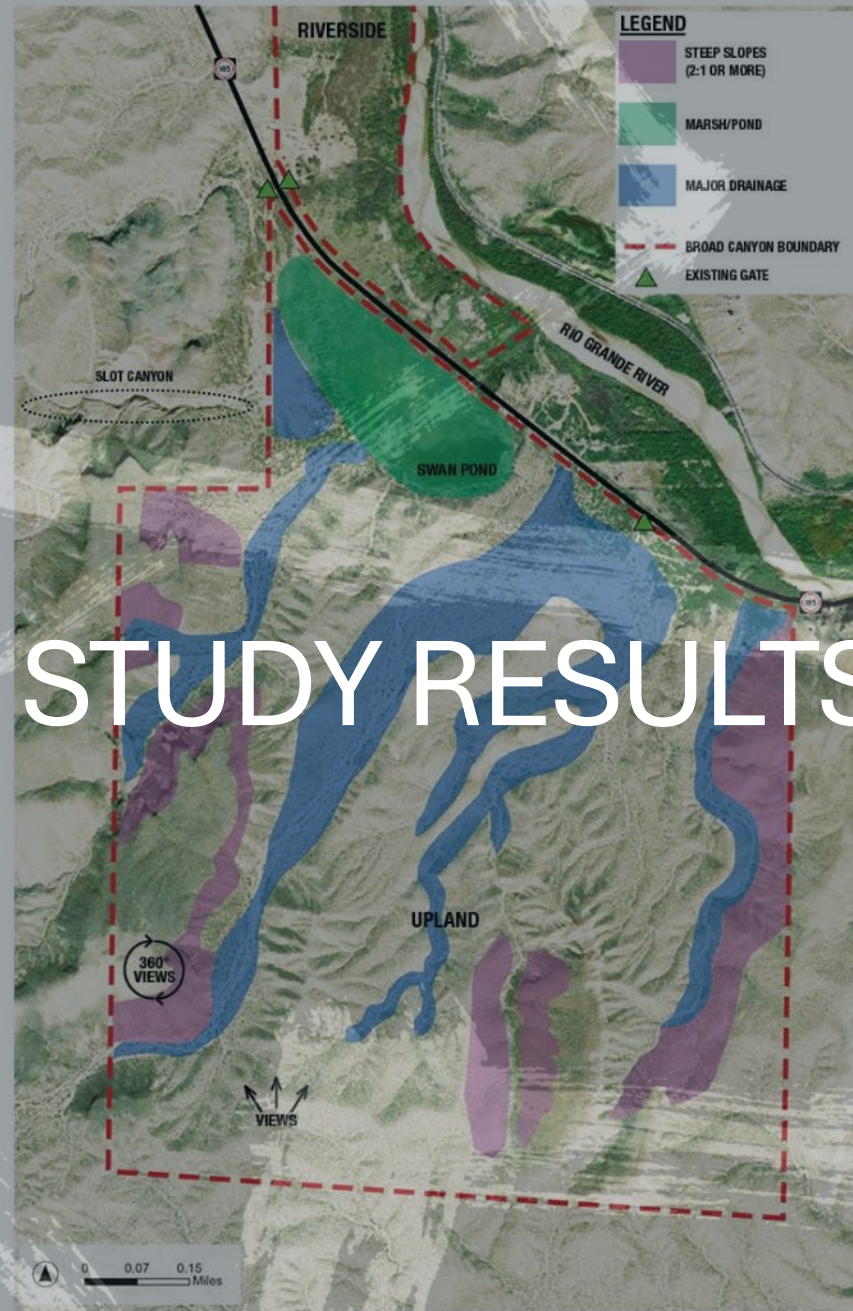
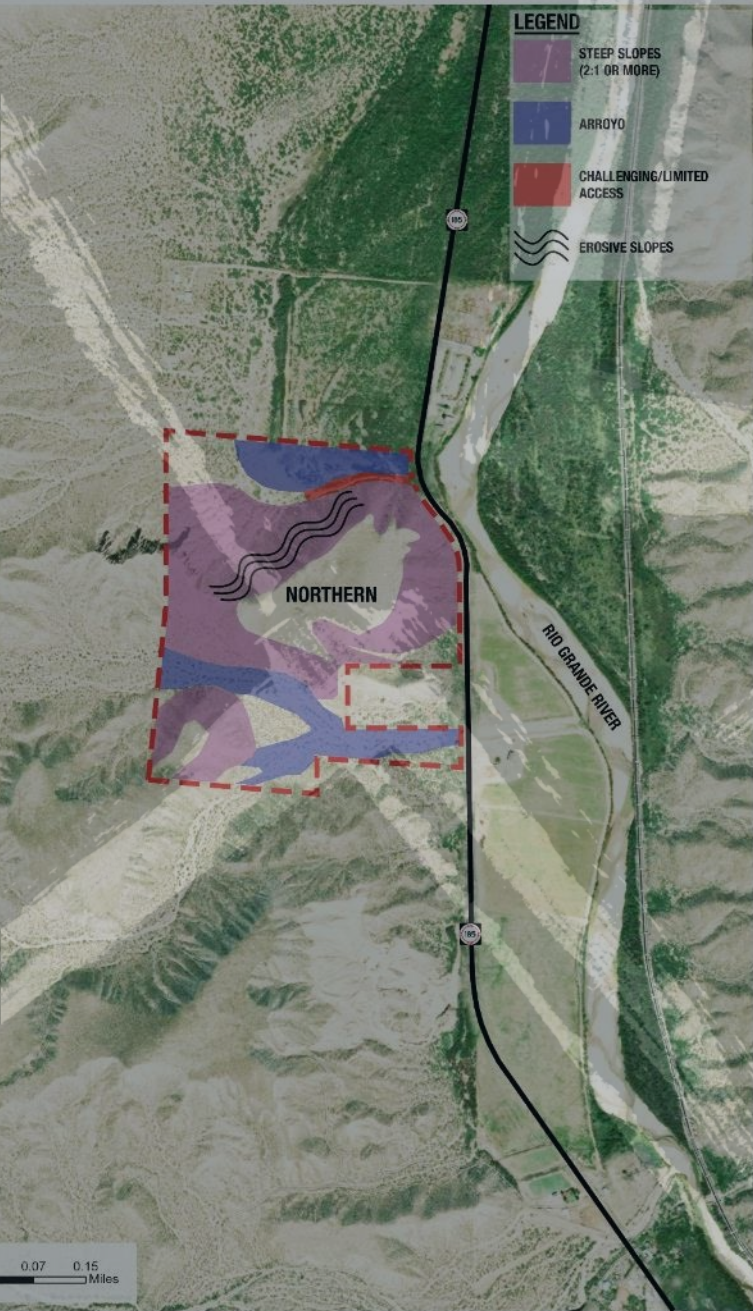
What types of park development are appropriate at Broad Canyon Ranch? (select all that apply)



If Broad Canyon Ranch were developed as a state park, what types of park activities would be appropriate? (select your top three choices)







# STUDY RESULTS



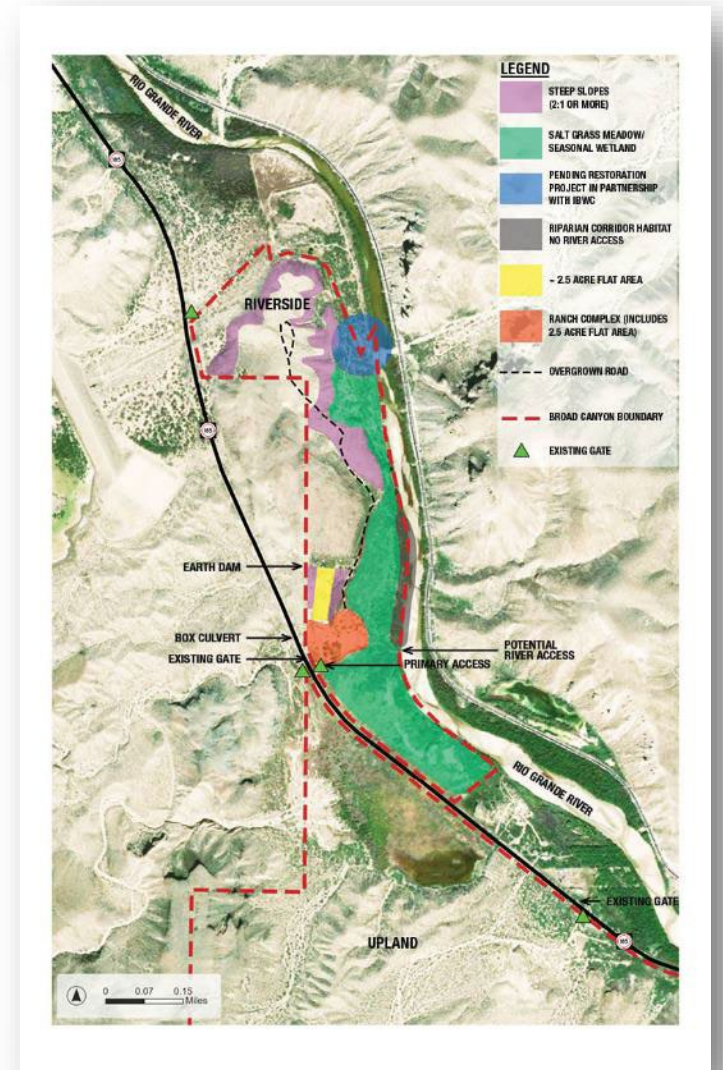
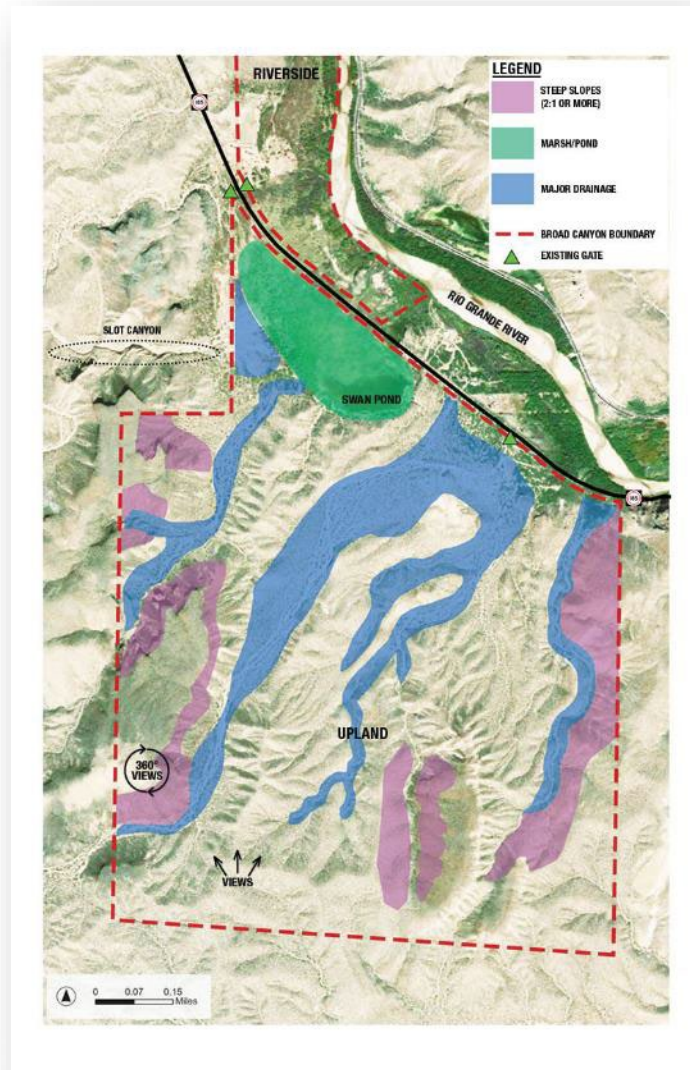
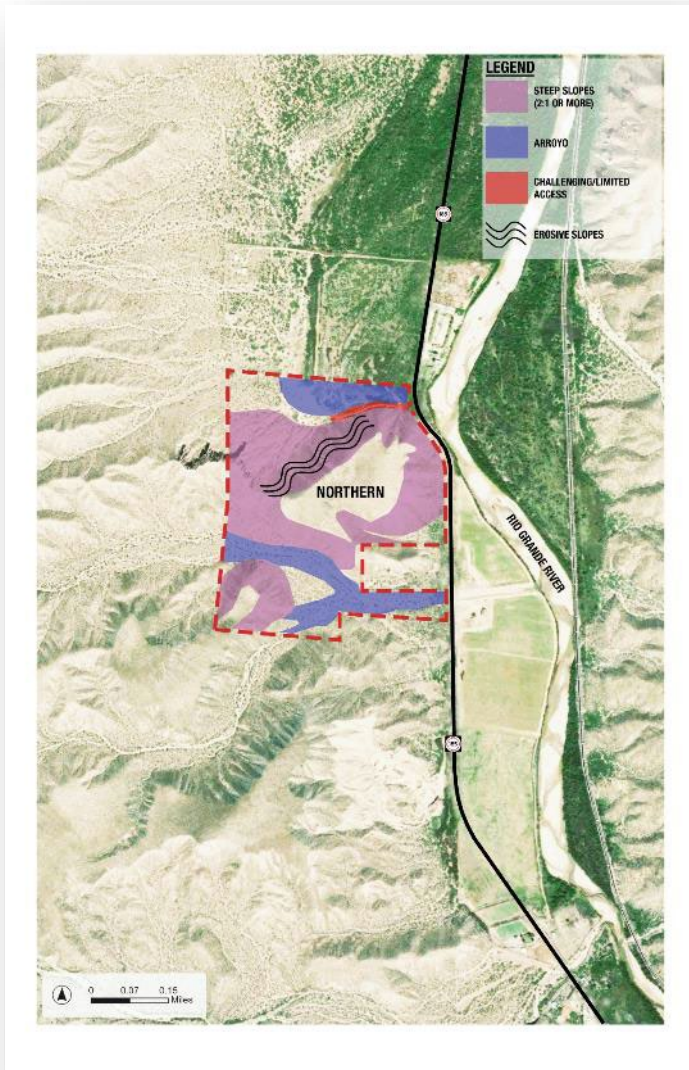
✓ A range of development and management alternatives were considered based upon the study findings:

- **Alternative 1** involves no development of the Study Area.
- **Alternative 2** involves limited development of the Riverside and Upland Parcels (collectively Broad Canyon Ranch) for day-use as a state park or as a recreation area associated with Leasburg Dam State Park.
- **Alternative 3** involves the full development of Broad Canyon Ranch as a state park with camping.





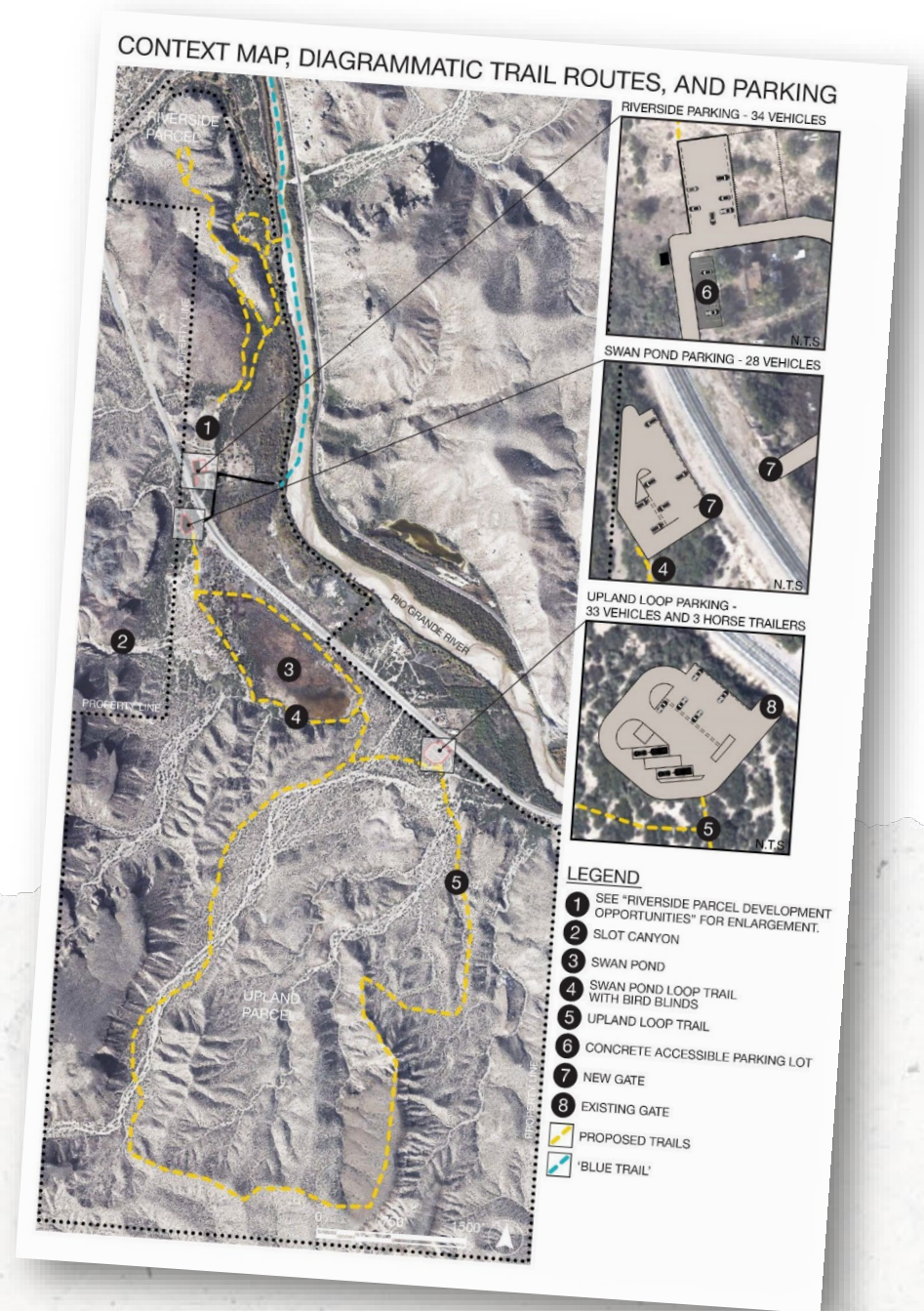
✓ This study recommends that State Parks pursue **Alternative 2** and develop either a day-use park or recreation area associated with Leasburg Dam State Park on both the Riverside and Upland Parcels and determine a course of action with the Northern Parcel.





✓ The State Parks Division supports Alternative 2 as the preferred alternative.

- Alternative 2 contemplates the development of the Riverside and Upland Parcels as either a day-use state park or a recreation area that functions as a satellite of Leasburg Dam State Park.
- Alternative 2 meets the Land and Water Conservation Fund (LWCF) goals identified at the time of the purchase of Broad Canyon Ranch.
- Alternative 2 also allows for phased development as described by Alternative 3, if there is support for full development of Broad Canyon Ranch as a state park with camping.





# FUNDING – Alternative 2

- ✓ The development of Alternative 2 is estimated to cost between **\$4.8 million and \$6 million**.
- ✓ Staffing for Alternative 2 would require the creation of one full-time position and two seasonal positions. The estimated salaries for these new positions total **\$107,510**.
- ✓ An annual Operating Budget is estimated at **\$13,000** for total operating budget of **\$120,510**.

Alternative 2: Day-Use Park or Recreation Area – Staffing	
Full Time Positions	Salary
1 Law Enforcement Ranger	\$55,000
35% Benefits and Personnel Costs	\$19,250
Seasonal Positions	
1 Park Technician	\$16,630 (6 months)
1 Interpretation/teaching staff	\$16,630 (6 months)
<b>Total Staff Salaries</b>	<b>\$107,510</b>

Alternative 2: Operating Costs	
Item	Approximate Annual Cost
Personnel	\$107,510
Operations & Maintenance	\$13,000
<b>Total</b>	<b>\$120,510</b>

Item	Item Description	Cost
<b>Riverside Parcel - Alternate 2</b>		
1	General	\$175,000.00
2	Demolition and earthwork	\$80,000.00
3	Hardscape	\$25,000.00
4	Parking and Roadway Improvements	\$395,000.00
5	Trails	\$60,000.00
6	Infrastructure and Utilities	\$450,000.00
7	Site Furnishings	\$35,000.00
8	Equipment	\$225,000.00
Subtotal, Riverside Parcel - Alternate 2		\$1,445,000.00
<b>Upland Parcel</b>		
9	General	\$125,000.00
10	Demolition and earthwork	\$35,000.00
11	Parking and Roadway Improvements	\$375,000.00
12	Trails	\$175,000.00
13	Infrastructure and Utilities	\$100,000.00
14	Site Furnishings	\$15,000.00
Subtotal, Upland Parcel		\$825,000.00
Subtotal, Riverside Parcel, Alt. 2 and Upland Parcel		\$2,270,000.00
25% Contingency		\$567,500.00
Subtotal, including contingency		\$2,837,500.00
NMGRT @6.5%		\$184,437.50
Subtotal, including NMGRT		\$3,021,937.50
Design, survey, regulatory compliance, studies - 15% of total before NMGRT		\$425,625.00
<b>Total:</b>		<b>\$3,447,562.50</b>

Option 1: Renovate existing house	\$1,400,000.00
Option 2: Demolish existing house and construct visitor center	\$2,500,000.00

<b>Grand Total (low)</b>	<b>\$4,847,562.50</b>
<b>Grand Total (high)</b>	<b>\$5,947,562.50</b>



# CONCLUSION

- ✓ The feasibility study indicates that development under Alternative 2 of the Riverside and Upland Parcels would result in a unit which would perform similarly to comparable parks in the Southwest Region and contribute value as part of a cohesive system of state parks.
- ✓ Alternative 2 meets the Land and Water Conservation Fund (LWCF) goals identified at the time of the purchase of Broad Canyon Ranch which include:
  - ✓ permanent public access to the property with parking and comfort station;
  - ✓ non-intrusive trail alignment with the proposed Rio Grande Trail;
  - ✓ and future development of additional trails to support wildlife viewing.
- ✓ This alternative also allows for phased development if the State Parks Division decides to pursue further recreational development of the Study Area in the future.





*Gracias!*



*Broad Canyon Ranch*