

ACTION SHEET
ITEM FROM FINANCE COMMITTEE MEETING OF 10/05/15
FOR CITY COUNCIL MEETING OF 10/14/15

ISSUE:

22. Request for Approval of Master Plan for Planning Renovations, Improvements and Expansion of the Municipal Recreation Complex (MRC) Soccer Valley Facility. (Jason Kluck)

FINANCE COMMITTEE ACTION:

Approved as Discussion item.

FUNDING SOURCE:

SPECIAL CONDITIONS OR AMENDMENTS

STAFF FOLLOW-UP:

Approved with direction to staff.

VOTE	FOR	AGAINST	ABSTAIN
COUNCILOR TRUJILLO	X		
COUNCILOR RIVERA	X		
COUNCILOR LINDELL		X	
COUNCILOR MAESTAS	X		
CHAIRPERSON DOMINGUEZ			

4-13-15

**ACTION SHEET
ITEM FROM THE
PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING
OF
MONDAY, SEPTEMBER 28, 2015**

ITEM 10

CIP PROJECT #523A / NM STATE CAP #14-L-2004 FOR MUNICIPAL RECREATION SPORTS COMPLEX (MRC) SOCCER VALLEY IMPROVEMENTS & EXPANSION

- a) REQUEST FOR APPROVAL OF THE MASTER PLAN DOCUMENT THAT WILL SERVE AS THE BASIS FOR PLANNING RENOVATIONS, IMPROVEMENTS AND EXPANSION OF THE MRC SOCCER VALLEY FACILITY (JASON KLUCK)

PUBLIC WORKS COMMITTEE ACTION: Forward, No Recommendation, Bring back to PWC 10/13

FUNDING SOURCE:

SPECIAL CONDITIONS / AMENDMENTS / STAFF FOLLOW UP:

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON TRUJILLO			
COUNCILOR BUSHEE	X		
COUNCILOR DIMAS	X		
COUNCILOR DOMINGUEZ	Excused		
COUNCILOR IVES	X		

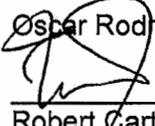
City of Santa Fe New Mexico

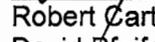
Public Works Department - Facilities Division

MEMO

DATE: October 5, 2015

TO: Finance Committee/ Public Works, CIP & Land Use Committee/
City Council

VIA:  Oscar Rodriguez, Finance Department Director


Robert Carter, Parks & Recreation Department Director


David Pfeifer, Facilities Division Director

FROM: Jason M. Kluck, Public Works Project Administrator, Facilities Division JMK

ISSUE: City of Santa Fe CIP #523A / NM State CAP #14-L-2004, Municipal Recreation Sports Complex (MRC) Soccer Valley Improvements & Expansion:
Master Plan Recommendation for Approval (Exhibit 1)

- Request approval of the Master Plan document that will serve as the basis for planning renovations, improvements and expansion of the MRC Soccer Valley facility.

SUMMARY:

In the Spring of 2014, the Santa Fe Soccer Complex requested approval of Legislative funding for improvements and expansion of the Municipal Recreation Sports Complex Soccer Valley fields and facilities. The existing fields are located at 205 Caja del Rio Road at the MRC. The proposed location of the new fields is on the site of the leveled borrow pit area north of the existing fields, with a concession/toilet/storage facility situated between the two.

Under the 51st NM Legislature, 2nd Session of 2014, House Bill 55, The House Taxation and Revenue Committee, Legislative Council Service has appropriated Severance Tax Bond funding in the amount of \$225,000.00 under Capital Outlay Projects, to plan, design, construct, equip, furnish, renovate and expand the soccer fields and facilities at the MRC.

A Memorandum of Understanding between Santa Fe County and the City of Santa Fe agreeing to a Not To Exceed Reimbursement of \$5,000 for costs and expenses incurred by the City for the renovation of the MRC fields was executed on November 19, 2014.

On February 11, 2015, City Council awarded Design Office the contract for design services in the amount of \$229,999.58 for Master Planning and full design services for the Phase I scope of construction (lower field renovations).

An Early Neighborhood Notification public meeting was held at Frenchy's Barn on June 30, 2015.

MEMO

City of Santa Fe CIP #523A / NM State CAP #14-L-2004, Municipal Recreation Sports Complex (MRC) Soccer Valley Improvements & Expansion

Master Plan Approval

Page 2

A presentation of the Master Plan under development with Public comments and feedback incorporated was presented to the Parks and Recreation Commission on July 21, 2015.

Design Office completed the Programming and Site Evaluation and Planning phase of their scope of work on September 16, 2015 and have issued the resulting Master Plan document for approval (Exhibit 1).

The final Master Plan document was presented at the September 28, Public Works, CIP & Land Use Committee meeting. A motion was approved to discern the history and review the factors involved with the existing BMX track. With this, the Parks & Recreation Department has recommended that the BMX track remain as is.

The final Master Plan document was considered at the October 2, 2015 PARC meeting.

BUDGET:

Funding for additional design and for construction is not available at present. The State has approved an additional \$230,000.00 in severance tax bond grant funds. Approval of these funds by City Council is anticipated to occur in December of 2016.

The project is also listed as the top priority on the 2017-2021 Infrastructure Capital Improvement Plan approved by City Council on August 26, 2015 in the amount of \$9,800,000.00 to go before the State Legislature for approval in January of 2016.

SCHEDULE:

Design of Construction Phase I will proceed with approval of the Master Plan.

Additional design and construction will proceed with approval of that scope and authorization of the associated funding source(s).

Finance Committee: 10/5/15

Public Works Committee: 10/13/15

City Council: 10/14/15

REQUESTED ACTION:

Please approve the MRC Soccer Valley Master Plan.

ATTACHMENTS:

MRC Soccer Valley Master Plan (Exhibit 1)

County MOU for reference (Exhibit 2)

xc: Project File



WRC SOCCER COMPLEX MASTER PLAN



September 2015
design office

Produced for the City of Santa Fe

September 2015

MRC SOCCER COMPLEX MASTER PLAN

PREPARED FOR:
CITY OF SANTA FE

PREPARED BY:
design office

with
LLOYD CIVIL + SPORTS ENGINEERING . sports engineering
WILSON & COMPANY, INC . civil engineering
FBT ARCHITECTS . architecture

iii

ACKNOWLEDGEMENTS

CITY COUNCIL + COMMITTEES

Mayor of Santa Fe
 Javier M. Gonzales

Santa Fe City Council
 Patti Bushee - *District 1*
 Signe I. Lindell - *District 1*
 Joseph M. Maestas - *District 2*
 Peter Ives - *District 2, Mayor Pro Tem*
 Chris Rivera - *District 3*
 Carmichael Dominguez - *District 3*
 Bill Dimas - *District 4*
 Ronald S. Trujillo - *District 4*

Parks and Recreation Commission (PARC)

Bette Booth, Chair
 Daniel Coriz
 Orallynn Guerrerorritz
 Anna Hansen
 James Stodget
 Sandra Taylor
 Patrick Torrez

CITY OF SANTA FE

Brian K. Snyder, City Manager
Public Works Department
 Isaac Pino, Department Director
 Dave Pfeifer, Division Director, Facilities Division
 Jason Kluck, Project Manager, Facilities Division
 John Romero, Division Director, Traffic Engineering Division
Parks + Recreation Department
 Rob Carter, Director, Parks + Recreation Department
 Richard Thompson, Director, Parks Division
 Jennifer Romero, MRC Administrator
 Brian Hodges, Golf Superintendent
 Gary Varela, Parks Division
 Chris Ortiz, Parks Division

Utilities Department

Bryan Romero, Engineering Supervisor,
 Wastewater Division
 Dee Beingsesner, Engineer, Water Division

Land Use Department

Donna Wynant, Senior Planner, Land Use
 Lisa Roach, Senior Planner, Historic Preservation
 Ed Vigil, Property Management

Police Department

Captain Marvin Paulk, Police Department

Fire Department

Fire Marshal Raynaldo Gonzales, Fire Department

SANTA FE COUNTY

Public Works Department
 Johnny Baca, Traffic Manager
 Colleen Baker, Project Manager, Projects Division
 Katherine Dipalo, GIS Technician

NEW MEXICO STATE

NM Dept. of Game and Fish
 Mark Watson, Division of Ecological and Environmental Planning

NM State Historic Preservation Office
 Michelle Ensey, State Archaeological Permits + Archaeological Review

USER GROUP REPRESENTATIVES

Soccer Community
 Nic Smith
 David Sidebottom
 Brian Laws
 Jesus Bernal
 Justin Nojake
 Cindy Cornell
 Wilfredo Mendez
 Merritt Brown
 Mazatl Galindo
 Eddy Segura
 Harvey Monroe
 Pilar Faulkner

PLANNING TEAM

Design Office, Planning, Public Facilitation
 Claudia Meyer Horn, Principal
 Patrick Sinnott

Lloyd Civil and Sports Engineering, Inc.
 Bob Milano Jr., Principal

Wilson & Company, Civil Engineering
 Mario Juarez-Infante
 Tyler Ashton
 Russell Stamp

FBT Architects
 Ted Grumblatt
 Bruce Farmer
 Amy Bell, Groundworks Studio

TABLE OF CONTENTS		APPENDIX	
EXECUTIVE SUMMARY	1	MASTER PLAN	27
INTRODUCTION		Master Plan vision + guiding principles key master plan features	
Project History	3	Soccer Activity Terraces 'Soccer Valley' 'Upper Terrace' 'Expansion Area'	29
Soccer in Santa Fe	4		
Project Location and Access	7		
Community Input	9		
EXISTING CONDITIONS		Soccer Field Surfacing	31
Introduction	11	Water and Irrigation	35
Site Inventory	11	water source irrigation system improvements water demand water conservation drainage	
land ownership			
site characteristics		Access and Trails	39
archaeology		off-site road improvements access road parking pedestrian crossings pathway and trail system public transportation	
Existing Uses	11		
existing users		Structures	42
Existing Operations	13	Landscape Character	43
irrigation system		site furniture barriers / fences site preservation / restoration landscape zones plant palette	
maintenance / repairs		Utilities	45
Structures / Fences	14	treated effluent potable water electrical building utilities sewer	
Utilities	15	Lighting	47
Circulation	16	Maintenance / Operations	49
existing road network		Phasing and Implementation	51
parking			
existing trails			
proposed regional trails			
Natural Features	17		
Site Context	19		
land use and zoning			
neighborhood context			
proposed future roads			
Site Development Summary	20		
PROGRAM			
Program	21		
soccer fields			
circulation			
parking			
amenities			
architectural			

EXECUTIVE SUMMARY

Soccer, as one of the fastest growing sports in the United States, is attractive to a diverse array of players from all ages, genders, and racial backgrounds. Soccer is showing a substantial increase in participation in Santa Fe. Growth of interest and participation in this sport, however, has far outpaced available facilities. In Santa Fe, this has forced local talented players and teams to seek quality facilities beyond city limits in Bernalillo, Albuquerque, and even further.

The MRC Soccer Valley, originally conceived as a soccer destination, has been faced with significant challenges due to lack of maintenance and field overuse. The facility cannot meet current demands for field space or supply the level of quality of fields needed for competitive play.

Nevertheless, the MRC Soccer Valley site is in a prime location. With convenient access from NM 599, it is readily accessible to communities north and south of Santa Fe and is just 7 miles from the Santa Fe Plaza. Its adjacent available land presents a tremendous opportunity for growth and transformation to serve as a soccer destination both for Santa Fe and the region.

MRC Soccer Complex

The MRC Soccer Complex project will herald a new era of soccer in Santa Fe. As a premium facility that offers eight regulation size soccer fields, a championship field, a central clubhouse, and associated amenities, it will be a distinctive soccer destination that provides safe and enjoyable play opportunities for the community, regional teams, and competitive leagues.

With the MRC Soccer Complex in place, there will exist new opportunities for hosting regional tournaments, leasing space for professional teams to conduct high altitude training, and providing quality practice and competition fields for local leagues and school teams.

The MRC Soccer Complex builds on existing assets and available water resources by expanding field space and offering associated amenities to create one unified facility with broad appeal. Conceived primarily as a soccer destination, its fields, walking trails, and amenities will also be available for use by other appropriate user groups and the public at large.

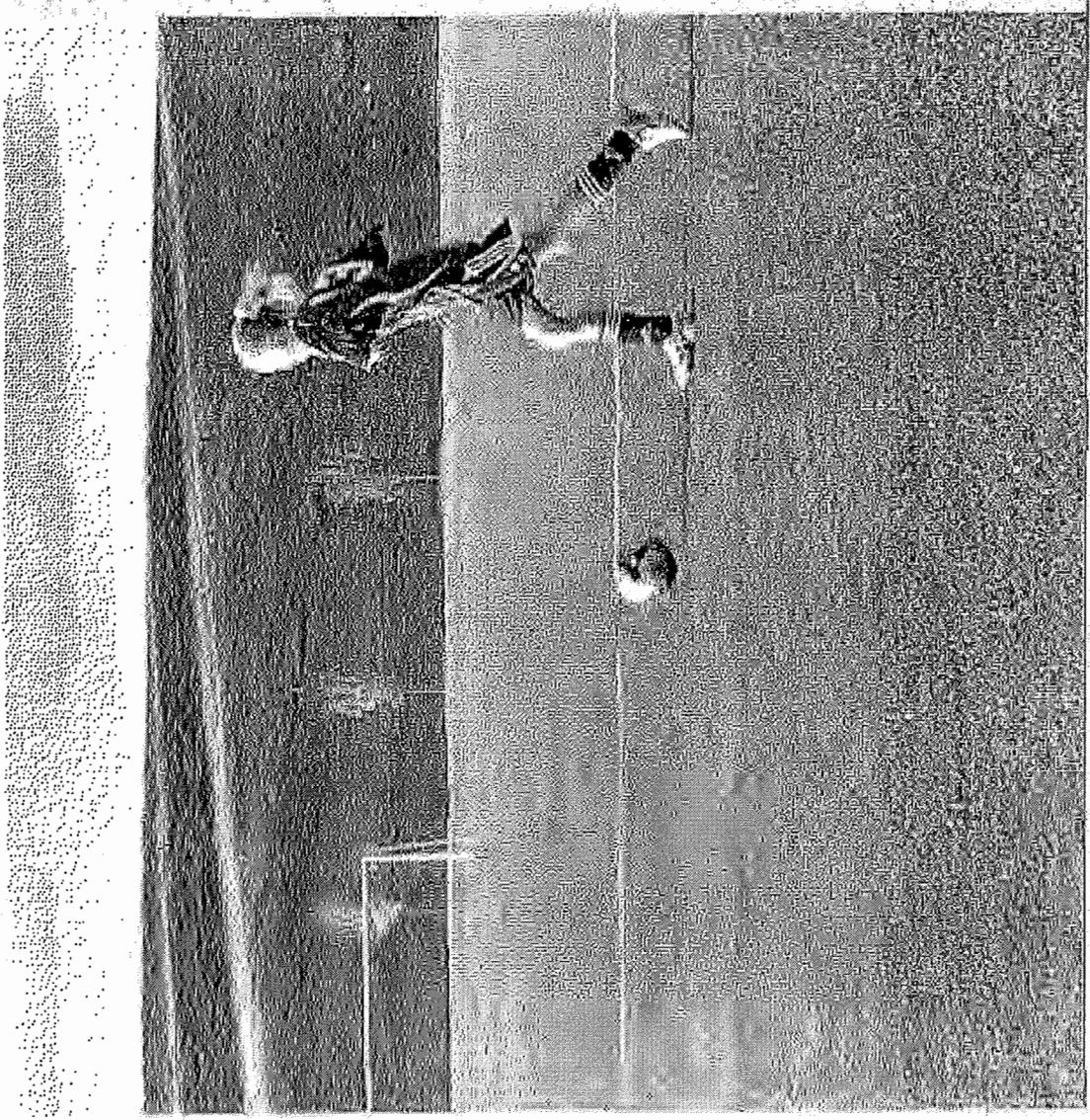
MRC Soccer Complex Master Plan

The MRC Soccer Complex Master Plan summarizes a plan for a premium facility that responds to public desires and addresses key challenges with the existing facility. The Master Plan outlines a vision for the expanded facility, provides an overview of existing conditions and key challenges, offers a design framework for implementation, and outlines a strategy for improved maintenance and operations.

The Master Plan offers a range of potential build-out options: from a \$12 million scenario that addresses community goals and desires to a \$16 million full build-out scenario that expands use options for a premium destination facility. This cost range provides choices to include additional facility upgrades that will promote soccer in Santa Fe, ease maintenance and operations, and serve as a premium regional facility.

Economic Benefit

Improving the facilities at Soccer Valley will not only benefit the leagues in the region but will also contribute to sustainable economic growth for the City of Santa Fe. Cities that host soccer tournaments see a direct benefit in capital spending from each tournament hosted per year. Santa Fe, with all its cultural, arts, and recreational attractions, is a prime destination for families of soccer players. When the MRC Soccer Complex is completed, Santa Fe has the opportunity to become a sports destination for tournaments as well as high elevation training for national and international professional/semi-professional teams.



Vision + Guiding Principles

Vision

The MRC Soccer Complex will be a distinctive soccer destination that provides safe and enjoyable play opportunities for the community, regional teams, and competitive leagues.

Goals

- provide a safe and well-maintained facility
- install the right mix of grass and synthetic turf fields with flexible configurations to maximize play capabilities
- capitalize on soccer valley's assets to create a distinctive place with a strong identity that is based on intrinsic attributes of the site
- accommodate off-site and on-site drainage in attractive vegetated bioswales that act as an organizing principle
- distribute parking close to activity areas and connect fields with an internal system of pathways
- include site amenities that are strategically sited and enhance the facility
- use durable materials, quality construction, and efficient use of resources
- incorporate sustainable features and design elements to conserve resources and model best practices
- phase improvements to work with funding capital and operating budget plans over the long-term
- implement a coordinated maintenance strategy that lessens the financial strain on City resources by tasking the soccer community with providing a high-quality and well-maintained facility

1 INTRODUCTION

Project History

In the early 1980's, a groundswell of demand for regional recreational facilities instigated a series of measures to create what is now known as the Santa Fe Municipal Recreation Sports Complex, or MRC. It is comprised of two distinct recreational facilities: the Marty Sanchez Links de Santa Fe, and the Sports Complex, which consists of Soccer Valley, the Softball / Baseball fields, and the Rugby fields.

The Municipal Recreation Complex (MRC) was built in 1998-1999 after years of extensive organizing, planning, and design initiated by the City of Santa Fe for the purpose of implementing a true public multi-purpose recreational facility to serve the residents of the City of Santa Fe, Santa Fe County, and the many visitors who come to Santa Fe annually.

The mission of the Municipal Recreation Sports Complex is "to provide a variety of quality and affordable recreational opportunities to Santa Fe city, and county residents and visitors who visit the MRC." (CoSF website)

Soccer Valley, the northern part of the MRC Sports Complex, opened in 1998 and included 5 grass fields, a 1-mile paved walking path (loop path), access, parking, and basic site amenities. A restroom building was added in 2002.

The soccer fields were initially well utilized, with a soccer tournament held in 2000. Gradually, however, the fields fell into disrepair and began to pose safety hazards that concerned local players, coaches, and referees. With the exponential growth and interest in soccer in Santa Fe over the last 15 years, Soccer Valley, the only dedicated soccer facility in Santa Fe, was used albeit with reservations.

To address these issues, the soccer community rallied for support to have quality facilities dedicated to soccer to meet the growing demand for field space. In 2014, the state appropriated funding for planning the MRC Soccer Complex, a renovation and expansion of the existing Soccer Valley. The planning team led by Design Office was selected in 2015 through a public RFP process to lead this effort.

MRC Soccer Complex Timeline

- 1987** Santa Fe City Council resolution to file application for lease of BLM federal lands.
- 1988** Application filed for recreational and public purpose use of lands.
- 1990** Feasibility Task Force created to evaluate water, demographics, and feasibility. BLM site approved as preferred location. Lease executed with the BLM.
- 1994** Contract awarded for project design and administration.
- 1996** Bonds issued to fund the first phase of MRC construction.
- 1997** Phase one of MRC construction complete; bonds issued to fund second phase improvements.
- 1998** Phase two improvements MRC construction complete: golf course and sports complex opens.
- 2002** Restroom building installation / hookup.
- 2011** Parking lot improvements / upgrades.
- 2012** Loop path resurfacing, irrigation repairs.

2014	MRC Construction Bidding for MRC Soccer Complex Improvement (2014-2015)
2015	The City of Santa Fe selected Design Office as the planning team to provide the design and construction management services for the MRC Soccer Complex Improvement (2015-2016)

MRC Timeline Source: City of Santa Fe website http://www.santafemr.com/municipal_recreation_complex

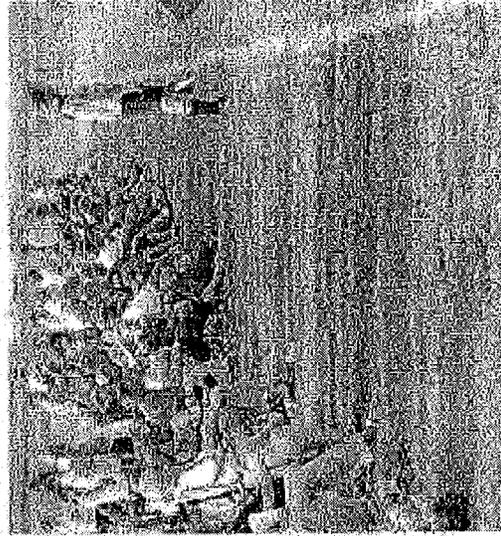
SOCCER IN SANTA FE

The most popular sport in Santa Fe, nearly 3,000 individuals are registered to play soccer in Santa Fe's organized soccer leagues / clubs and private / charter schools (*City of SF and soccer league / school 2013/14 participation data*). Over 65% of these players are members of youth leagues (4-18 years old) or participate in school teams.

In recent years, the Northern New Mexico region (including Santa Fe) has seen a spike in interest for soccer by the general population. Compared to a 3% growth rate (over 7 years) in the state of New Mexico (*NM Soccer Association*), soccer in Santa Fe has seen a growth rate of 30% over the past two years (*Santa Fe soccer league data*). An influx of immigrants from countries where soccer is a primary sport has influenced growth in the soccer community. This is particularly evident in the growth of the La Liga soccer league.

The sport as a whole has seen an increase in participation. The US Soccer Association reports that soccer is the fastest growing participation sport in the US due to its low cost and ability to allow equal participation for both boys and girls. In 2008, the gender breakdown for soccer participation was 52% / 48% (boys / girls) (*US Youth Soccer*).

With increased interest and participation in soccer, there has been a surge in demand for adequate facilities for practice and games. However, despite the sport's popularity and high participation, Santa Fe suffers from a lack of field space for soccer. There is only one public facility dedicated to soccer (MRC Soccer Valley), one private facility open part-time to soccer use (The Downs), and only two fields within city parks available for regulation soccer games (Salvador Perez field and Alto Park Field).



MRC SOCCER COMPLEX MASTER PLAN

A number of regulation size soccer fields exist in the Santa Fe area, but their use and availability is limited (see soccer field location map to right). The five existing grass fields at the MRC are dedicated to soccer (for permit holders) during the primary season for both practice and games; the equivalent area of four fields at the Santa Fe Downs are available only for seasonal use for youth soccer; and the soccer community shares access with other sports to two artificial turf fields (Salvador Perez Park, Alto Bicentennial Park). The Salvador Perez field serves as the only public field marked for soccer, with sports lighting, within Santa Fe City limits.

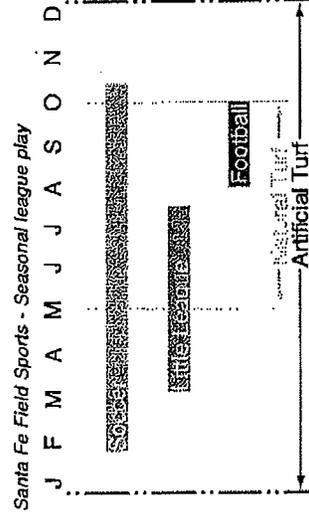
The lack of field space for this popular sport is amplified by the need to share fields with Little League baseball, youth football, lacrosse and softball in the spring and fall. Adult soccer leagues, finding it difficult to secure field space when priority is given to youth sports, have been marginalized to later time slots and off-season play to secure field space.

While public parks are the primary locations for soccer practice and games, in an effort to find additional field space, soccer leagues also pursue access to fields at public schools. Fields at public school are occasionally used by the soccer community to compensate for the lack of public fields. However, school facilities often restrict access year to year and charge significant fees, making it difficult for leagues to grow and difficult for casual passersbyes to use.

Soccer league representatives maintain that with improved playing surfaces and additional fields, they could provide more soccer opportunities through their organizations and further increase their membership to meet the growing demand.

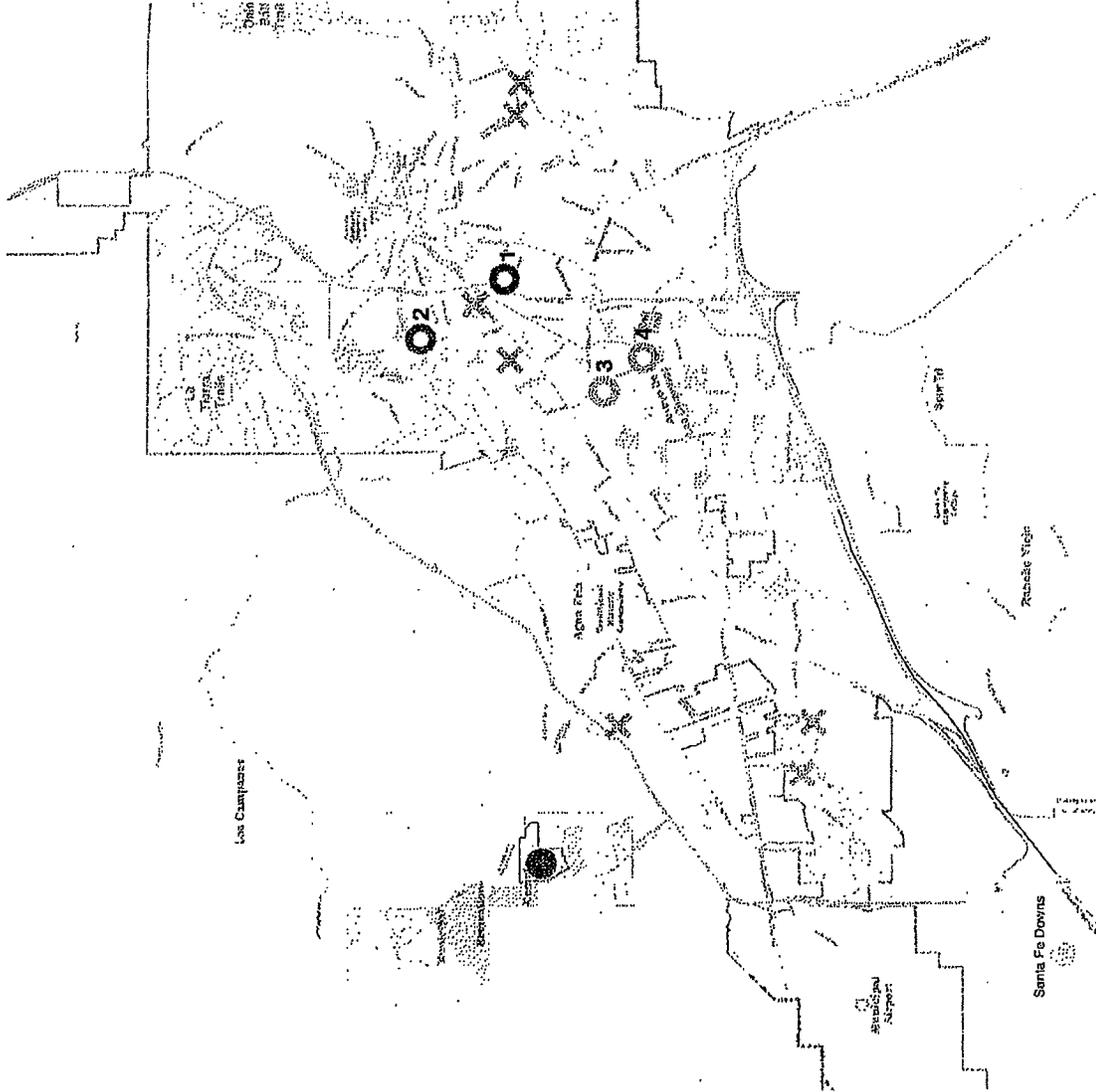
Santa Fe Soccer - 2014 League Information / School Programs

Local Soccer Organizations	School Soccer Programs without Facilities
<p>Rio Rapids Northern Soccer Club</p> <ul style="list-style-type: none"> members: +840 ages: 4-19 current field use: 26 youth sized fields weekly 	<p>Academy for Technology and the Classics</p> <ul style="list-style-type: none"> members: +18 ages: 14-19 current field use: 1-2 full size fields, daily
<p>Santa Fe Adult Soccer League</p> <ul style="list-style-type: none"> members: +745 ages: 16 and older current field use: 3 full size fields, daily 	<p>Waldorf School</p> <ul style="list-style-type: none"> members: +20 ages: 14-18 current field use: 1-2 full size fields, daily
<p>La Liga</p> <ul style="list-style-type: none"> members: +700 ages: 5 and older current field use: 5 full size fields (subdivided for youth games) biweekly 	<p>Monte Del Sol</p> <ul style="list-style-type: none"> members: +18 ages: 14-18 current field use: 1-2 full size fields, daily
<p>Santa Fe AYSO</p> <ul style="list-style-type: none"> members: +600 ages: 5-16 current field use: 5 full size fields (subdivided for youth games) 	<p>St. Michael's High School</p> <ul style="list-style-type: none"> Members: +20 ages: 14-18 current field use: 1-2 full size fields, daily



Santa Fe Area - Soccer Field Locations and Availability

- **Dedicated Soccer Facility - Public**
 - MRC Soccer Complex (5 fields)
 - natural grass, striped for soccer during season (April-October)
 - users: youth soccer, adult soccer
- **Exclusive Use - Private Facility**
 - Santa Fe Downs (ca. 4 full-size fields)
 - natural grass, striped for soccer during season (March-May, August-October)
 - users: youth soccer
- **Shared Facility - Public Park**
 - 1 Salvador Perez Park (1 field)
 - synthetic turf, striped for soccer (March-November)
 - sports lighting
 - users: youth baseball, youth football, youth soccer, adult soccer
 - 2 Alto Bicentennial Park (1 field)
 - synthetic turf, striped for soccer (April-May)
 - sports lighting
 - users: youth baseball, youth football, adult soccer
- **Shared Facility - School**
 - 3 De Vargas Middle School (1 field)
 - synthetic turf, striped for soccer (March-July)
 - users: youth soccer, adult soccer, adult flag football, school programs
 - 4 Santa Fe High School Practice Field
 - synthetic turf, striped for soccer (June-July)
 - users: adult soccer, school programs
- ✕ **Leagues Excluded - School**
 - Private and public schools (7 fields)
 - New Mexico School for the Deaf, Santa Fe Indian School, Santa Fe Prep, St. John's College, Ortiz Middle School, Capital High School, El Camino Real Academy
 - users: school programs



MRC SOCCER COMPLEX MASTER PLAN

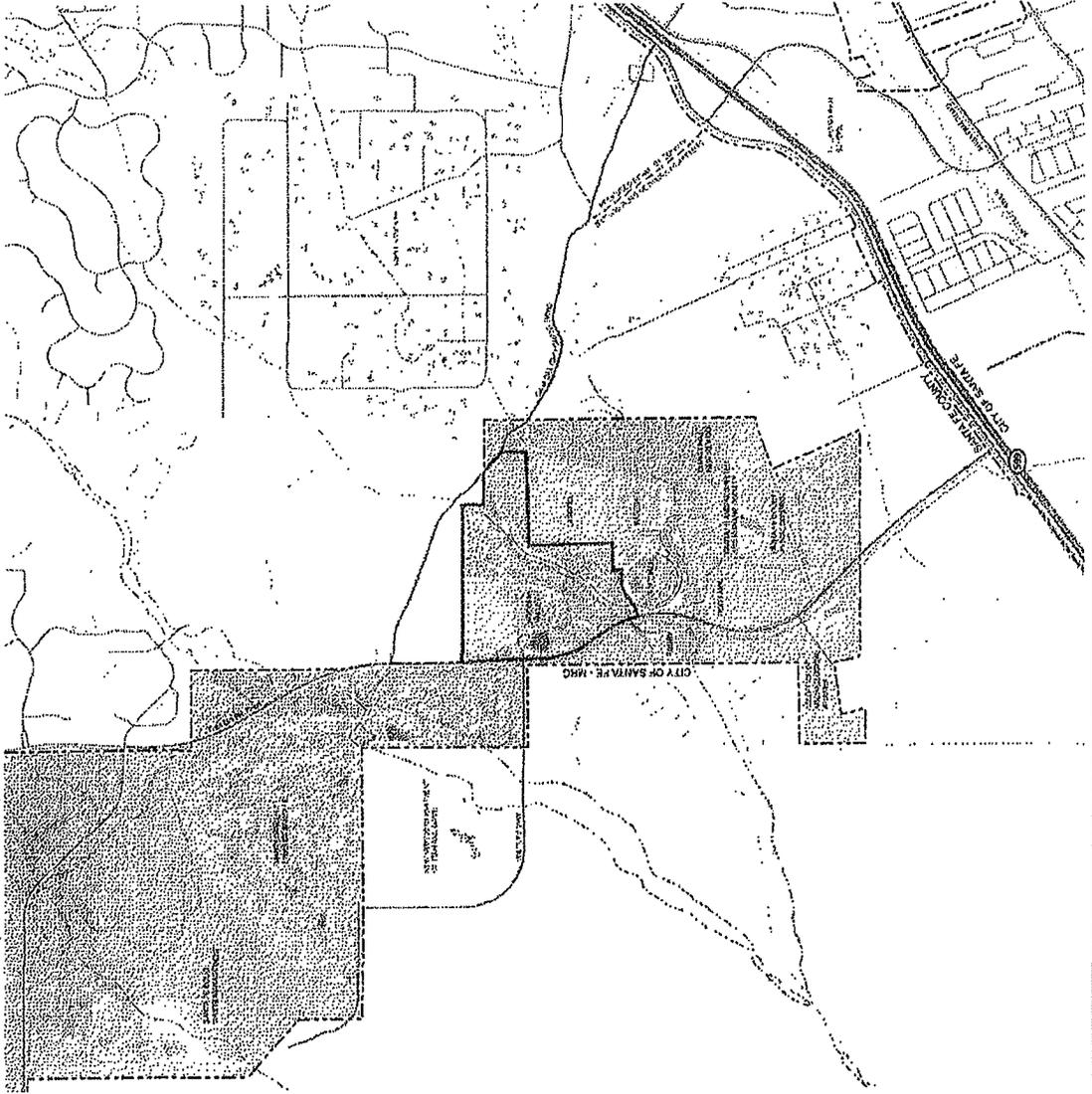
PROJECT LOCATION + ACCESS

Municipal Recreation Complex

The 1290-acre Municipal Recreation Sports Complex is a regional park accessed from Caja del Rio Road, north of the Veterans Memorial Highway (NM599). The MRC is comprised of four distinct districts which include the MRC Sports Complex (softball, baseball, soccer, rugby), the Marty Sanchez Links de Santa Fe (golf course), the Santa Fe Solid Waste Management Agency landfill (north of the golf course), and other community facilities (Santa Fe Humane Society, Santa Fe Animal Shelter, Office of Archaeological Studies, etc.). The MRC was built in 1997-1998 after years of extensive organizing, planning, and designing initiated by the City of Santa Fe for the purpose of implementing a true public multi-purpose recreational facility to serve the residents of the City of Santa Fe, Santa Fe County, and Santa Fe's many visitors (*City of Santa Fe website*).

The MRC Sports Complex soccer, rugby, softball, and baseball fields are available for use by permit only. Hours of operation follow City of Santa Fe park facility regulations and hours: 6:00 am - 10:00 pm. The Sports Complex is gated and closed to use from November to April.

MRC Soccer Complex Context Map



MRC Soccer Complex

The MRC Soccer Complex planning area is an approximately 130-acre area of land centrally located within the Municipal Recreation Complex between the Marty Sanchez Links de Santa Fe golf course to the west and the baseball/softball complex to the south. It's western boundary is defined by Caja del Rio Road; its northern boundary by privately held property; and its eastern boundary by Caja del Oro Grant Road and the SF County landfill (dormant).

Soccer Valley, as the improved area is referred to, is currently a 19.5 acre grass area that accommodates up to five regulation size soccer fields surrounded by a 1-mile paved loop path. The soccer fields are accessed from Caja del Rio Road through a single gated drive shared with the softball / baseball complex. Entry to the complex at Caja del Rio Road is 2.6 miles from the South Meadows Interchange along NM 599. It is used by adult and youth soccer organizations as well as the general public.

The City of Santa Fe provides maintenance and oversees the operation of Soccer Valley through the MRC department. Recently, the golf course superintendent began overseeing the maintenance of the turf and facilities, but relies on permitted league organizations to mark fields and clean restrooms after use. Prior to Spring 2015, Parks Division crews maintained the entire MRC Sports Complex with a staff of 4 (2 seasonal), an insufficient staff for the size of the full facility and area of irrigated fields (ca. 45.2 acres).

The current condition of the fields at Soccer Valley is inadequate and unsafe. At any given time there may be open irrigation trenches, broken heads and worn grass areas that need attention/repair. Community members complain of flooded areas due to broken or stuck irrigation equipment that floods portions of fields and the perimeter walkway. These issues are safety hazards for players and spectators alike. Off-site surface runoff from the northeast floods the parking and drainageway areas and compromises field use.

The grass playing surface is slow growing and patchy. According to the City maintenance staff, years of poor growing conditions are compounded by the effluent water that creates an imbalance in the sodium absorption ratio and damages the soil structure. MRC staff recently began addressing these conditions at the golf course (which has similar conditions) by adding gypsum to the soil to improve turf health and water absorption (*Appendix A: City Focus Group Meeting Record*).

The Soccer Complex is open April through October. It is used predominantly in the summer and during weekends by permitted leagues. During times of high use and field turn-over, parking is insufficient and visitors have been observed parking on Caja del Rio Road.

MRC Soccer Complex Aerial Map - Existing Conditions



Current program elements at Soccer Valley include:

- grass fields (5 regulation size, ca. 19.5 acres)
- perimeter path (paved, 1 mile loop)
- access road
- parking (372 spaces, 12 accessible)
- restroom building (men's and women's)
- storage building (temporary container unit)
- pump house building
- irrigation pond (treated effluent)
- maintenance access road (paved walkway)
- borrow pit cleared area (ca. 18 acres)
- informal trails
- site furniture: benches, trash cans
- BMX track + parking
- perimeter fencing / gates

For more information on existing conditions of program elements, see *Chapter 2: Existing Conditions*.

MRC SOCCER COMPLEX MASTER PLAN

COMMUNITY INPUT

The MRC Soccer Complex Master Plan included a thorough public outreach process. This process brought the project to the attention of city sports leagues, unaffiliated MRC users, neighborhood associations, and local residents.

While the need for additional soccer fields is clear, given the popularity of the sport in Santa Fe, understanding exactly what the issues are with the current facilities and what is needed for soccer to flourish in the Santa Fe community is a critical step in the planning process.

The planning team worked extensively with the Santa Fe soccer community and the greater recreational community to outline an outreach strategy that captured an array of user opinions and provided opportunities for user feedback and participation. A range of electronic, paper, and visual media was utilized to facilitate communication (e-mail notices, postcards, official press releases, etc) between the design team and the public.

A significant component of the public process involved asking the public for feedback on the master plan program elements and their arrangement on the site. This input directly impacted the organization of the park plan. Focus group and public meetings were held at the Santa Fe Facilities Division meeting room, Frenchy's Field Barn and the Rio Rapids Northern Soccer Club offices.

Focus Meeting - Soccer Leagues

The first focus group meeting with user representatives provided a venue for representatives of the four major soccer leagues in Santa Fe to provide input on project vision, short and long-term desires, and issues with the current facility.

The discussion largely focused on the future of soccer in Santa Fe and the need for a soccer specific complex with adequate fields. A strong desire was to have a dedicated soccer facility that not only addressed community needs (both for youth and adult soccer), but also served as a location for hosting tournaments and professional team training (*Appendix A: Focus Group, Soccer Leagues Meeting Record*). Given the projected growth of soccer described by the leagues, maximizing the area for increased play and safety was thought to be essential.

Key concerns with the existing facility included:

- proper maintenance
- adequate parking and circulation
- controlled access
- managed scheduling
- shade structures
- storage capacity
- restrooms and facilities for league members

Representatives from the leagues also provided feedback by responding to a user survey generated by the design team.

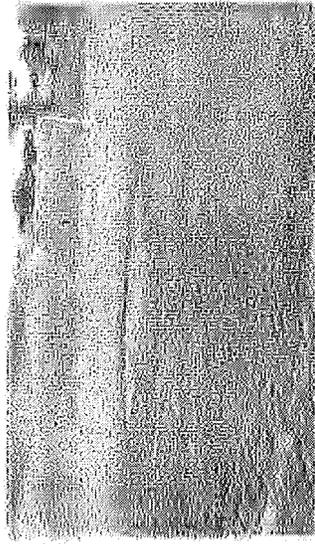
Focus Meeting - Soccer Affiliates

The second focus group meeting with user representatives sought the opinions of local school soccer coaches and referees. Representatives primarily focused on safe maintenance of the fields to prevent injuries and proper preparation of the soccer fields for school use (striping and goal preparation). Another concern was that the openness of the fields gives the impression that it is a public park, rather than a permitted complex, which can cause confusion during scheduled games. (*Appendix A: Focus Group, Coaches + Refs Meeting Record*). A major preference of this group was to have high quality grass fields.

The primary issues for this user group included:

- safe playing surfaces
- better management/administration
- game preparation
- amenities (parking, restrooms, potable water)

User representatives indicated a need for improved field conditions



Focus Meeting - City Staff

The owner focus group meeting provided an opportunity for city staff to outline existing facility issues and future needs. Representatives from the Parks Division (past responsible for soccer field maintenance) and the Marty Sanchez Golf Facility (current responsible entity for maintenance) were present. Representatives focused on maintenance and operations responsibilities and challenges and addressed issues related to treated effluent water use. (See Appendix A: City Focus Group Meeting Record)

Key issues included:

- inadequate maintenance staff for facility
- premature wearing out of fields
- access and parking issues
- wastewater division concerns / NMED permit compliance
- security
- field use, over-scheduling and special events
- soil conditions
- existing infrastructure

Design Review Meeting - City Staff, Leagues

In May 2015, several potential master plan alternative configurations were presented by the design team for input from city staff and league representatives. An overview of existing conditions provided a context for reviewing potential improvement scenarios. City staff present included those representing the Parks + Recreation Department and Public Works Department (Facilities, Fire, Police, Water, Wastewater). (See Appendix A: City Focus Group Meeting Record)

Public Involvement Meeting / ENN

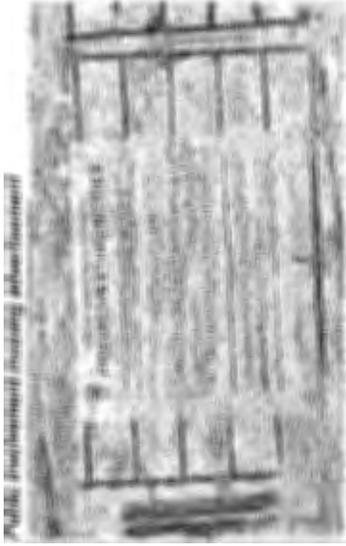
The MRC Soccer Valley public involvement meeting / ENN was held at the Barn at Frenchy's Field on Tuesday, June 30, 2015 between 5:30 and 6:50 pm. There were 33 names on the sign-in sheet, with an estimated 39 people attending. The meeting was advertised as required by ordinance in accordance with the City of Santa Fe ENN guidelines.

The meeting provided information on the master plan project and allowed the public to provide input on the proposed plan. The meeting was organized as a presentation followed by a question and answer session. Information presented to the public included project history, existing conditions analysis, program elements, field layout, circulation and drainage. A handout outlining project vision, goals and design considerations was available to attendees (Appendix A: Public Meeting Handout).

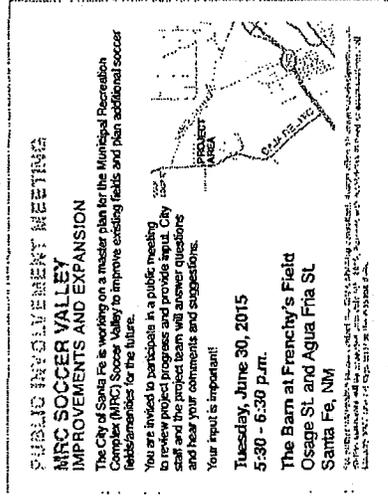
Public comments were documented during the question and answer session and collected by email through July 6, 2015. Primary concerns voiced by the public who gave comments were:

- comments about the need to have more soccer fields in Santa Fe that are safe and well maintained
- questions/comments regarding the location, height, and use of the sports lighting
- comments on the needs of alternative user groups to have continued access to the facility

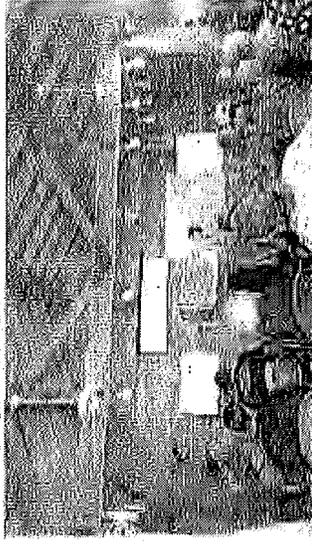
Overall, meeting attendees who provided public comment were in favor of improvements as presented with some users concerned about future access and some neighbors expressing concern about the impact of light pollution from sports lighting on adjacent neighborhoods. (Appendix A: Public Meeting / ENN Meeting Summary).



Meeting notification card mailed to neighbors



Public Meeting at Frenchy's Field Barn



2 EXISTING CONDITIONS

A thorough site analysis was conducted for the MRC Soccer Complex planning area to investigate the existing conditions of the site and its context from both a physical and social perspective. Site analysis maps on the following pages and in the appendix illustrate existing conditions. These maps were presented to the public as part of the Public Involvement Meeting, held on June 30, 2015 at the Barn at Frenchy's Field.

SITE INVENTORY

Land Ownership

The patent to the MRC land is held by the City of Santa Fe. It was granted by the Bureau of Land Management (BLM) to the City of Santa Fe in 1998 in accordance with the 1926 Recreation and Public Purposes Act. The MRC Soccer Complex site is a 130 acre area within the larger MRC land area and is subject to the conditions of the patent.

Site Characteristics

Distinct landforms and features within the property are readily discernible on topographic maps and aerial photographs. Soccer Valley is defined by long narrow depressed area of irrigated grass fields (1.5% slope) surrounded by sloped 30-40 ft tall hillsides. The upper hillsides include some large flatter areas of 0.9% slopes (north side borrow pit) and 5% slopes (north of landfill) that could serve as additional field areas. The valley itself is well protected from the wind and has an inherent beauty given its unique topography.

The irrigation pond on the west edge of the site is a prominent vegetated node. Traversing the site between the soccer valley fields and the parking / access road is the site's primary drainageway. The 100-year flood zone (Zone A floodway area) identified in the Arroyo de Las Trampas does not conflict with the project planning area, clipping just a small portion of the site's eastern most edge (Appendix B, Site Analysis Map).

Archaeology

According to archaeological data provided by the Archaeological Resource Management System (ARMS) of the NM State Historic Preservation Office there are no significant sites found within the Soccer Complex planning area.

EXISTING USES

Existing Users

Field Use Season

The MRC fields are open for permitted use between April - October. The remainder of the year (November - April), the facility is closed to rest the fields, rehabilitate the grass, and make repairs. A permit is required to use MRC fields for adult and youth league play, sports tournaments, high school sporting events and special events (family gatherings, business functions, group activities, etc.) with 25 or more attendees.

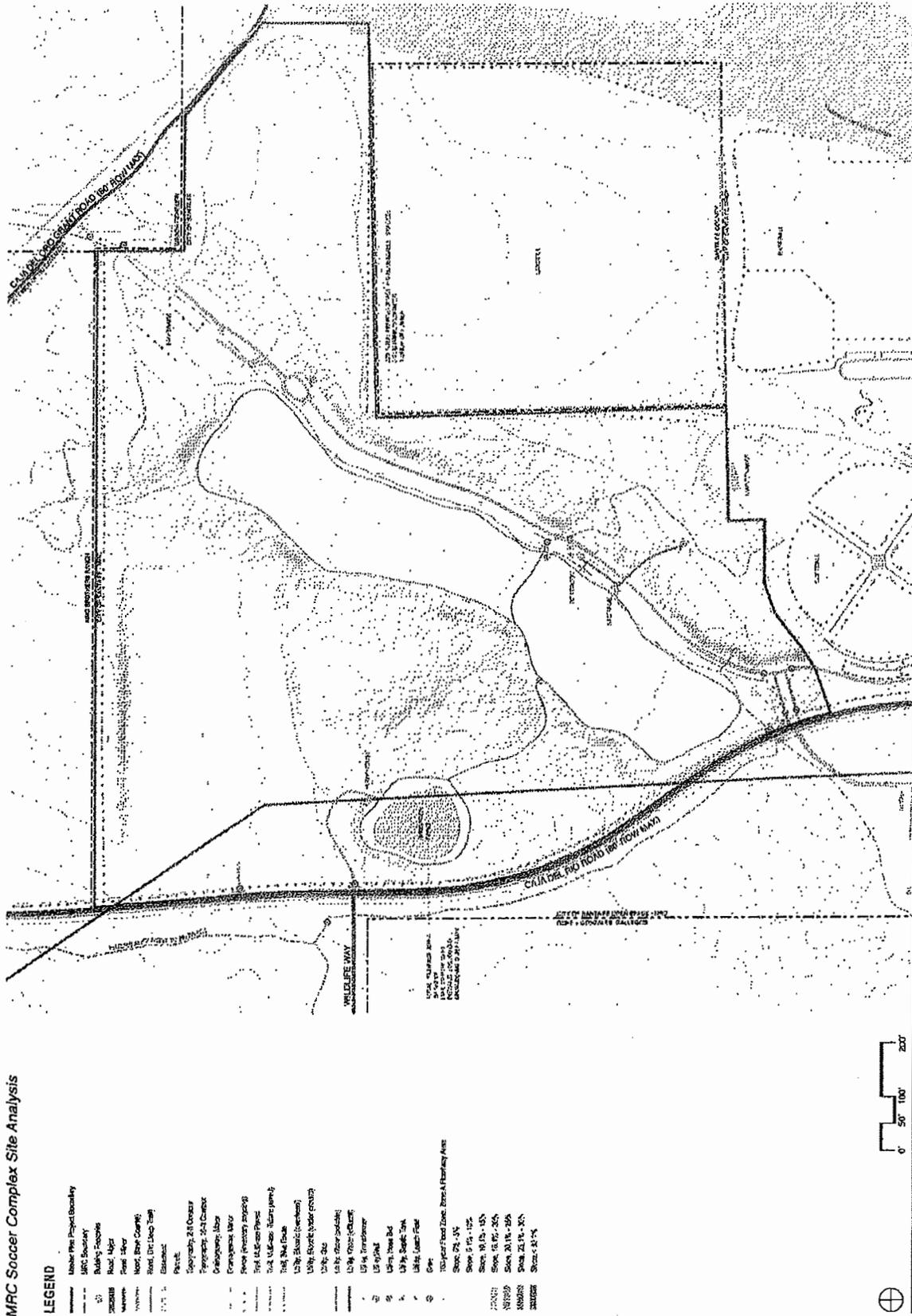
Permitted Users

The Soccer Valley site has been used for soccer activities since its completion in 1998. Organized youth and adult soccer leagues and schools utilize the grass fields during the soccer season. The three primary user organizations (AYSO youth soccer, La Liga, independent schools) estimate that over 1,300 members utilize the MRC fields. Additional permitted users of the fields have included ultimate frisbee players and model airplane pilots.

Additional Users

The site is popular among walkers who use the perimeter trail and equestrians who use nearby dirt trails. On occasion, horses and dogs have been seen on the fields: both of which are not allowed. Bird watchers, model boat operators and walkers enjoy the shade and habitat the pond offers. The large open areas and fields have been used as temporary emergency staging areas.

A BMX pump track and small parking area is located on the northeast end of the valley beyond the fields. There is no record of permitted use of the BMX track. The track is well formed, but is growing weeds and shows little to no evidence of recent use.



MRC SOCCER COMPLEX MASTER PLAN

EXISTING OPERATIONS

Irrigation System

The current soccer valley spray irrigation system for the fields is in poor working order. It is inefficient, difficult to maintain, and causes a potential danger to players as equipment is located in the field of play. Significant problems with the system include excessive pressure, line breaks, and air hammer. The Soccer Valley piping system is tied to the systems at the baseball and softball fields. Soccer Valley irrigation controls are part of a Toro Site Pro central control system that serves the entire MRC Complex (golf, soccer, baseball, softball, and rugby). These existing interconnections require that any upgrades or changes to the existing soccer irrigation system consider the entire MRC system as a whole.

The drip irrigation systems for perimeter landscaping, primarily for trees/shrubs along the drainage swale and around the irrigation pond, have been abandoned.

Maintenance / Repairs

Current field maintenance consists of basic services such as watering, mowing, trash pickup, fertilizer application, and irrigation repairs. User input and the existing conditions assessment indicates that this level of care is inadequate for recreational or competitive play. In addition, current high demand limits downtime for the fields to recover, resulting in further degradation of field quality.

Beginning in 2015, golf maintenance personnel assumed maintenance activities for the entire sports complex. Because maintenance equipment was not inherited or increased with the additional responsibility of sports field maintenance, golf course rough mowers are utilized for the sports fields. Mowing of the sports fields occurs during times when the equipment is not being used to maintain the golf course.

Soil Amendments

Fertility and soil remediation is being performed via injection. Light steady doses of liquid fertilizer have been made to the fields, with granular fertilizer applications planned beginning Fall 2015.

Irrigation System

Irrigation repairs to the original 1998 system were made in 2012 as part of 'Operation Rehab'. While as many as 70% of the original valves were replaced at that time, repairs were poorly installed and many of the wire splices were not connected.

Restroom Building

Leagues holding permits to the facility are responsible for cleaning restrooms after use. The permit holder is accountable for locking and unlocking the restroom during periods of use.

Frequent irrigation leaks often cause field flooding and fugitive water



Existing vegetated drainage swale requires periodic maintenance



Turf and lingering irrigation repairs present safety hazards for players



STRUCTURES / FENCES

Buildings

MRC
A number of utilitarian buildings serving the MRC Sports Complex and Soccer Valley have been erected over the past 17 years.

Pump House Building

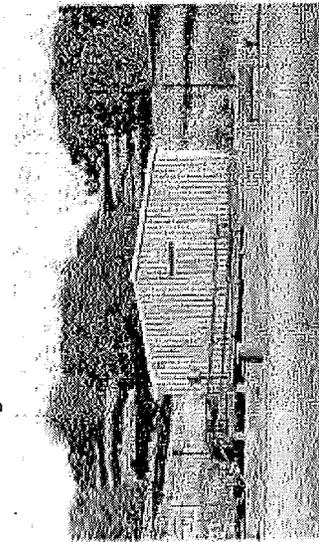
A 500 sf utility building houses the irrigation pump located on the northeast side of the treated effluent pond. This structure is kept locked and inaccessible to the public. It is accessed on a daily basis by maintenance personnel.

Restroom Building

The restroom facility, installed in 2002, is a metal portable building centrally located along the Soccer Valley parking corridor. It is accessible by a ramp on the north side and stairs on the east side. The plumbing fixtures are in decent condition and in working order. However, the women's restroom has plumbing issues in two of the stalls and the ventilation system requires maintenance.

During times of high use, this restroom facility is inadequate. Leagues often rent portable restrooms to be placed in strategic locations.

Restroom building



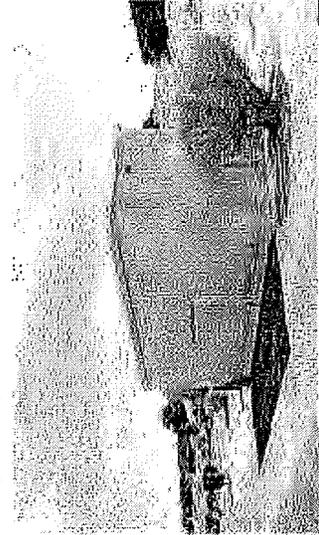
Temporary Storage Unit

A temporary storage unit is located near the restroom building and is used by La Liga to store equipment. A provisional extension cord runs from the exterior of the restroom building to the storage unit creating a hazard for pedestrians. The building is not properly maintained and its rigged electrical system is a hazard.

Ball Field Maintenance Building

The maintenance building (ca. 3000 SF) is located north of the softball fields and houses large equipment for the MRC Sports Complex. It is located to service the softball/baseball fields but lacks direct/efficient access to the soccer fields. It has been subject to vandalism, likely due to its remote location. Area for additional field maintenance equipment in the building is limited.

Existing temporary storage unit



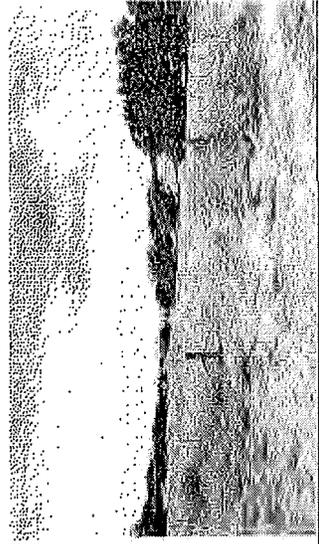
Fencing

A perimeter 5-strand barbless fence defines the site boundary along its western edge, north edge and there is chain link fencing between the site and the County landfill to the east. However, in some locations the fence is in poor condition or has been breached. ATVs and dirt bikes are not allowed on site but often access the BMX track through openings in the fence near Caja del Oro Grant road. Illegal dumping occurs in this area. There is an access gate between soccer valley and the private property to the northeast, but it is kept locked.

Two vehicular gates along Caja del Rio Road provide access to the property, but they are kept locked and are not considered formalized entrances. The city does not have keys to operate these locks. Maintenance vehicles occasionally access the pump house by going around the gate, through a breach in the fence at the intersection with Wildlife Way.

Perimeter fencing needs repair in order to fix gaps and establish clear points of access for users and maintenance vehicles.

Perimeter fencing is damaged, allowing unauthorized access



MRC SOCCER COMPLEX MASTER PLAN

UTILITIES

Currently utilities exist on site to serve current uses.

Electrical

The existing electrical infrastructure includes a 400A/480V transformer serving the pump house, a 200A pedestal from the pump house to the borrow pit temporary service, a 480V/300kVA transformer serving the ball fields, a 75kVA transformer serving the potable well housing, and a 240V/25kVA transformer serving the rugby field. There is an electric utility owned medium voltage switch located at the intersection of Wildlife Way and Caja del Rio Road.

Below soccer valley fields, electric conduit was previously installed for future hookup of sports field lighting.

Gas

There are no gas lines on site but the nearby rugby field has a natural gas supply.

Communications

A telephone line runs in a utility easement underground along the east side of Caja del Rio Road. There is an existing telephone pedestal near the pump house building.

A 10 ft. wide fiber optic easement is located parallel on the west side of Caja del Oro Grant Road.

Water - Treated Effluent

The primary water source for all irrigated sports fields at the MRC Sports Complex is treated effluent. This treated effluent water is pumped from the wastewater treatment plant and stored in an above ground holding pond located within the MRC Soccer Complex site. The pond surface area is ca. 84,583 SF with a maximum designed depth of 10 feet. The irrigation pump, housed in a pump building adjacent to the pond, is capable of supplying 500,000 gallons/day with a draw down of 0.98 feet/day. Static pressure at the pump is 110 psi, however, the pipe size is reduced right out of the effluent pump marginalizing flow and pressure, something that should be reviewed prior to implementing improvements. A pressurized treated effluent distribution line runs along the site's western edge and delivers water for irrigation use based on demand.

Treated Effluent - Water Use

According to City records, the MRC Sports Complex (baseball, softball, rugby and soccer) uses up to 49.29 million gallons of effluent water annually (2013 records), with an average daily use of 132,275 gal/day (2013 + 2014 average) and a maximum daily use of 361,500 gal/day (June 2014). Of that amount, it is estimated that the existing soccer fields and landscaped area accounts for 48% of the total irrigated water use within the Sports Complex, amounting to an estimated 23.5 million gallons/year of water for soccer. Beginning in June 2015, City staff began tracking monthly water use for the existing soccer fields in order to determine more precise annual water use for soccer field irrigation.

Treated Effluent - Water Chemistry

The water chemistry of the effluent water is relatively clean and nearly sterile, which creates hydrophobic conditions that negatively impacts soil chemistry over time. City staff is working on amending the soil at the golf course to improve growing conditions.

Water - Potable

Potable water is supplied to the soccer restroom building as well as to the baseball and softball concessions building via local well PQD# RG71885 (meter# 39806880). The well is located on the hill south of the soccer restroom building. The well is 700 feet deep, has an estimated yield of 21 GPM, and water pressure of 55-60 psi.

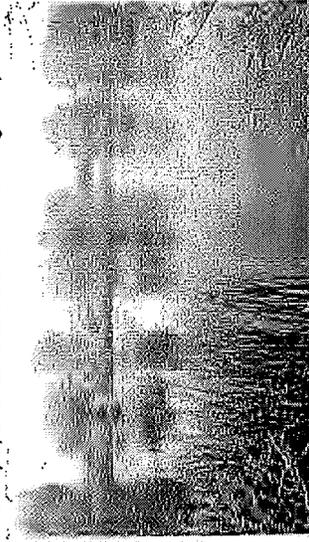
Sanitary Sewer

No sanitary sewer lines exist in proximity of the site. The restroom building at the MRC has a septic system with leach fields.

Fire Protection

There are no existing fire hydrants or pressurized water lines for fire protection within the planning area.

A healthy riparian zone at the effluent water irrigation pond.



CIRCULATION

Existing Road Network

Caja del Rio Road serves as the point of access for the site. A paved major arterial, it defines the western edge of the planning area. The existing soccer and the softball/baseball facilities share the main entrance at Caja del Rio Road. The driveway is gated but is left open during the permit season (April - October).

The northeast corner of the planning area is near Caja del Oro Grant Road (County Road 62), an unpaved road. No formal access to the site from Caja del Oro currently exists. Both roads are accessible from the Veterans Memorial Highway (NM 599) via the NM 599 Frontage Road.

The internal road network consists of a dead end base course drive extending the length of the valley with parking on either side. There is a turn around loop near the end of the drive.

A series of informal dirt roads are used by maintenance vehicles to access the well and monitor the County landfill but are inaccessible to public access. North of the valley, near Caja del Oro Grant Road, the informal dirt road network becomes problematic as individuals have gained unregulated access to the site.

Parking

Parking is located along the main access drive (ca. 327 spaces) and in the overflow lot at the northeast end of the fields (ca. 45 spaces). A pull out area for cars and 2 bus parking spaces are located near the restroom building. Accessible parking spaces (12 total) are distributed along the parking corridor near pedestrian access points. Currently, the parking layout accounts for an average of 75 spaces per field.

There is ample traffic congestion along the main access drive during times of high use. During weekends between games there is a large influx of visitors and parking is often limited making it unsafe for drivers and pedestrians alike. These concerns can be compounded when the softball/baseball complex holds events simultaneously with soccer.

Existing Trails

A mile long, 6 ft. wide asphalt trail loop runs along the perimeter of the grass soccer fields. It is used for site circulation and is popular among joggers and walkers. It is primarily accessed via a connection to the parking lot near the restroom building. A short, looped paved trail provides pedestrian access to the pond from the soccer fields.

Old jeep and ATV dirt trails show evidence of former vehicular travel across the site and occasional more recent use. Equestrian traffic is discernible across the site along these dirt roads likely originating from residential horse stables in the area. Caja del Rio Road is a Santa Fe County bike route.

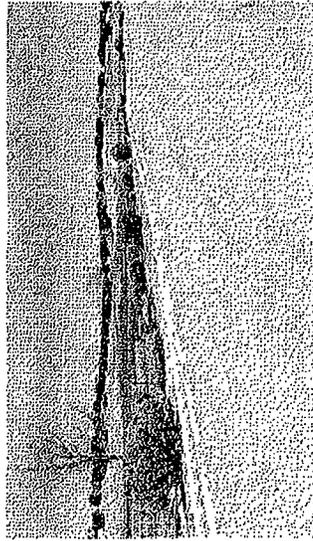
Proposed Regional Trails

Santa Fe County is working on implementing the El Camino Trail which extends from the Santa Fe River, under US-599 past the MRC to Diablo Canyon. The new paved multi-use trail will be located west of Caja del Rio Road and is planned to connect to the MRC at the trail's intersection with the Arroyo de las Trampas.

Public Transit

Currently, the MRC is not served by public transportation. The nearest transit stop is over 3 miles away in the Traditional Village of Agua Fria at the intersection of Caja del Oro Grant Road and Agua Fria Road.

Existing parking conditions



Soccer Valley loop path



NATURAL FEATURES

Landforms

The MRC Soccer Complex site is distinguished by a pastoral elongated valley protected on three sides by gentle hillsides that lead to upper terrace areas to the north and west. Roughly 40 feet below the surrounding pinon / juniper hillsides, the valley is sheltered from seasonal winds and offers a sense of enclosure.

The widest, most distinct flat area on the site's upper terrace is the result of excavation and grading for the construction of NM599. The hillside to the west offers additional flat grassland area adjacent to the SF County landfill.

Pond

A rarity in the high desert ecosystem, the treated effluent irrigation pond holds water year round and serves as a unique attribute to the site both aesthetically and ecologically. A dense collection of diverse riparian vegetation around this desert oasis attracts wildlife and migrating species. The pond is surrounded by a gentle berm that protects it from wind and limits its visibility. The pond is accessed by a 6' asphalt path at the recreation fields. The pond is clearly marked non-potable; swimming is not allowed.

Wildlife Habitat

Wildlife in the Santa Fe area includes resident species of 357 vertebrate, 48 species of reptiles and amphibians, 61 species of mammals, and 248 species of birds. Many of these species are migratory and are in the area only part of the year. Some areas within the MRC provide habitat for burrowing owls. The NM Department of Fish and Game does not anticipate the need for wildlife surveys to be conducted on the MRC site. Evidence of prairie dogs have not been found on site.

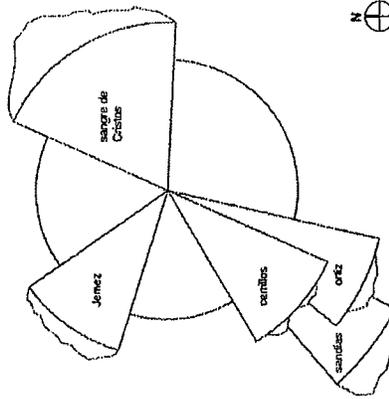
Views

The hillside topography along the perimeter of the valley site offer some excellent bird's eye views down into the soccer valley area. From perimeter graded upper terrace areas, there are outstanding 360 degree views of the surrounding mountain ranges. The capacity for overlooking the site is a unique aspect of this property.

Views from within the site to the north have a consistent backdrop of the Sangre de Cristo Mountains, which contribute to a sense of enclosure. Certain low-lying areas towards the southern end of the site have far views of the Sandias and the Ortiz Mountains to the southwest.

The highest point within the MRC Soccer Complex site is in the northeast, at 6,486 feet mean sea level (MSL) and the lowest, at 6,406 feet MSL is in the southwest end of the valley.

Mountain Range Viewshed Diagram



Vegetation

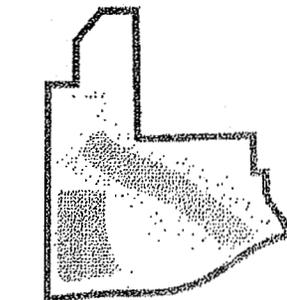
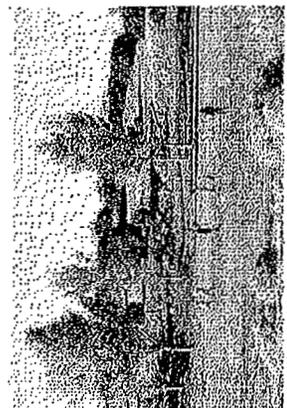
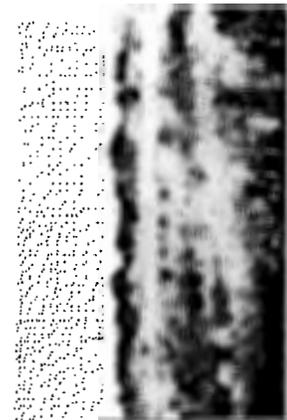
Through existing improvements and use of the site, a good portion of the native vegetation has been disturbed. Undisturbed hillside vegetation is characterized by pinon + juniper growth with grassland meadows on undisturbed gently sloped areas.

Drainage

The primary drainage feature of the MRC Soccer Complex site is an unnamed drainage swale / arroyo between the existing soccer fields and the linear parking area that flows from northeast to southwest through the facility and exits the site through a series of culverts under Caja del Rio Road. A network of minor drainageways transport surface stormwater flows from natural sloped areas to this arroyo.

Currently, during major storm events, off-site flows and poor stormwater management contribute to the overflowing of this drainageway/arroyo, flooding portions of the parking area and soccer fields. This condition results in the commingling of stormwater and treated effluent (on the irrigated fields) and is in direct violation of NMED discharge permit regulations. Future improvements must accommodate off-site flows and size the drainage swale to prevent flooding and damage to existing improvements.

A watershed analysis indicates that peak flows for the central drainageway/arroyo in a 100-year 24-hour storm event are approx. 165 cubic feet per second (cfs) with a volume of 40 acre-feet (ac-ft) entering the site. The existing total flow being discharged from the soccer complex planning area during the 100-year 24-hour storm event is approx. 198 cfs with a volume of 55 ac-ft.

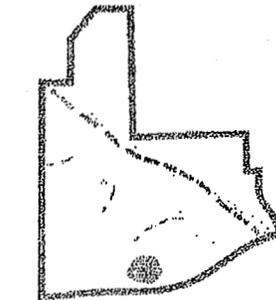
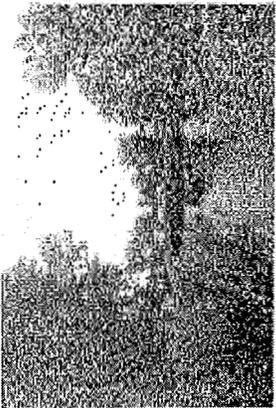


Upper Terrace

Hillside

Valley

Landforms

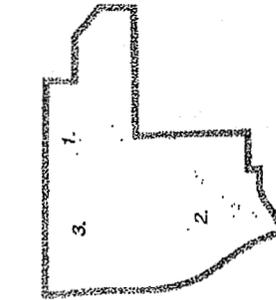
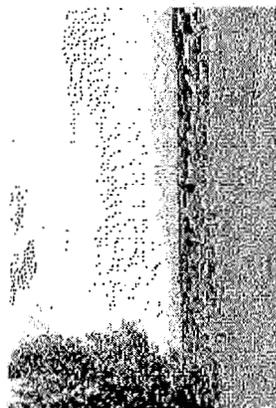


Hillside Arroyos

Drainageway Swale

Open water and riparian ecosystem

Pond and Drainageways



3. Upper Terrace: Looking Northeast

2. Valley: Looking North

1. Hillside: Looking Southwest

Views

MRC SOCCER COMPLEX MASTER PLAN

SITE CONTEXT

Land Use and Zoning

The MRC Soccer Complex site is City of Santa Fe-owned land located outside the Santa Fe city limits within Santa Fe County. It is located a mile from the Santa Fe city limits and lies within the Extraterritorial Zoning District. According to the Santa Fe County Sustainable Land Development Code and Proposed Zoning District Map, the MRC is zoned 'Public/Institutional' (P/I) with active leisure sports and related activities identified as permitted uses. Sports stadiums or arenas are permitted with conditional approval (*Santa Fe Sustainable Land Development Code: 2013*).

Much of the land around the MRC is currently very low density residential or undeveloped land. The proposed zoning for the neighborhoods to the east and northeast of Caja del Oro Grant Road is 'Residential Estate' (RES-E) permitting a residential density of 1 DU/ 2.5 acres. Much of this RES-E zoned area east of the site is part of the Tres Arroyos Planning Area and subject to the Tres Arroyos del Poniente Community Plan (*adopted 2006*). The area west of the site is 'Mixed Use' (MU) which allows for areas of compact development with primarily residential and some commercial uses (*Santa Fe Sustainable Land Development Code: 2013*).

Neighborhoods to the northeast of the site within the Pinon Hills area (West Santa Fe Home Owners Association) are largely built out. Large tracts of land to the north are undeveloped.

Neighborhood Context

The area around the MRC is currently a rural, low density area with large tracts of undeveloped land. It is characterized by sparse development among rolling grasslands, piñon / juniper hillsides, and a network of arroyos and drainageways.

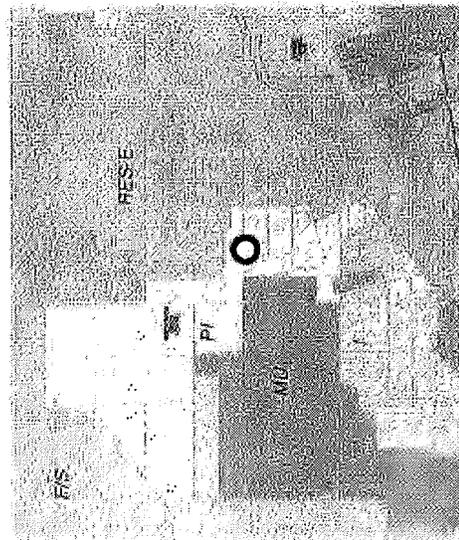
Demographics

2012 projected Census data indicates that only 3262 people live within Census Tract 103.04, the 14,670-acre area that holds the MRC and surrounding areas (*US Census Explorer: 2015*). This amounts to an average density of 0.2 people/acre in the area, suggesting that at the moment the MRC Soccer Complex continues to serve as a destination facility for residents of Santa Fe (2013 population 69,976) and its surrounding communities.

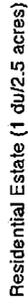
Nearby Parks / Facilities

Nearby recreation facilities within the Municipal Recreation Complex include the Marty Sanchez Links de Santa Fe (golf course), four softball fields and four fields used for hardball. This ball field complex includes ample parking, a concession building, playground, and a maintenance building/yard. Across Caja del Rio Road from soccer valley, the Santa Fe Rugby Football Club manages 2 city owned rugby fields and a concession building. The Santa Fe Solid Waste Management Agency is located within the MRC boundary north of the golf course and serves as the City's active landfill. There is a retired Santa Fe County landfill located adjacent to the Soccer Complex which is monitored on a regular basis (*Appendix B: MRC Plat Record*).

Santa Fe County Proposed Zoning Districts (2015)



LEGEND

-  MRC Soccer Complex site
-  P/I Public / Institutional
-  MU Mixed Use
-  RES-E Residential Estate (1 du/2.5 acres)
-  F/S Federal or State Land
-  I Industrial

SITE DEVELOPMENT SUMMARY

The site analysis and slope calculation for the MRC Soccer Complex identifies 66 acres as primary developable land for active recreational uses (see land summary below).

Land with slopes between 5-20% are deemed usable for specific low-impact uses that will not adversely effect existing vegetation, drainageways, and slopes. Undevelopable recreational land area includes hillsides with slopes greater than 20% and land within the FEMA Floodway corridor (*Appendix B, Site Analysis Map*).

Land Summary	
Developable area	66 acres
Developable area with restrictions *	62 acres
<u>Undevelopable area**</u>	<u>3 acres</u>
Total	131 acres

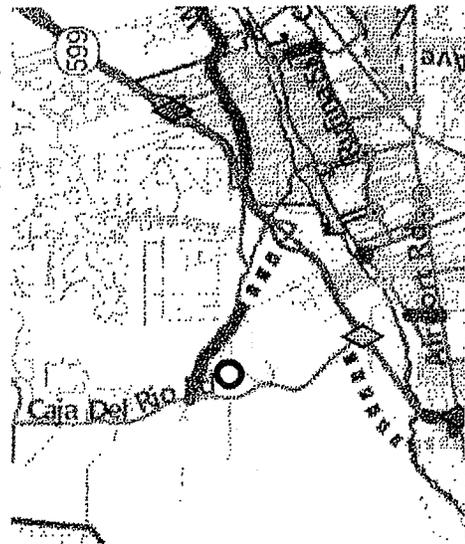
* Developable area with restrictions includes utility easements, and 5-20% slopes.
 **Undevelopable area includes slopes greater than 20% and FEMA flood zones.

Proposed Future Roads

A future road connection from the South Meadows NM 599 interchange north to Caja del Oro Grant Road is illustrated on the Santa Fe MPO Future Roads Network Map (2015-2040) as a public agency lead road for improvement. In the event this connection is made and improvements to Caja del Oro are completed, it would provide direct access to the MRC Soccer Complex from the South Meadows interchange, reducing the distance to the facility from NM 599 from 2.6 miles to 1.25 miles. In this case, the main access to the MRC Soccer Complex could shift from the west to the east (off Caja del Oro Grant Road).

The area south of the complex includes facilities such as an off-leash dog park, the Santa Fe Humane Society, Santa Fe County Animal Control and Challenge New Mexico. An unpaved trail system connects many of these facilities and is used by both equestrians and pedestrians. The New Mexico Office of Archeological Studies is located west of Caja del Rio Road (*Appendix B: Context Map*). The New Mexico Department of Game and Fish has a large campus off Wildlife Way which houses their main office.

The closest park to the MRC is Romero Park, located over 2 miles away to the southeast. This neighborhood park is being renovated to provide a community lawn, playground and shaded plaza.



LEGEND

- MRC Soccer Complex site
- Public Agency Lead Future Road/Extension
- Public Agency Lead Road For Improvement
- Developer Lead Future Road/Extension
- Public Agency Lead Future Interchange
- Public Agency Lead Interchange Improvements
- Developer Lead Future Interchange

3 PROGRAM

Program elements for the MRC Soccer Complex Improvements + Expansion was compiled based on the following assessments, input, and council decisions:

- Request for Proposal No. '15/16/P (outlining program elements for the MRC Soccer Valley Improvements + Expansion)
- MRC Focus Group Meetings with soccer community representatives (conducted in April 2015)
- MRC Focus Group Meeting with City Staff (conducted in April 2015)

A summary of the information above can be found in Appendix A.

The park program was refined during the master plan process based on site opportunities and constraints, City staff comments, and user input.

MRC Soccer Valley program elements are listed to the right according to consensus elements and optional elements. Consensus elements are required elements for inclusion in the complex. Optional elements are those that were desired by the soccer community.

The MRC Soccer Valley Master Plan reflects the following program.

Consensus Program Elements:

- soccer / multi-use natural and synthetic turf fields (number + use vary by plan)
- soccer championship field (with amenities)
- clubhouse
- parking
- restrooms
- maintenance facility
- access roads
- trails (accessible paved trail, natural trails, El Camino Real trail connection)
- picnic areas w/ shelters
- site furnishings (benches, drinking fountains, etc.)
- area lighting / security lighting

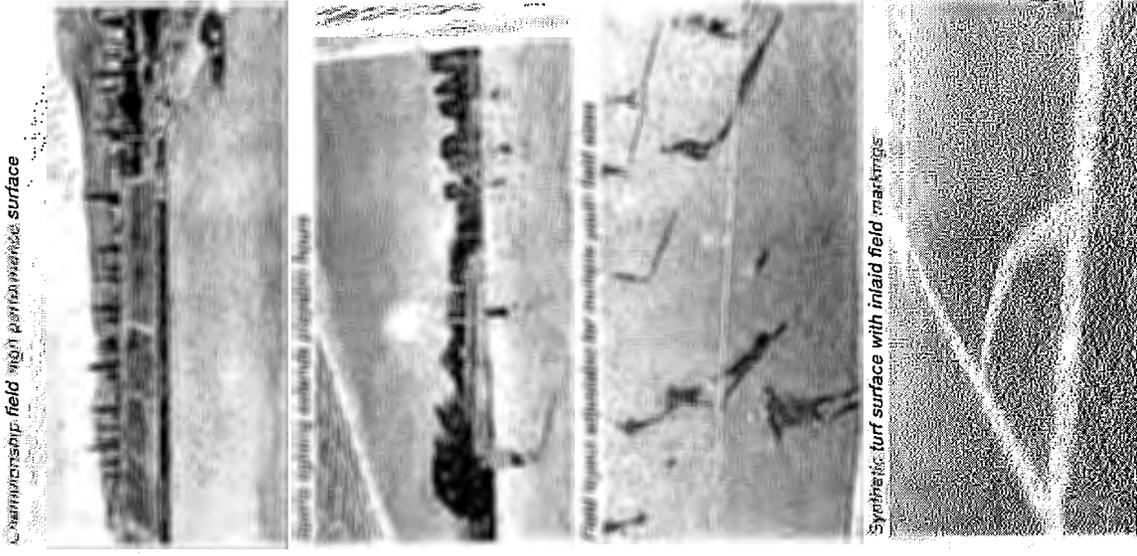
Amenity: Quantity: Size: Comments:

SOCCER FIELDS
Adjustments to playfield surfacing, locations, and quantities will occur based on site conditions, access, etc. and will be finalized as the design progresses to final construction and implementation. While the fields are regulation size and can be utilized by other permitted sports and activities, the primary use of the fields is dedicated to soccer play.

Natural Grass Regulation Size Soccer Fields

Standard Field	6-8	360 ft x 210 ft	sports equipment: goals, team benches, field markers, etc
Championship Field	1-2	360 ft x 225 ft	spectator seating for ca. 750 spectators perimeter fencing / access control sports field lighting for night time use (illumination: 50 fc) electronic scoreboard, team amenities access to parking, concessions, restroom facilities proximity to clubhouse for team / official use

Synthetic Turf Field	2-5	360 ft x 210 ft	sports equipment: goals, team benches, field markers, etc permanent striping (soccer) quick couplers (field cooling / cleaning) perimeter fencing / access control sports field lighting for night time use (illumination: 30 fc)
----------------------	-----	-----------------	---



MRC SOCCER COMPLEX MASTER PLAN

Quantity Comments

CIRCULATION

Roads

- Primary Loop Road connecting to Caja del Rio at existing access point and at intersection with Wildlife Way pull-off / drop-off locations for buses and cars at major access points
- Secondary Access Road connecting the primary loop road with Caja del Oro Grant Road to the east
- Internal Maintenance + Emergency Vehicle Access Drive (potentially combined w/ internal walkway system)

Pathways / Trails

A network of pathways and trails connect parking, drop-off and remote access points with internal circulation routes.

- Major Multi-Use Path Corridor +10 ft. wide paved accessible trail, primary connector with major facility destinations and parking areas
- Major Multi-Use Path 8 ft. wide paved accessible trail, perimeter primary access and loop connections
- Minor Multi-Use Path 6 ft. wide paved trail, secondary access between remote areas and destinations
- Trial 18"- 24" wide compacted dirt connector trails for hiker/biker, sustainable construction connections

PARKING

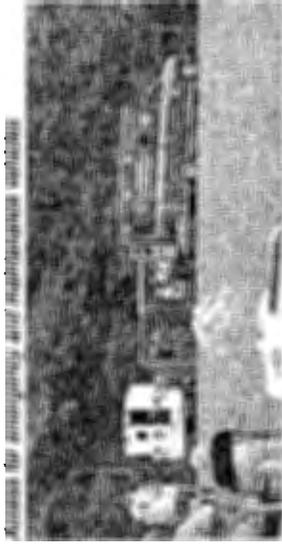
Parking will be dispersed along the primary loop road and in lots adjacent to the championship and artificial turf fields. Parking for the Championship Field is assumed to be included in the counts per field, since championship games with spectators will likely occur when other fields are not in full use. Based on the approved program and Soccer Complex plan, approximately 1000 spaces are needed at full build-out with the program as indicated in the plan (470-soccer valley, 390-upper terrace, 140-expansion area). Accessible parking space design and quantities to meet minimum standards per code. Logically locate accessible parking spaces at primary field access points.

Parking for buses will be in a remote designated bus parking lot off the main access road and will accommodate space for 6 buses. Additional parking space for buses can be accommodated in parking lots within regular car parking stalls.

Parking Count Assumptions:

- Soccer Field – assumes an average of 90 spaces/field
- Championship Field – assumes 260 spaces / 4 bus spaces
(2 teams plus coaches / 4 buses + 750 spectators / 3 persons/car)

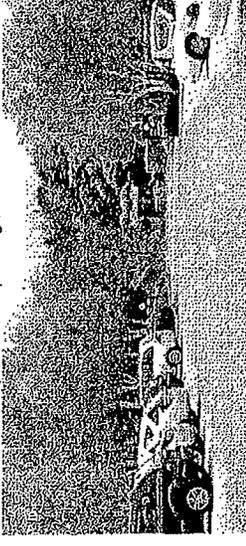
Perimeter pathways provide field access and recreational paths



Speed tables and trees calms traffic and benefits pedestrians



Access road with permeable parking



Amenity Quantity Comments

AMENITIES

Site Furnishings

Final site furnishing types, numbers, and locations are estimated and will be finalized as part of the construction drawings. Below are some suggested site furnishings given the program elements listed above.

Water Station / Fountain	4	refillable bottle station
Benches 6'	11-22	1-2 per field
Picnic Tables 8'	20	1 cluster of 4 per 2 fields, 1 accessible table for each cluster
Bike Racks	5	1 cluster of 5 at each major access point
Trash Receptacles	44	4 per field
Recycling Receptacles	44	4 per field
Bleachers (moveable)	8	35 capacity each, moveable, possibly with shade structures
Information Boards	11	1 per field (reservation information)

Security / Safety

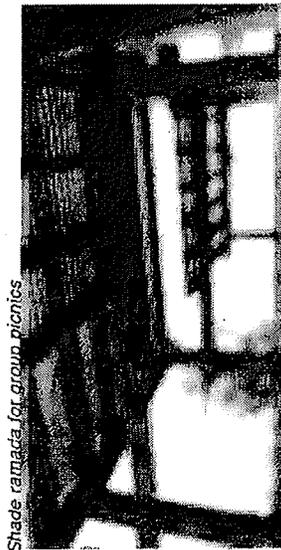
Security and safety amenities will provide information for site security, emergency access, emergency address, etc. Final security and safety measures will be finalized as part of the construction drawings. Below are some suggested elements.

Security Lighting	along roadways, parking lots and major paths
Public Address System	attached to field light poles and buildings, where possible
Siren / Lightning Warning Signal	to be combined with public address system
Wayfinding Signage	comprehensive system for ease of navigation / wayfinding
Vehicular Gates	main entry, maintenance / emergency vehicle access points
Perimeter Fencing	as necessary to control unwanted vehicular access
Barriers	as necessary to control pedestrian and vehicular access

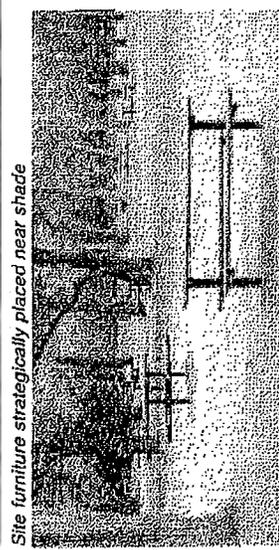
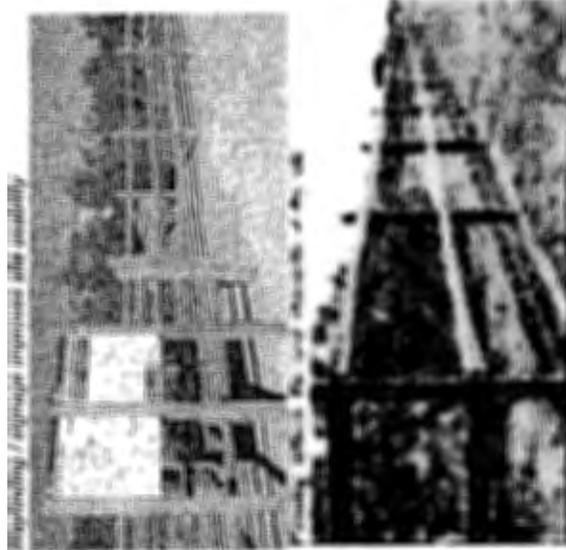
Additional Amenities

Additional amenities not directly related to soccer could aid in providing attractions for family members of soccer players or the general public. Below are some suggested additional amenities to be considered as improvements are made.

Shade Structures	shade structures for viewing games
Family Picnic Area	group picnic area with barbecue pits; 8-10 picnic tables; covered
Playground	play area with equipment for 2-5 year-old and 5-12 year-old children



Shade ramada for group picnics



Site furniture strategically placed near shade

MRC SOCCER COMPLEX MASTER PLAN

ARCHITECTURAL BUILDING PROGRAM

Clubhouse Building

In response to soccer community desires, the proposed new clubhouse can support the community with a facility that serves both the amateur local community and potentially also seasonal training for professional soccer organizations. The clubhouse should be a communal space where the various leagues can collaborate, parents meet, register, etc. The clubhouse should be able to support the needs of the soccer teams and its coaches and organizers. Spaces such as meeting rooms, locker rooms, dining rooms, offices, storage of soccer equipment are amongst the necessities.

Clubhouse with views of area soccer fields



Amenity	Floor Area	Occupant Load	Comments
First Aid Room	100 sf	2	1 sink, storage space
Officials Room	400 sf	8	1 shower, may double as exercise room
Multi-purpose Room	1,200 sf	80	
Warming Kitchen	200 sf	3	3 compartment sink, 1 hand sink, vent hood
Registration / Office	200 sf	3	
Restrooms	440 sf	0	1 women's (1 accessible stall, 2 stalls, 2 sinks), 1 men's (1 accessible stall, 1 stall, 2 urinals, 2 sinks), 1 family (1 accessible stall, 1 sink)
Locker Rooms	1,600 sf	32	1 men's locker room (2 stalls, 1 sink), 1 women's locker room (2 stalls, 1 sink) 1 family changing area (1 accessible stall, 1 sink) 1 referee locker room (occupancy 3)

Stairs	288 sf	0	
Mechanical Room	64 sf	1	
Janitor's Closet	20 sf	1	1 mop sink, floor drain
Elevator	106 sf	0	hydraulic lift
Circulation	600 sf	0	
Total	5,218 sf	130	

Full Kitchen	200 sf	1	1 stove (3 burners), 1 oven, vent hood, grease trap
Fitness Center	400 sf	8	person occupancy
Medical Room Expansion	380 sf	7	
Total (w/ expansion)	6,202 sf	145	
Construction Type:	VB (Allowable 9,000 sf)		
Required Fire Sprinklers:	No		
Toilet Fixtures:	10		
Sewer System:	Septic / Leach Field		
Water Line:	1-1/2" meter, 2-1/2" water line w/ backflow preventer; cold water demand 62 gpm		

Changing facilities



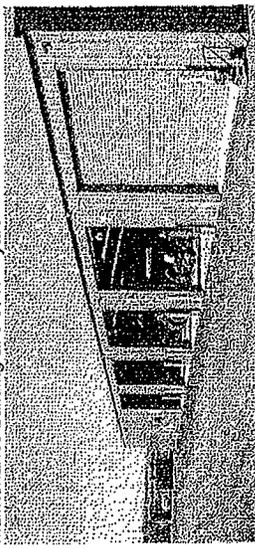
Maintain grass mower / maintenance equipment



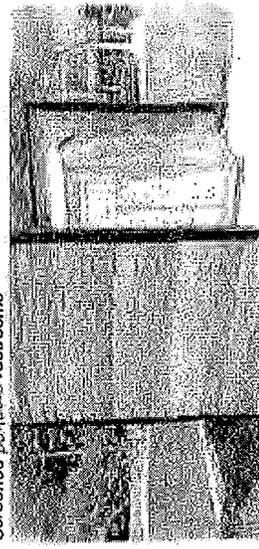
Maintenance building and secure yard



Maintenance building and secure yard



Screened portable restrooms



Amenity: Floor Area: Occupant Load: Comments:

Maintenance Building / Maintenance Yard

A maintenance facility is desired for mowing and facility maintenance equipment. Program elements enclosed in building structures are listed below and can be organized in one building or several buildings according to adjacency needs to other park elements. Size and configuration should be adjusted based on program needs. Final building type, occupancy load, and number of plumbing fixtures to be finalized prior to building design.

Maintenance Area	2,364 sf	11.82	storage area / shop area, extended 14' concrete apron garage doors for easy equipment access, floor drains fertilizer storage, secured storage
Janitor's Closet	36 sf	1	custodians floor sink, hot water heater, shelves
Restrooms	100 sf	0	1 women's (accessible stall, sink), 1 men's (accessible stall, sink)
Total	2,500 sf	13	

Construction Type: VB
 Required Fire Sprinklers: No
 Toilet Fixtures: 2
 Sewer System: Septic / Leach Field

Maintenance Yard

The maintenance building is to be located within a larger maintenance yard. Program elements enclosed in the yard are listed below and should be organized for efficiency and security. Size, location, and configurations will be studied as part of the park master plan.

Employee Parking	10 stalls, 1 accessible
Covered Storage Building	size TBD
Wash Area w/ sand trap	connect to septic
Perimeter Fence w/ Access Gate	6 ft. tall fence
Perimeter Lighting	for security

Restroom Building

The existing restroom building is to be renovated to include new fixtures, interior upgrades, new building cladding, permanent stairs and ramps that are integrated into adjacent site design.

Enclosures for Portable Restrooms / Vaulted Restrooms

In anticipation of intensive use, portable restroom enclosures can accommodate 2-4 portable restrooms. Enclosures to allow for access, restroom delivery and maintenance. Roof and capacity to secure restrooms from tipping are required. Vaulted restrooms may be used as a permanent, secure alternative.

4 MASTER PLAN

The MRC Soccer Complex Master Plan offers a vision and guiding framework for the improvement and expansion of this existing facility. The Master Plan is designed to be implemented in realistic phases, depending on the availability of funding and priorities set by the City of Santa Fe. The plan is also intended to be dynamic and flexible, capable of being adapted to changing needs and desires through improvements or future updates.

The plan is respectful of the existing dramatic landscape and its unique qualities, while at the same time affording amenities - play fields, championship fields, parking, expanded trails and facilities that compliment and enhance the soccer destination.

The Master Plan promotes a strategy of maximizing field space within flatter areas to maintain the distinct landscape characters already present within the site. This allows the existing remaining dramatic features of the valley, terraces, and drainageways to remain "natural" and unoccupied by permanent activity.

A set of broad concepts define the new MRC Soccer Complex Master Plan and help direct and form the basis for future growth:

three soccer terraces

Three distinct 'soccer terraces' with clear physical and programmatic characteristics will address user needs and capitalize on existing unique features.

one facility

A unified, connected facility will provide a sense-of-place and identity. New circulation systems, buildings, plantings, signage, and consistent design elements will generate synergy and link areas of the complex together harmoniously to shape the complex as one.

diverse ecology

Existing landscape zones (riparian, hillside, grassland, and arroyo) will be preserved and enhanced for greater biological diversity. Managing stormwater and site drainageways is key to productive habitat creation.

Key Master Plan Features

The Master Plan describes a series of improvements that will help to create a distinctive soccer destination for the Santa Fe region. Key strategies are driven by:

Soccer Fields: the plan maximizes the number of soccer fields to provide the greatest flexibility for use and growth. Fields are graded to accommodate different surfacing to meet current and future needs with minimal effort.

Soccer-focused uses and activities: play fields and associated amenities are grouped together into soccer areas, according to complementing characteristics.

Two-point access road: the park road is designed as a loop that serves as the spine of the facility, where activities and elements are located along the road in focused nodes.

Connectivity: a network of non-vehicular, shared-use paths weave across the facility, connecting destinations, separate from vehicular traffic.

Enhanced drainageways: drainageways are revegetated and drawn into the developed areas of the facility to serve as distinct open space corridors leading to the arroyo.

Restored native areas: As the facility is developed, the open space areas will be restored to a more balanced and natural state. Steep hillsides will be revegetated and non-native plant species in riparian zones will be replaced with native, drought-tolerant varieties.



MRC Soccer Complex Master Plan

LEGEND

- Master Plan Project Boundary
- MRC Boundary
- Building Footprint
- Road, Major
- Road, Minor
- Base Course, Parking
- Concrete
- Turf, Artificial Field
- Grass, Championship Field
- Grass, Field
- Landscape, Water Quality Pond
- Landscape, Vegetated Swale
- Landscape, Native
- 100-year Flood Zone, Zone A Floodway Area
- Easement
- Pavement
- Topography, 2-ft Contour
- Topography, 1-ft Contour
- Drainage Swale, Major
- Drainage Swale, Minor
- Fence
- Trail, Multi-use (Future Planned)
- Trail, Unimproved
- Trees, Deciduous Riparian
- Trees, Deciduous Street
- Trees, Evergreen
- Championship Field (300' x 225')
- Field (360' x 210')
- Expansion Area (Grass / Artificial Turf / Parking)
- Clubhouse
- Clubhouse Plaza
- Restroom Building
- Portable Restroom
- Irrigation Pond
- Pump House Building
- Maintenance Yard + Building
- Puzzly Access
- Secondary Access
- Championship Field Parking
- Bus Parking
- Walking Loop (1 mi.)
- Trail
- Drop-off Area
- Sheds/ Structures



MRC SOCCER COMPLEX MASTER PLAN

SOCCER ACTIVITY TERRACES

The existing topography suggests 3 distinct recreational areas within the soccer complex. These 3 terraces are: 'Soccer Valley', the 'Upper Terrace', and the 'Expansion Area'. Based on site specific conditions and opportunities, each area has a distinct character. Fields and amenities have been organized within these areas in a logical manner to generate a synergy in these areas.

The loop road and the comprehensive trail system provides access to these activity nodes for vehicles as well as alternative transportation modes.

'Soccer Valley'

Soccer valley will be renovated and redefined to create a broader range of use both seasonally and professionally. A 'Championship Field' at the terminus of the protected valley capitalizes on the bowl-shaped landform for spectator seating nestled in the hillside and provides a venue for championship games and professional use. Synthetic turf fields expand the soccer season and allow grass fields a chance to rest.

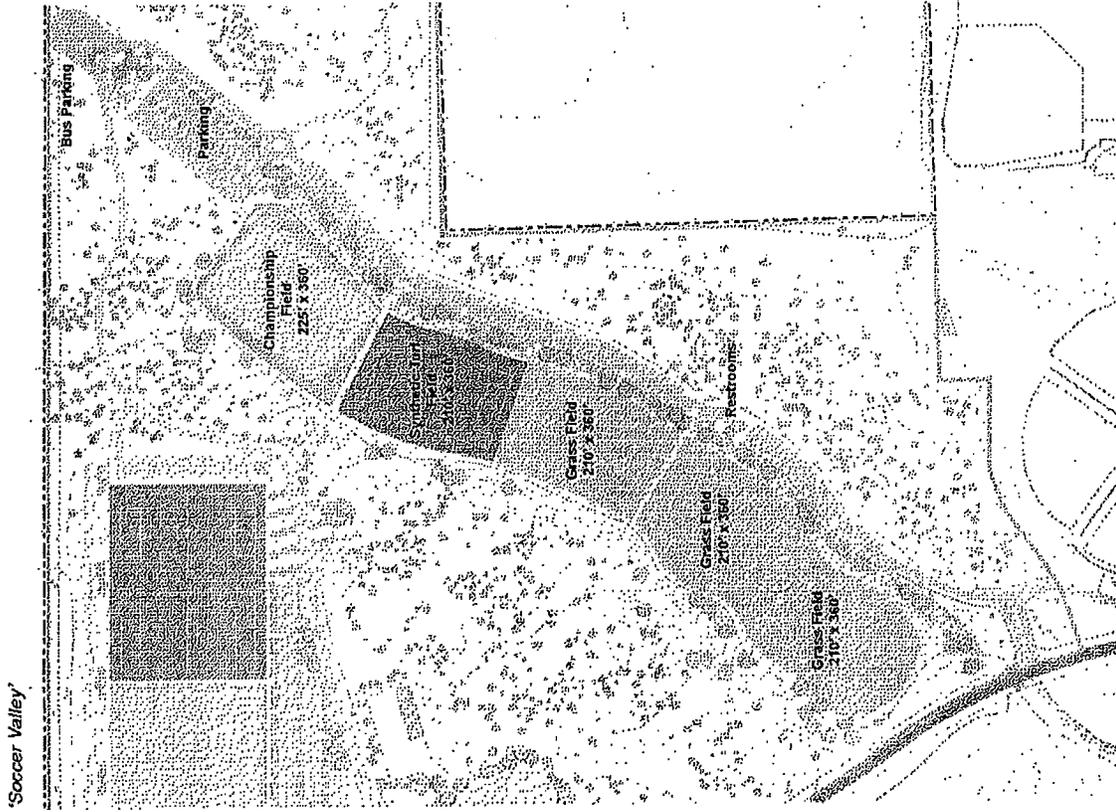
The primary access road, boulevard parking, circulation, and drainageway occupy parallel paths between the fields and southern hillside. A system of transverse pathways and access points provide connections to the fields and to trails on the southern hillside.

Program Activities

- championship field (lighted grass field)
- synthetic turf field (lighted multipurpose field)
- restroom building
- loop path (1 mile, paved)
- perimeter trails
- parking / bus parking
- site amenities (benches, trash / recycling receptacles, etc.)

Recommendations

- minimize irrigated turf areas by re-configuring the perimeter path while still accommodating regulation size fields.
- re-configure and connect drainageways within native / drought tolerant vegetated zones to harvest runoff and support vegetated buffer zones.
- coordinate roadway and pathway connections with planned improvements to the northwest and east.



'Upper Terrace'

With expansive 360 views, the upper terrace offers a dramatic location for soccer play. A combination of both synthetic turf and grass fields are recommended to increase playability.

The slope between the 'Upper Terrace' and 'Soccer Valley' will become a prime location for community and facility amenities. The centrally located clubhouse connects the two areas with an expansive plaza and series pathways and terraces. The irrigation pond serves as an ecological hub that doubles as a community picnic area. The maintenance yard houses the pumphouse building, the park maintenance building, and a materials yard to fully service the maintenance needs of the facility.

A series of pathways connect the upper soccer fields and parking with hillside amenities and the lower fields.

Program Activities

- synthetic turf fields (lighted, regulation size)
- grass fields (regulation size)
- clubhouse building + plaza
- pond + picnic area
- maintenance building / yard
- site furnishings (benches, etc.)
- connecting pathways
- perimeter trails
- parking

Recommendations

- design the clubhouse building and site perimeter to generously and seamlessly link upper and lower soccer areas
- create a synergy within the hillside area with amenities that compliment soccer and appeal to families and the community at large (eg. picnic areas, playground, walking/jogging trails, etc.)



'Expansion Area'

The expansion area can accommodate the soccer community as additional needs arise. This area is intended to be flexible in use and will likely be the last area to be developed.

Additional fields (grass or synthetic turf, as warranted) or overflow parking can be located within this area.

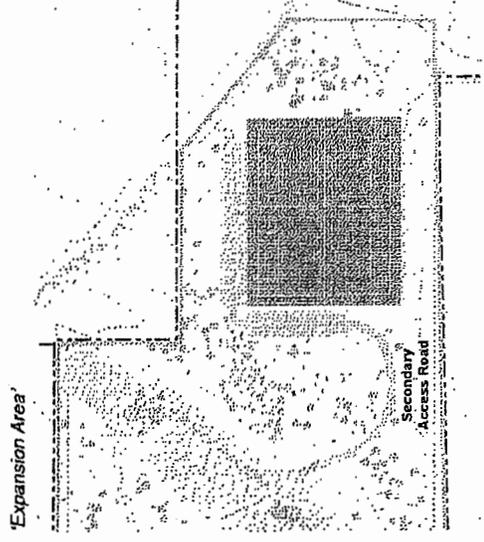
A secondary access road that connects to Caja del Oro Grant Road provides emergency access and additional circulation during events.

Program Activities

- fields (lighted, regulation size, surface TBD)
- temporary restroom shelter
- site furnishings (benches, etc.)
- connecting pathways / perimeter trails
- parking

Recommendations

- align the secondary access road to accommodate future program
- connect circulation networks within the main soccer complex to the expansion area and trails within/alongside the Arroyo
- design the connection to Caja del Oro Grant Road to serve as a primary entry in the event off-site roadway connections are completed.



SOCCER FIELD SURFACING

The primary component of the MRC Soccer Complex are the soccer fields. The layout, grading, design, and surfacing of the fields combined with maintenance all affect the success of the facility. In particular, the selection of field surfacing is a major determinant of how a facility will operate. In an effort to maximize the value of the capital investments, a clear understanding of the desired outcome and level of play quality must be balanced with the projected use.

Some factors that contribute to the proper selection include:

- climate / growing season
- water availability
- capital costs / maintenance costs
- hours of use as compared to demand
- personal preference (natural vs. synthetic)
- performance level of quality

A combination of field types is recommended for the MRC Soccer Complex project in order to provide a range of play options, create a quality destination, and maximize the investment. Recommended field types include cool season turf on native soils, cool season turf on sand subgrade (Championship Field), and synthetic turf. Refer to Appendix D for an in-depth overview of 20 year cost projections and assumptions.

This combined approach provides natural fields, a high quality play surface, and high use play surfaces. Alternate field surfaces allows for the natural fields to be rested at regular intervals to allow them to recover from use.

Cool Season Natural Grass on Native Soil

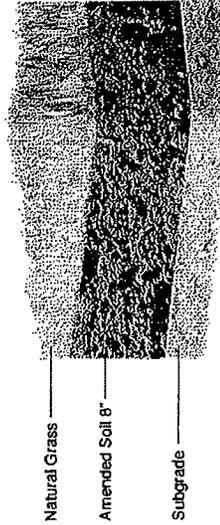
Cool season grass on amended native soils is the most common surface found on play fields in the Santa Fe area. This surfacing is adapted to the local climate and its growing season corresponds with typical soccer play seasons (April - October). Typically, it is heat and drought tolerant and has a high resistance to disease.

Natural fields need to be rested at regular intervals to allow them to recover from use and for the soil to stabilize after rains. Typically, amendments and fertilizers are added to the soils to maximize moisture absorption and promote optimal root growth and grass health.

Typical Statistics (360' x 210' field)

use season: April - October
 use hours: 500 hrs (2.4 hrs/day)
 water use: ca. 3.7 million gal/yr
 maintenance level: medium
 notes: area standard
 rehabilitate every 8 years

Grass: cool season native grass over amended native soil



Cool Season Natural Grass on Sand Profiles

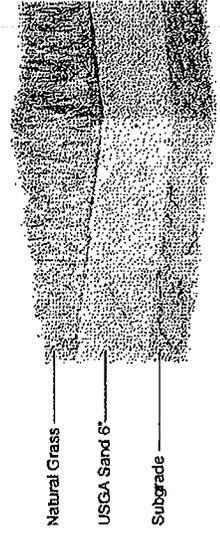
Cool season turf on amended native soils with a subgrade sand profile is most suited for higher quality natural grass playing fields. The sand profile helps drain the playing surface reducing compacting during high use. This high performance surfacing is suitable for the local climate and its growing season corresponds with typical soccer play seasons (April - October).

A natural grass championship field typically has less hours of use in order to maintain a higher quality surface for competition play. Typically, amendments and fertilizers are added to the soils to maximize moisture absorption and promote optimal root growth and grass health.

Typical Statistics (360' x 225' field)

use season: April - October
 use hours: 400 hrs (1.7 hrs/day)
 water use: ca. 3.7 million gal/yr
 maintenance level: high
 notes: rehabilitate every 4 years

Grass: cool season native grass over sand profile



Synthetic Turf

Synthetic turf fields consist of a synthetic grass fiber 'carpet' with rubber pellet infill material set over a permeable subgrade. Fibers are made of polyethylene or polypropylene and are available in monofilament or slit film fiber options. The subgrade drainage system wicks away surface stormwater into a detention pond or swale.

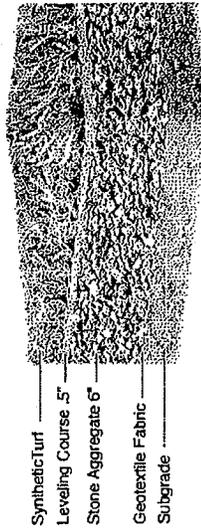
Final recommendations for synthetic turf types include the following considerations: level of play, desired speed of play, user preferences, product success/service in Santa Fe region, warranty at time of procurement, in-fill options, sensitivity to heat and bid policies for city / county / MRC.

Typical Statistics (360' x 210' field)

use season: all year
 use hours: 1,450 hrs (4 hrs/day)
 (with lights) 2,000 hrs (5.5 hrs/day)
 water use: minimal (washing / cooling)
 maintenance level: low

notes: surface heat higher than grass replacement every 8-10 years permanent striping

Synthetic Turf: surfacing is set over permeable subgrade



Field Performance

The realistic hours of use tend to be the most important variable in the cost per hours of use analysis, with the second most important factor being the users/communities subjective definition of desired field quality and performance. One group's definition of a high quality competition field may not meet the training needs of another group. The level of expectation, particularly on a natural grass sports surface can vary widely and impact the use projection in the model dramatically.

Use intensity depends on a number of different variables:

- field surfacing (grass, artificial turf)
- field quality (performance level)
- sports field lighting
- mix of fields

Field Surfacing

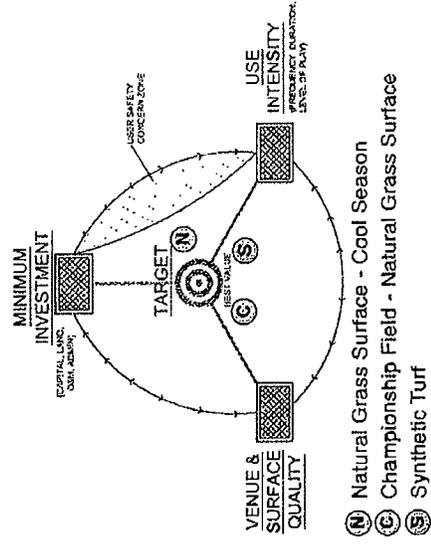
As outlined in the previous section on field surfacing, the typical hours of use for each type of recommended field varies. Synthetic turf fields, while high in up front costs have longer hours and seasons of use. Grass fields, with lower up front costs, have shorter hours and seasons of use and higher maintenance requirements.

Field Quality

The determination of a "quality sports fields" is subjective and open to much interpretation. Field quality depends on the quality of the initial construction, amount of use, and the frequency and appropriate levels of maintenance. Higher quality grass fields require higher levels of maintenance and have less playable hours.

Based on initial investment, projected use intensity, and field performance, the diagram below outlines the anticipated asset value of the proposed fields for the MRC Soccer Complex. The owner defines the three variables as limits or tolerances and sets the target to achieve best value.

Maximum Asset Value Diagram - MRC Soccer Complex

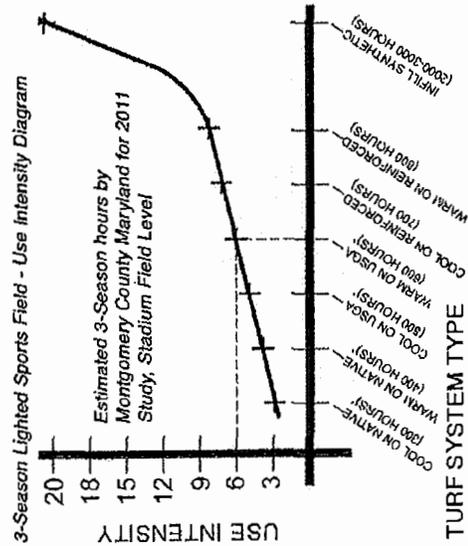


Sports Field Lighting

The addition of sports lighting on outdoor sports fields dramatically extends the potential use and programming into more workable time blocks for communities beyond traditional work and school periods.

With sports lighting, sports programs can develop and expand into year round sports programs and clubs that operate beyond traditional spring, summer and fall periods into the winter. Sports lighting not only extends operational hours in the summer by several hours (8pm to 10pm) but also in winter and the shoulder seasons by up to four or more hours (5pm to 9pm).

For synthetic turf facilities that require an intensive capital investment, sports lighting is critically important to realize increased value for the increased investment, particularly the prime time evening hours of the summer, after school, and on week-ends year round.



Use Demands

Just as the analysis attempts to draw equivalent comparisons with cost variables, the projection sets various hours of use per year into the model. The estimated viable annual hours of use for each sport field surfacing type is based upon based upon a host of variables detailed below. The estimates for these usage hours are the key variable in the model and present the highest level of sensitivity driving the ultimate outcome of the analysis, cost per hour of use.

In general, it is likely the natural fields will be programmed at or near the maximum, while the synthetic surfaces may fall short of the projection for a site away from schools and an urban core.

The life cycle cost analysis presents details in a side by side comparison of a single field choice and cannot be extrapolated on a straight line basis for multiple fields or in multiple combinations. While the model might need to be changed slightly for the natural grass field systems in various combinations, the model would need significant adjustment for multiple synthetic fields.

Typically, the first synthetic field at a multi field complex tends to be scheduled and programmed at or near the maximum use level to meet the all-weather needs, evening programming and the year round clubs/group's needs. A second, third and fourth synthetic field at a site tends to reduce, dramatically, the overall use for all the synthetic fields significantly impacting the financial model for each.

For example, a single all season lit field limits the supply and requires users to fill both the preferred time slots and the less desirable periods, thereby maximizing utilization. By adding a second similar field, the anticipation is that overall usage on both fields could drop by 33%. This estimate is based upon the assumption that users would fill the premium time slots on both fields simultaneously, weekends, afternoons, and early evening while leaving both fields open during the less desirable options; mornings, mid-day, and late evening.

Additionally, the rural setting of the MRC Soccer Complex is a factor in relation to the housing stock and population center of the Santa Fe community, thus slightly lowering the anticipated hours of use. This facility is realistically only accessible by private vehicle slightly limiting the overall possible hours of use. The overall hours of use projected is lower than say a high school campus environment that would potentially use a synthetic or natural grass field for PE classes during the day, sports team activities in the afternoon, and even extend into the evenings with other activities such as band practice or spirit squads.

Specifically, the daily average hours of use projection for both the unlit and lit four season facility shows a lower anticipated hours of use per day. This is based upon the realities that as day length shortens, even with sports lighting, and the climate turns less desirable into cold, wet, windy and snowy conditions outdoor activities drop sharply and only the true hard core users tend to participate.

Sports Field Surfacing - 20 year life cycle cost analysis

Santa Fe MRC Soccer Master Plan - Estimated Sports Field Life-Cycle Cost Model

3 Season Facility (March through October; 35 weeks)				4 Season Facility (52 weeks)			
Soccer Field Construction Type (110,000 sq. ft.)	Cool Season on: Native Soils	Cool Season on: Sand Profile	In-Fill Synthetic Turf	Soccer Field Construction Type (110,000 sq. ft.)	Cool Season on: Native Soils	Cool Season on: Sand Profile	In-Fill Synthetic Turf
Initial Capital Costs	\$ 220,000	\$ 330,000	\$ 1,100,000	\$ 1,100,000	\$ 220,000	\$ 330,000	\$ 1,100,000
20 year replacement/rehab	\$ 75,000	\$ 150,000	\$ 1,200,000	\$ 1,200,000	\$ 75,000	\$ 150,000	\$ 1,200,000
20 year maintenance	\$ 500,000	\$ 750,000	\$ 200,000	\$ 200,000	\$ 500,000	\$ 750,000	\$ 250,000
20 year FIELD Cost	\$ 795,000	\$ 1,230,000	\$ 2,500,000	\$ 2,500,000	\$ 795,000	\$ 1,230,000	\$ 2,550,000
Annual Hours of Use	500	400	1,103	1,456	500	400	1,103
20 year cost per hour of anticipated use	2.0 hrs per day \$79.50	1.7 hrs per day \$153.75	4.5 hrs per day \$113.33	4 hrs per day \$87.57	2.0 hrs per day \$79.50	1.7 hrs per day \$153.75	4.5 hrs per day \$113.33
Sports Lighting Inclusion	n/a	50 ft cndls	30 ft cndls	90 ft cndls	n/a	50 ft cndls	30 ft cndls
Initial Capital Costs	n/a	\$ 300,000	\$ 250,000	\$ 250,000	n/a	\$ 300,000	\$ 250,000
20 year maintenance/ops	n/a	\$ 80,000	\$ 100,000	\$ 120,000	n/a	\$ 80,000	\$ 100,000
20 year LIGHTING cost	n/a	\$ 380,000	\$ 350,000	\$ 370,000	n/a	\$ 380,000	\$ 370,000
20 Year Grand Total	n/a	\$ 1,610,000	\$ 2,850,000	\$ 2,920,000	n/a	\$ 1,610,000	\$ 2,920,000
Annual Hours of Use	500	400	1,593	2,002	500	400	1,593
20 year cost per hour of anticipated use with sports lighting	2.0 hrs per day n/a	1.7 hrs per day \$201.25	6.5 hrs per day \$89.45	5.5 hrs per day \$72.93	2.0 hrs per day n/a	1.7 hrs per day \$201.25	6.5 hrs per day \$89.45
Cool Season on: Native Soils	Cool Season on: Native Soils	Cool Season on: Sand Profile	In-Fill Synthetic Turf	In-Fill Synthetic Turf	Cool Season on: Native Soils	Cool Season on: Sand Profile	In-Fill Synthetic Turf

MRC SOCCER COMPLEX MASTER PLAN

WATER + IRRIGATION

With an average of only 14" rainfall per year in the Santa Fe area, water is a precious resource and must be used wisely. Passive water harvesting techniques should be utilized wherever possible to capture stormwater and reduce water demands, and automated irrigation systems should be selected and maintained to optimize water use while allowing plant material to thrive.

The following goals drive water use at the MRC Soccer Complex:

- Maintain or reduce current treated water effluent usage through greater efficiency, field design, and maintenance.
- Adhere to the requirements of the NMED discharge permit for all treated effluent use. Utilize stormwater runoff collected on site to supplement perimeter landscaped area irrigation.
- Consider the entire MRC system water needs as a whole as upgrades or changes to the Soccer Complex irrigation system are made.
- Properly maintain irrigation system and amend play field soils to increase water absorption and prevent ponding.
- Track irrigation usage on a monthly basis.

Water Source

The source of irrigation water for the MRC Soccer Complex is treated effluent (reclaimed treated wastewater) pumped from the waste water treatment plant and stored in the existing irrigation pond on the Soccer Complex site. No potable water will be used for irrigation.

Discharge Permit

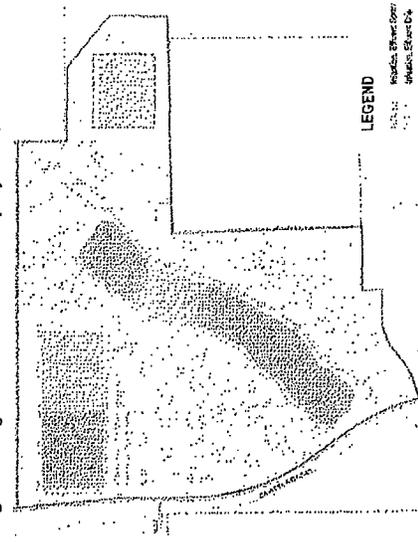
The currently held discharge permit with the New Mexico Environment Department (NMED) is shared with both the Marty Sanchez golf course and the MRC Sports Complex (soccer, baseball / softball, rugby). See Appendix B: Discharge Permit Summary. Usage is tracked and reported on a monthly basis by City staff.

Moving forward, it is recommended that the discharge permit be amended so the permit holder is the Parks and Recreation Department and so irrigation areas are logically split between the golf course and sports complex. MRC Soccer Valley would receive a portion of the dedicated sports complex allotment.

Irrigation System Improvements

A series of improvements on the existing irrigation system design are recommended for implementation. Phasing of improvements are dependent on realistic projections for the implementation of the master plan.

Irrigation Diagram: Treated Effluent Spray + Drip



Water Demand

Projected Irrigation Water Demand

A water demand analysis (water budget) was generated for the MRC Soccer Complex Master Plan using an industry standard irrigation model, which incorporates climate information for Santa Fe, NM (see table below). The proposed Master Plan irrigation demands do not include the 'Expansion Area'.

Water Demand with Expansion Area

In the event the desired surfacing for fields in the 'Expansion Area' is grass, full build out may require a higher volume of water to be applied to the fields within the designated water window than what is currently available, requiring replacement of the existing pump station. Pump replacement timing should be considered based on anticipated full buildout. Pump replacement should include provisions for high/low flow reading (eg. flow meter) and automatic shut off, and should be able to deal with higher and lower flow demands (eg. rotor vs. bubbler zones).

Adjustments to the existing irrigation system as the Master Plan is implemented include:

- separate controls system for the Soccer Complex from the MRC complex central control
- install any new controller as part of Phase I improvements to be expandable to accommodate full build out.
- specify Hunter brand for all new irrigation equipment (such as rotors, nozzles, valves).
- provide efficient head to head coverage for field irrigation and design irrigation zones in a manner that allows for complete operation during a 11 pm – 10 am water window.
- utilize only hard-piped rotor systems for field irrigation. No subsurface drip systems for field irrigation is desired.
- locate irrigation equipment near roadways or pathways and away from the field of play to allow for ease of maintenance access during events.
- consider the safety of players when designing irrigation. Eliminate trip hazards.
- install hard-piped bubbler irrigation to existing and new trees outside of the play fields.

MRC Soccer Valley - Irrigation Demands

	Existing Soccer Valley	Proposed Master Plan
Irrigated Area (Fields + Landscaping)	944,875 sq ft	963,600 sq ft
Irrigated Sports Fields (inside perimeter path)	774,400 sq ft	777,880 sq ft
Grass Soccer Fields (regulation size)	5 each	6 each
Irrigated Demand for Soccer Fields	21.4 million gal/yr	22.1 million gal/yr
Irrigation Demand Landscape	2.1 million gal/yr	3 million gal/yr
Total Irrigation Demand	23.5 million gal/yr	25.0 million gal/yr

* Existing water demand for the MRC Soccer Complex is based on a percentage (48%) of irrigated turf area for the entire MRC Sports Complex. Annual MRC Sports Complex use is 49.29 million gal. Projected Soccer Complex use is 23.5 million gal/yr.

** Assumes more efficient irrigation system, improved soils, and regular maintenance

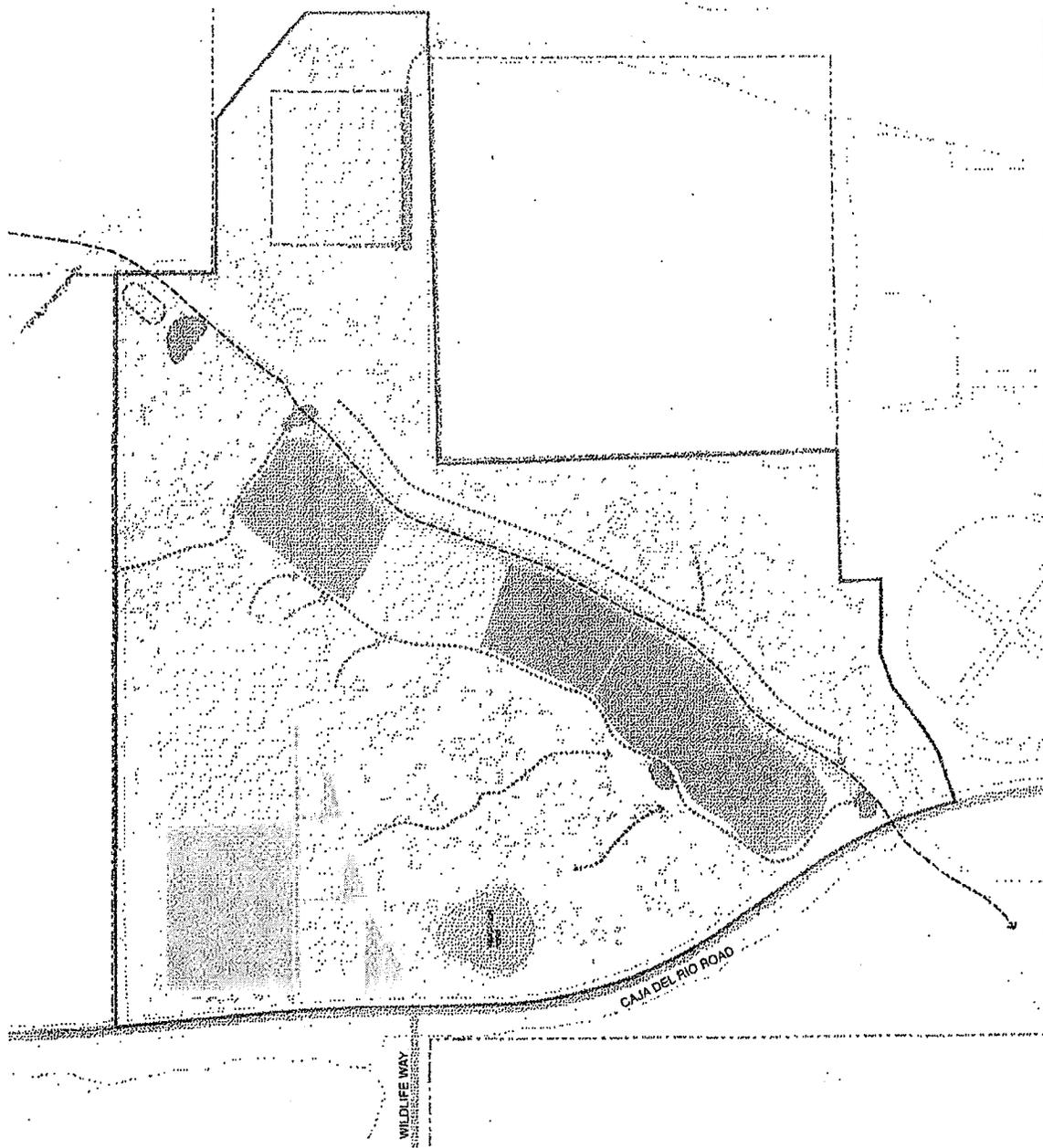
*** Water projections based on year 3 of grow in, after plants are established

**** In the event an additional 15% water efficiency is achieved (through grass selection, irrigation efficiency, soil amendments, etc.), one additional regulation size field (360' x 210') could be added within the existing water allotment.

Irrigation Demand Assumptions:

This analysis assumes a negligible water demand for the synthetic fields, which might require occasional minor cleaning and sanitation with domestic / drinking water on an as needed basis. Although the sports field grass area is slightly larger, there is an additional irrigated field and perimeter landscaping is designed to be drought tolerant and more water efficient.

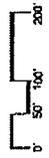
MRC SOCCER COMPLEX MASTER PLAN



Site Drainage Diagram

LEGEND

- INFILTRATION SURFACE / LANDSCAPE ZONE
 - Light Green/Blue
 - Permeable Surface
- WATER COLLECTION
 - Black Arrow - Downspout
 - Orange Arrow - Drainage
 - Blue Arrow - Downspout
- WATER RETENTION
 - Shaded Green/Blue



Water Conservation

The efficient use of water is imperative in the Santa Fe climate. The site will be designed to make best use of rainfall and utilize irrigation systems efficiently (see *Site Drainage Diagram on the preceding page*).

Water conserving and water quality practices are outlined below:

- **Infiltration:** Where possible, surfaces will be specified to allow for accessibility while permitting stormwater to infiltrate.
- **Water Conveyance:** Natural drainageways within the site will be enhanced in order to manage stormwater through water harvesting strategies. Vegetated swales will help to slow water down through meanders and dips in the landscaped areas. This will help to manage erosion and reduce sediment deposits within the major drainageways.
- **Water Retention:** Downstream of larger impermeable areas, water quality ponds will incorporate storm water quality best management practices to remove pollutants and treat the harvested water with hydric vegetation. These water quality nodes serve as landscaped areas that create shade, habitat for wildlife, and landscape amenities.
- **Mulching:** Mulching is required to help newly planted landscape materials retain moisture and establish healthy root systems and to reduce weeds.

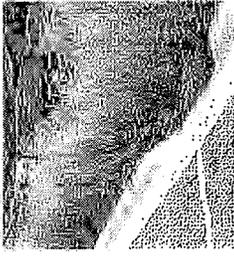
Drainage

The proposed Soccer Complex will have drainage networks throughout the site that will discharge into the primary site drainageway that connects with the Arroyo de los Frijoles downstream of the Rugby Fields. Drainage infrastructure will be placed around the fields and in the parking areas to efficiently drain the site. The proposed site will maintain flow paths similar to existing conditions and generally flow towards the arroyo. The proposed sports fields will be graded to drain while meeting current standards for sports facilities.

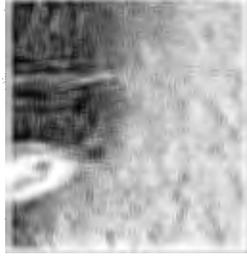
Infrastructure will be designed to reduce the peak flows so that the existing flows being discharged from the site are not exceeded. The arroyo's peak flow entering the site will be diluted through a detention pond located at the northeast corner of the site. Along with reducing the peak flow, a pond will also collect sediment deposits and other pollutants that would otherwise collect within the project site. The pond and the drainageways will be built to maintain their natural characteristics and avoid an engineered / man-made appearance.

The natural drainageways that flow through the site will be enhanced with vegetation and other storm water quality structures to slow the water down and reduce the erosion of the channel. A comprehensive site-wide drainage analysis will be conducted to address master plan improvements prior to embarking on detailed design.

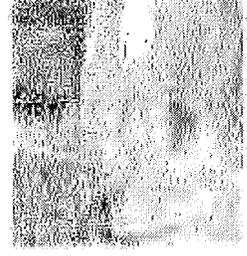
Stormwater Management - Best Practices



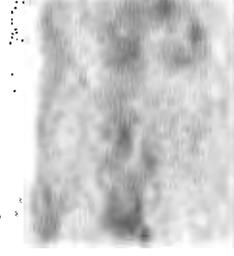
Curb Cut



Permeable Pavement - Unit Pavers / Asphalt



Vegetated Swale



Native Landscaping

ACCESS AND TRAILS

The circulation network for MRC Soccer Complex allows multiple access points to destinations within the facility. Vehicular traffic is limited to the primary loop road, which is accessed from Caja del Rio Road. A secondary connection from the loop road extends east to Caja del Oro Grant Road. Pathways and trails provide internal pedestrian and bicycle access and connect to other destinations within the MRC, including regional, city-wide trails.

The trail system is intended to encourage and facilitate use of alternative transportation modes to the greatest extent possible. Within the soccer complex, an internal network of paved pathways and un-paved trails create a safe and friendly environment free of automobiles. Several of these pathways and trails link to the adjacent streets, giving an option for off-road access to bicyclists and pedestrians.

All roads and walkways will conform to City of Santa Fe regulations and be constructed in accordance with all applicable standards.

Off-Site Road Improvements

Roadway improvements to Caja del Rio Road will be necessary to accommodate additional traffic as the MRC Soccer Valley expansion is realized. Improvements are intended to allow Caja del Rio Road through traffic movement to flow unimpeded by the Soccer Complex generated traffic. Improvements could include additional deceleration / turning lanes at the Wildlife Way intersection.

Access Road

Vehicular traffic is focused linearly within the park along the boulevard with two access points at Caja del Rio Road. The new access point is at the intersection with Wildlife Way and will require off-site improvements at the time of implementation. A secondary access road connecting to Caja del Oro Grant Road will be used for emergency access but could be made a primary access point if Caja del Oro Grant Road is improved/paved and connected to the South Meadows interchange.

The access road provides 10 foot wide lanes for both directions of travel. Within the valley, water will drain west to the swale. In the 'Upper Terrace' the road is crowned and stormwater is directed to water harvesting swales. Boulders or other landscaping features should be placed outside of the roadway to protect native open space areas and prevent the creation of informal parking areas.

The main boulevard provides access through the park and to all major park activities and will be tree-lined within high activity/pedestrian areas. It will be designed to prevent cut-through traffic and incorporate traffic calming measures to reduce travel speeds and allow for safe access to parking areas. Incorporating planter islands, road meanders, and pedestrian crossings are a few methods for achieving this.

Parking

Parking spaces are located in areas near fields. While most of the parking is organized as perpendicular parking segments along the boulevard, the park includes two larger lots at concentrated areas of park activity: the 'Upper Terrace' and the overflow lot near the championship field. Over 90 spaces per field are recommended to account for busy transition times between games. Accessible parking spaces will be provided in logical areas according to local codes. Buses will have 6 designated spaces.

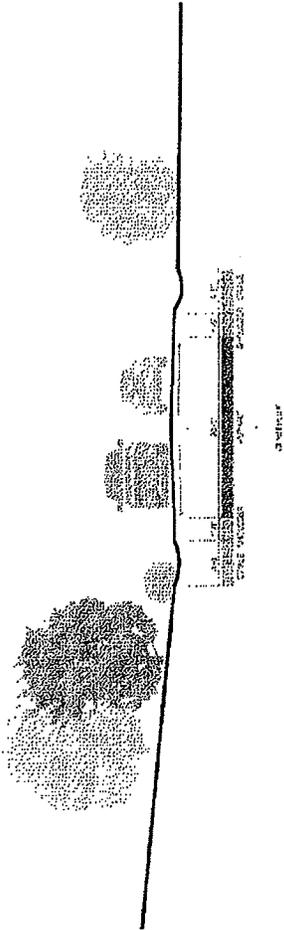
Parking area design should minimize the environmental and visual impacts of parking to the greatest extent possible. To avoid large contiguous parking areas, parking should integrate landscape islands at regular intervals. Along the park boulevard, landscape islands should be located at pathway crossings to provide locations for tree planting and slow traffic.

Parking is not be allowed outside of designated parking areas to assist in controlling usage. The use of appropriate landscape and barriers can help discourage parking in restricted areas.

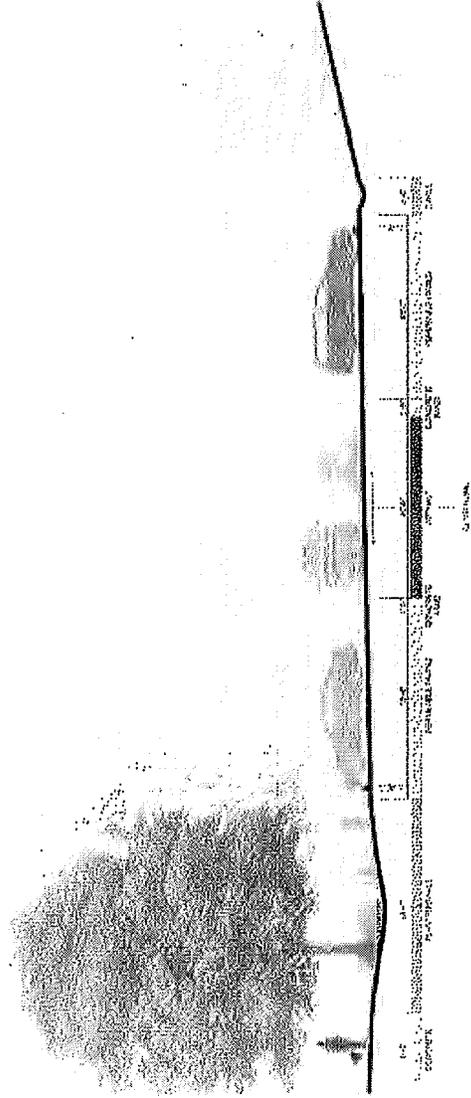
Pedestrian Crossings

Safe, clearly marked pedestrian crossings will be located at all road and path or trail intersections to facilitate safe pedestrian movement between park activities on opposite sides of the boulevard. These crossings could be raised tables that serve as traffic calming measures and allow safe pedestrian movement. The drop off area should be clearly marked and within a zone that provides safe pedestrian crossing. It is critical to slow traffic and encourage safe pedestrian movement between the clubhouse and 'Upper Terrace' fields.

Access Road ('Upper Terrace')



Access Road with Boulevard Parking ('Soccer Valley')



Pathway and Trail System

The MRC Soccer Complex trail network is comprised of both major and minor paths (paved and trails (un-paved)). All major paths and trails should be designed for vehicular loads, as these routes may be used by park maintenance and emergency vehicles.

Major Path: Located in areas of higher activity, these paved paths allow ample room for circulation of all user types and serve as primary connection across the site.

Minor Path: These paths are located along the perimeter of the fields and allow pedestrians and bicyclists to move separate from vehicles and parking areas.

Trails: Trails are un-paved and have permeable crusher fines surface material. They are located in areas with native landscaping and provide cross-site access to other related recreational amenities and residential roads.

Trail Connections: The major regional trail just off site, the El Camino Real de Tierra Adentro Trail, will link the MRC Soccer Complex to the Santa Fe River Trail and other neighborhoods within the city and county - all along a paved multi-use path separated from congested roads. Santa Fe County is planning a tunnel beneath Caja del Rio Road along the Arroyo de Las Trampas which will provide a direct connection to the MRC.

Public Transportation

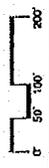
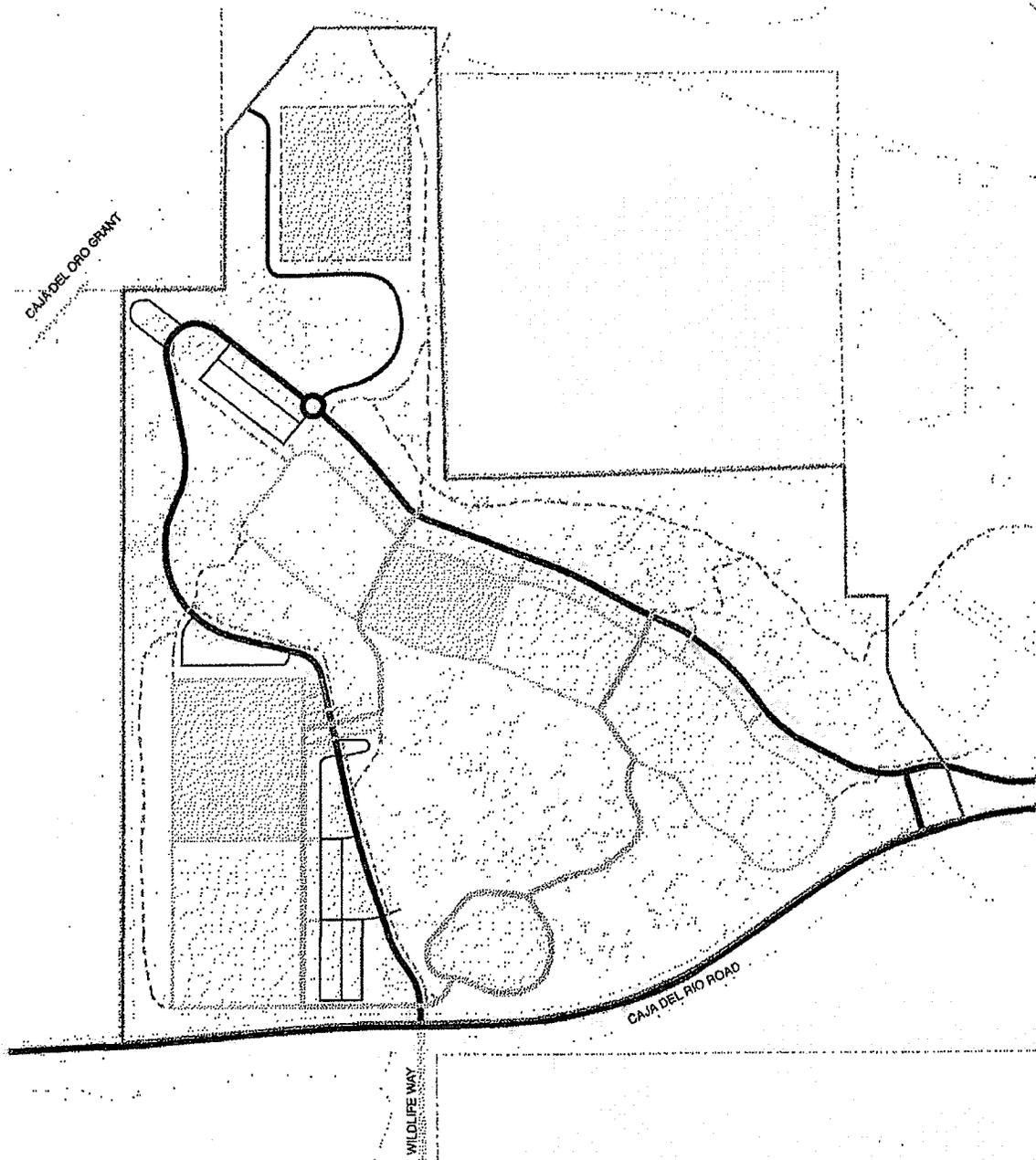
Currently, public transit does not service the MRC area. No planned connections are anticipated in the near future.

MRC SOCCER COMPLEX MASTER PLAN

Circulation Diagram

LEGEND

- Major Site Road Boundary
- Road Foot Curb
- ==== Soccer Field
- Main Access Road
- Main Access Point
- or ● Site Entrance



STRUCTURES

New buildings and structures designated in the MRC Soccer Complex Master Plan will transform the facility into a functional, and desirable soccer destination. These buildings include a new soccer clubhouse facility, a restroom, and a maintenance building. The building programs for each building are outlined in *Chapter 2: Program*.

To create a soccer facility that is attractive, unified, and functional, the following guidelines are proposed:

- building layout should be efficient and consider logical proximities and interior / exterior circulation
- building orientation and siting should create comfortable microclimates, integrate with adjacent site improvements, and maximize passive solar heating and cooling.
- construction methods and building systems should be economical, sustainable, and energy and resource efficient
- all structures should be designed to fit harmoniously within the facility and in complimentary styles. The proposed architectural style is to be vernacular modern to match local building styles.
- roof runoff and water harvesting shall be expressed and directed to passive water harvesting areas
- all improvements to meet local and national codes, as required

Clubhouse Building

Centrally located at the narrowest point between the two main soccer terraces, the clubhouse will be a primary collection point for leagues, coaches, players, spectators, and emergency personnel. Prominently located and visible from various areas of the site, the two-story building and its adjacent site improvements will nestle into the hillside topography and connect the lower and upper levels with generous pathways, steps, and outdoor gathering areas. Views of the soccer field terraces and surrounding mountains will be visible from building interior spaces and outdoor terraces.

Its wide array of uses will help serve the various support functions for soccer play, including registration, meetings, tournament organization, storage, and concessions / restrooms. To attract professional teams to the new facility for high altitude training, additional program elements such as locker rooms and space for coaches and weight / training equipment have been included.

Restroom

The existing portable restroom building will remain in its current location to serve as the lower level terrace ('Soccer Valley') restroom building. It will be renovated and modernized in keeping with the architectural character of the facility to give the appearance of a permanent, quality building. Improvements include new cladding, flooring, toilet partitions, and hardware. The building exterior ramps and stairs should be redesigned to better integrate with adjacent circulation and site improvements.

Maintenance Building / Maintenance Yard

A new maintenance building will serve as a central point for all soccer complex maintenance needs. Located in proximity to the existing pump house building near the irrigation pond, it will serve as a field office for maintenance staff and house all equipment necessary for proper maintenance of both synthetic turf and grass fields as well as the facility as a whole.

The maintenance building should be designed for functionality and easy access to equipment and stored materials. The building siting, height, and floor elevation should minimize its visibility on the ridge. The maintenance yard, which includes the pump house building, maintenance building, parking and stored materials, should be well organized for circulation and access. An opaque perimeter fence should surround the yard. Additional vegetated screening should be installed to limit views of the maintenance area from the soccer terraces.

Shade Structures

Shade structures should be sited to serve as central gathering spaces in locations adjacent to fields and community areas. Shade structure design and color should compliment other structures and site furnishings.

Portable Restroom Enclosures

Anticipating a need for additional restroom facilities for events, portable restroom enclosures should be sited in remote locations. Enclosure design and color should compliment other structures and site furnishings and limit tipping and vandalism. Vaulted restrooms may be used as permanent alternatives to portable restrooms.

LANDSCAPE CHARACTER

The MRC Soccer Complex has the capacity to become a unique soccer destination. By capitalizing on the site's inherent qualities and enhancing the existing landscape character, a distinctive and memorable facility will emerge. The selection and placement of materials, site furnishings, fencing, and plantings that harmonize with each other and the rural character of the area will help create a coordinated and unified facility that is highly functional and appropriate for its rural high desert landscape.

Site Furniture

Site furnishings offer the human amenities of a site - places to sit, get a drink of water, play, gather as a community and wayfind. The site-wide use of site furnishings will do much to unify and enhance the visual quality of the MRC Soccer Complex. All furniture types should be selected for aesthetic quality, durability, ease of maintenance, and be used uniformly throughout the facility. Site furniture selection should compliment each other in style and material.

Barriers and Fences

In certain areas of the facility, barriers are needed to indicate boundaries and to increase the safety and security of users. Barrier type and material should be selected to accomplish the desired effect and harmonize with the character of the park.

Fencing

- Sport area safety fencing: shall be ranch fencing or pvc coated chain link fence where possible.
- Maintenance Yard fencing: shall be an opaque fence with a rural feel (eg. coyote fence, rusted steel panel) to obscure visibility of the yard.
- Perimeter area fencing: shall be ranch fencing, split rail, or wood post and cable depending on use requirements.

Barriers

In locations adjacent to roadways and parking where motorized vehicles are not permitted, barriers or designed obstructions should be utilized. These can be boulders, fences, landscaping, berms or swales, or a combination of the above. Where needed, signage can assist with identifying allowed users.

Site Preservation / Restoration

An under-lying objective of the MRC Soccer Complex Master Plan, besides providing quality a quality soccer play experience, is to develop a complex that will help improve the natural ecosystems and habitats of the land. Through various measures such as revegetation, drainage enhancement, stormwater management, and erosion control, the facility will become a richer, more diverse, and ecologically sound landscape than it is currently.

Minimize Site Disturbance During Construction
Conserve existing natural areas and protect trees to provide habitat and promote biodiversity.

Revegetation

All areas previously disturbed or disturbed during the process of creating park improvements shall be restored to blend with the natural character of the site. Stabilize or cover all bare soil areas by the time construction is completed.

Bank Stabilization

As a best management practice, sections of disturbed hillsides should be stabilized concurrently with the construction of areas through methods such as revegetation, terracing and, bank shaping.

Landscape Zones

Within the MRC Soccer Complex, there are four distinct landscape zones that help to designate the developed areas from the native hillside and riparian open space areas. These landscape zones also serve as infiltration areas for the facility's stormwater management system.

The four landscape zones are:

- Irrigated Fields
- Preserved / Enhanced Native Area
- Riparian Edge / Water Quality Swales
- Landscaped Area

Preserved / Enhanced Native Area

Hillside and perimeter areas disturbed during construction will be revegetated and re-established to reflect the New Mexico pinon and juniper woodland landscape. This landscaping will maintain an open, airy feel and include a native shrub and wildflower seed mix.

Riparian Edge + Water Quality Swales

As a transition between land and water, riparian edges serve as densely vegetated zones that naturally harvest stormwater and aid infiltration. Plants in this area reflect bosque and arroyo habitats. Landscapes within the water quality swales include a greater diversity of species.

Landscaped Areas

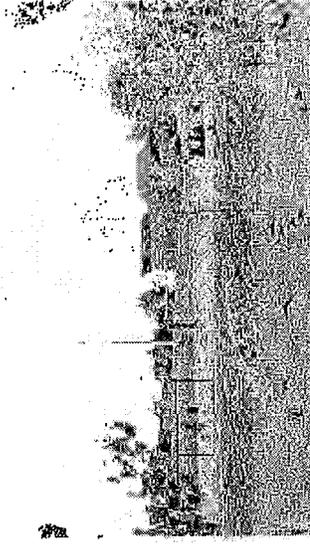
Within the more constructed areas of the complex, a more structured landscape will emerge. Deciduous trees in planter beds will line the park boulevard to provide shade and mitigate the visual impact of parking areas. The park landscape plant palette will focus on drought-tolerant, native species, while being a more diverse and manicured planting area.

Plant Palette

A native and drought-tolerant plant palette is recommended for new plantings to ensure that landscapes within the facility are consistent with the aesthetic of the Master Plan, water conservation objectives, and wildlife enhancement goals. Use of a plant palette that is dominated by native plants will establish a sense of place for the MRC Soccer Complex and will preserve and enhance the ecological diversity and provide a more enriched habitat for wildlife. The plant palette should be adjusted for the appropriate landscape zones to meet the above goals, maintain the visual integrity of the community, and smoothly transition from developed areas to the native environment.



A wetland near an athletic field provides wildlife habitat and serves as a water quality pond.



Enhanced vegetation surrounding the irrigation pond provides greater biodiversity and habitat for wildlife.



UTILITIES

All utility main trunk lines - with the exception of the treated effluent line - are proposed to run alongside the loop road, where the majority of the earthwork will be performed. Dry utilities will be grouped separately from wet utilities. These lines will terminate at the clubhouse building, the central control for utilities. Internal facility utility distribution will occur from this location and is not illustrated on the utility diagram to the right.

Utility connections and appurtenances shall be located and designed in coordination with other site improvements so they are not visually obtrusive.

Treated Effluent

The pond with treated effluent will serve as the water source for all irrigated landscape areas in the MRC Soccer Complex. It is assumed that the existing main distribution line and all associated appurtenances will serve irrigated areas in their current capacity. In the event water demands exceed current levels, or if watering timing is reduced, a new pump will be required to serve the soccer fields.

Potable Water

In addition to the existing water line that serves the restroom building, a new water line will be extended from the existing well to the new clubhouse location. To serve the water volume and pressure demands of the building, a storage tank will need to be installed near the building site. Potable water to service the maintenance building will extend from this storage tank. Potable water for hose bibbs and drinking fountains will connect to building related water supplies.

Electrical

A new 277/480V, 3-phase, 400A electrical service for the clubhouse will be fed from the medium voltage switch (at the intersection of Caja del Rio and Wildlife Way) to a new service transformer in a utility trench next to the loop road north of the clubhouse. This electrical service will power the clubhouse, the parking lot north of the clubhouse, and the soccer field sports lighting.

Designated soccer fields will be lit with high mast sports lighting. Each of the lit fields will be provided with a panel on a unistrut frame for control of the lighting and scoreboards. Based on the final lighting calculations and associated number of poles and fixtures, the clubhouse electrical service may be increased above the estimated 400A to accommodate the energy demands.

The maintenance facility will be provided with a 120/240V, 1-phase, 100A electrical service to power equipment, lighting, and other miscellaneous loads in the building.

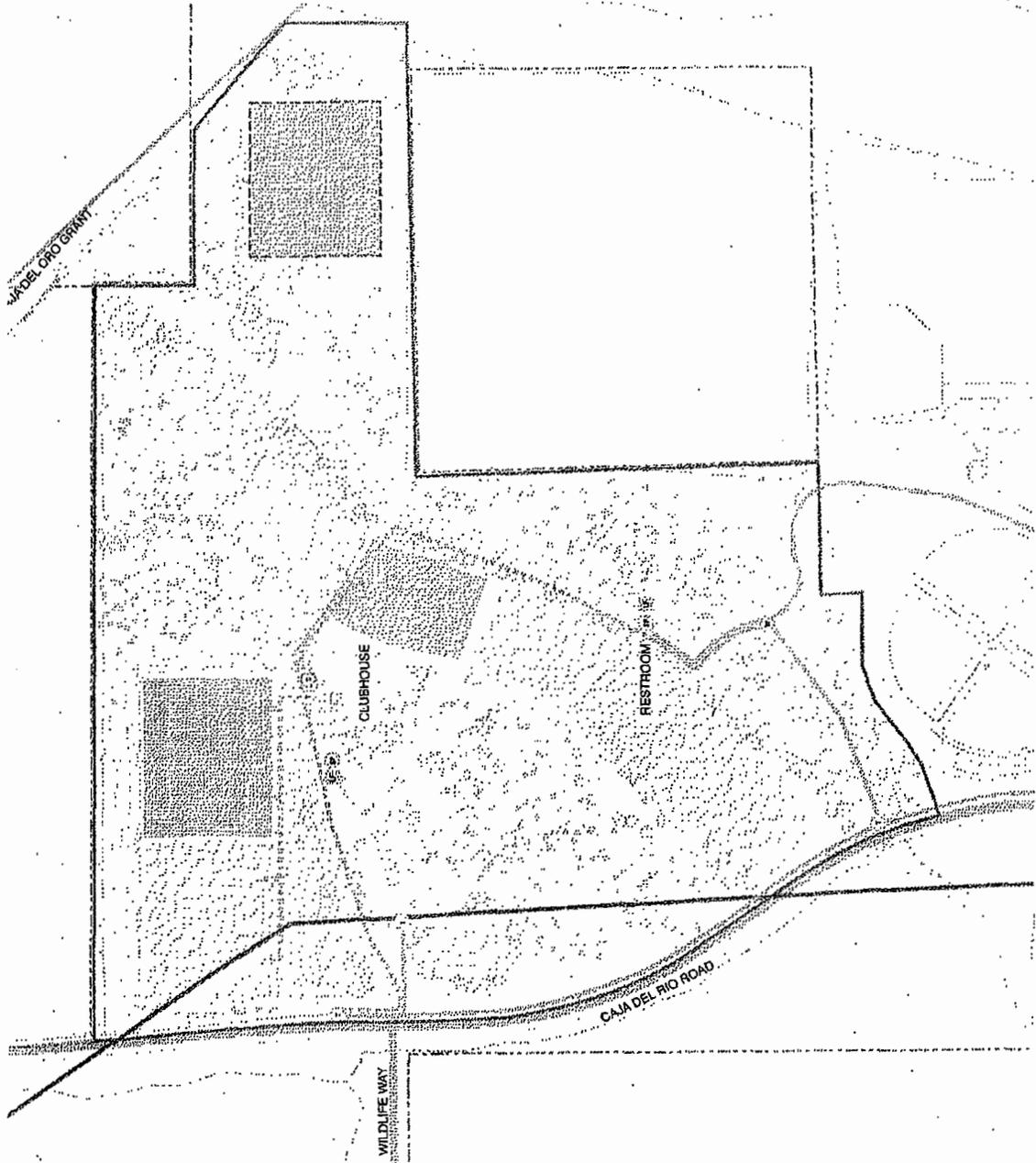
Lighting within the valley will be fed from a separate electrical service located near the existing restroom building and will provide power to street lighting, parking lot lighting and the restroom building.

Building Utilities

The location where the Clubhouse is proposed currently lacks electric, water and sewer service. A septic and leach field system is being recommended to provide sewer service to the Clubhouse as a result of its remote location. Domestic water and fire protection water is anticipated to be provided by the existing pump house.

Sewer

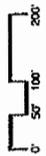
All sewer systems will be septic tanks with leach fields.



Main Line / Utilities Conceptual Diagram

LEGEND

- Master Plan Project Boundary
- - - - - Existing Footprint
- ▨ Clubhouse
- ▨ Restroom
- Water Main
- Sewer Main
- Stormwater Main
- Water Valve
- Sewer Valve
- Stormwater Valve
- Water Meter
- Sewer Meter
- Stormwater Meter
- Water Hydrant
- Sewer Manhole
- Stormwater Manhole
- Water Tank
- Sewer Tank
- Stormwater Tank
- Water Storage Tank
- Water Transformer
- Water Meter
- Sewer Meter
- Stormwater Meter



LIGHTING

The MRC Soccer Complex will be lit during operating hours (6 am - 10 pm), when necessary, in order to provide, at a minimum, adequate light levels to satisfy safety and security requirements for patrons. Care and concern should be taken when siting and selecting light fixtures in order to limit light pollution and over-spill. Lights should be energy efficient and reduce the impact on nocturnal environments, wildlife, and adjacent neighborhoods.

Lighting requirements for the soccer complex are:

- All outdoor lighting shall adhere to the New Mexico Night Sky Ordinance.
- High pressure sodium and fluorescent fixtures are not allowed.
- Standard street and pedestrian lights shall be LED fixtures, solar fixtures, or an equivalent energy efficient fixture.
- Light fixture design shall be simple fixtures that blend into the landscape and can be easily maintained by staff.

The Conceptual Lighting Diagram (see right) illustrates suggested locations and types of fixtures. Final lighting configurations, types and locations will be finalized as the project design moves forward. Four lighting types are proposed for the Soccer Complex:

Sports Field Lighting

High mast sports field lighting will be placed at synthetic turf fields in order to allow games to occur in evenings prior to 10 pm. Higher level sports field lighting at the Championship Field will allow tournament or competition level games in the evenings.

Pole placement, pole heights, and number of fixtures will be designed to accommodate light levels in conformance with minimum standards as set by the US Soccer Foundation (see inset table) and to limit impact to surrounding areas.

Parking Lot / Pathway Lighting

Street and pathway lighting is proposed to remain at a pedestrian scale. Street and parking lighting will consist of 20' tall poles, with energy-efficient lighting fixtures. In conformance with applicable codes, parking lots will be lit to approximately 1 foot candle on average, and roadways to approximately .5 foot candles on average.

Security Lighting

Security lighting will be mounted on buildings and at key locations and will be motion activated.

Accent Lighting

Low level accent lighting opportunities may be explored in plaza spaces to highlight pedestrian corridors and landscape features.

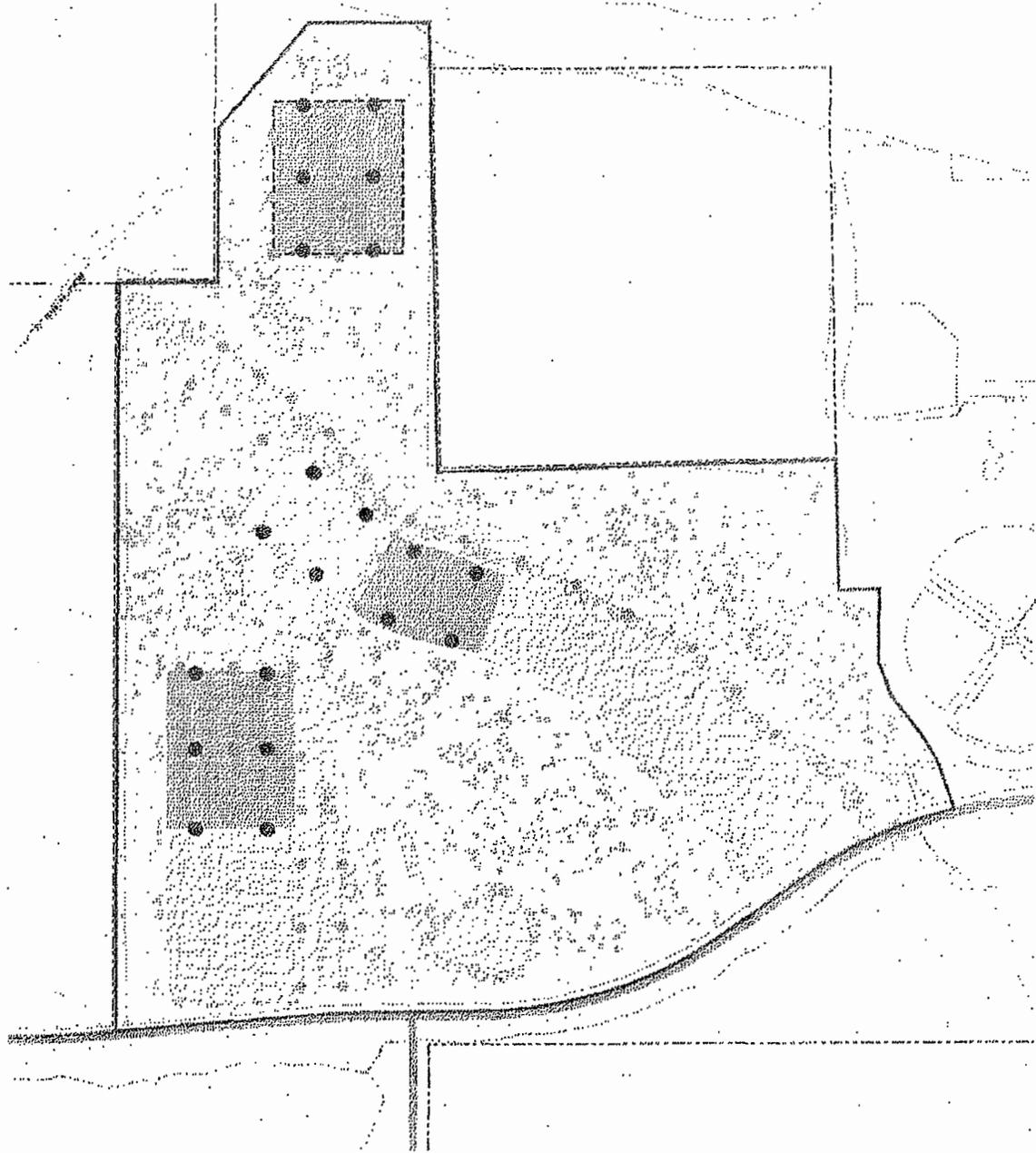
All lighting should be controlled by timers to conserve energy, maintain efficiency, and regulate use. Remote controls and a monitoring system for the sports field lighting will provide ease of use and the ability to monitor lighting remotely. Motion-sensing activators are recommended to turn on all street lighting and key pathway lights in order to deter crime, vandalism, or illegal behavior within the facility.

With the exception of the sports field lighting, light levels shall be designed to meet safety minimums required to assist site egress during park hours (sunset - 10 p.m., per City Code) and should not be designed for nighttime activities.

Standard Sports Field Light Levels - Comparison Chart

Sports Field Light Levels

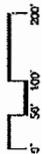
level of play	target light level (horizontal)
Soccer	
Standard - Training / Recreational	30 fc
Premium - Tournaments (with spectators)	50 fc
<i>Lighting Standards from the US Soccer Foundation</i>	
Softball / Baseball	
Infield	50 fc
Outfield	30 fc
Football	
Standard	50 fc



Conceptual Lighting Diagram

LEGEND

- Master Plan Project Boundary
- Road, Major
- Sports Lighting, 60'-80' height
- Street Lighting
- Pathway Lighting (sober)



MAINTENANCE AND OPERATIONS

An increased commitment to maintenance of the facility must be made in order to maintain the quality and safety of the fields for play and to protect the public's investment. Improved maintenance practices include additional manpower, equipment, and materials, supported by increases in budget allocations for these items.

A strategy for implementing and funding maintenance and operations must be in place prior to the opening of the renovated facility. The success of the MRC Soccer Complex is directly related to the quality of the maintenance and the efficient operations and programming of the facility.

Proper maintenance of the facility will provide the following benefits:

- safe play surfaces
- quality turf
- greater water efficiency
- more cost effective operations

Maintenance and Operational Needs

Maintenance

Projected maintenance needs for the facility include the following general items:

- grass fields: mowing, fertilization, irrigation, repairs, soil amendments, field aeration, topdressing, seeding, pesticides, etc.
- synthetic turf fields: blowing, sweeping, grooming, adding infill material, periodic safety testing, cleaning, etc.
- site: general cleanup, trash removal, repairs, snow removal, road/parking surface maintenance, landscape maintenance, etc.
- buildings: cleaning, repairs, etc.

Operations

Projected operational needs for the facility include the following general items:

- permitting, establishing / collecting fees
- field / facility scheduling
- field striping, goal setup, equipment placement
- opening / closing facility + buildings
- tracking water use, NMED permit compliance
- organizing / permitting special events
- track operations and maintenance budgets and future budgetary needs
- security patrols

Maintenance Need Projections - Full Buildout
Realistic projected maintenance and operations costs should be outlined and included in financial analysis documents for the facility (both for full build-out and as the project comes on line).

Compared to the existing facility, the newly renovated / expanded MRC Soccer Complex as outlined in the Master Plan will require additional staffing and maintenance in order to address the following major improvements:

- Expanded Playing Season: With a projected 3-4 synthetic turf fields with lights, the use season expands from the current 36 week (April - October) season to a year round - 52 week playing season, weather permitting.
- Extended Hours: The addition of sports lighting on some of the fields extends the current hours of use of the soccer fields until 10 pm at night. Without sports lighting, field use is limited to hours with daylight.
- Security: The additional facility improvements will require added protection against vandalism and damage.
- Field Quality: In order to maintain acceptable levels of grass field safety and quality, additional time should be allocated to manage grass field use so grass fields have time to rest. In addition, synthetic turf fields should be monitored to ensure they meet or exceed GMAX impact safety requirements.
- Water Efficiency: Treated effluent water use should be logged on a monthly basis to track water use, gauge efficiency, and ensure compliance with NMED permit requirements.

Field Maintenance

The largest expense of running a soccer facility is field maintenance. Typical industry standard cost figures for maintenance are as follows. These figures are estimates and include labor, materials, and equipment to maintain the fields:

Natural Grass Fields	\$15,000 - \$30,000 / year
Championship Fields	\$25,000 - \$40,000 / year
Synthetic Turf Fields	\$7,000 - \$12,500 / year

The above figures do not include general site maintenance, utilities, or event support / programming. To ascertain Santa Fe area annual field maintenance costs that meet acceptable levels of quality, field maintenance costs should be tracked and evaluated / adjusted as needed after 2 full years of operational and maintenance cost data has been assembled.

Operations

Facility operations includes all expenses and labor required to maintain and operate the remainder of the facility. These expenses include utility costs, insurance, and maintenance of site infrastructure (structures, roads, parking, utility infrastructure, etc.).

Operational expenses for managing and conducting programs and special events are dependent on the extent and type of use anticipated for the facility. It is anticipated that the new MRC Soccer Complex will provide regularly scheduled league play as well as hosting tournaments, special events and training. Revenue from these events will help offset maintenance and operational expenses.

Staffing

Projected personnel needed for general maintenance of the facility is projected to be:

- 2 full time employees
- 2 part-time seasonal employees (36 weeks)

Projected staff requirements only considers projected time in total and does not assume different skill levels. In reality, it may be more economical to have additional part-time staff with job descriptions allocated by skill level (eg. general cleanup vs. irrigation repairs, grass maintenance). Personnel costs for field maintenance is included in the field maintenance costs per field.

Facility operations will require additional staffing. Operational staffing needs are dependent on the level and frequency of programs conducted at the facility. A general recreation manager would oversee and coordinate facility use and special programs. It is anticipated that some of these tasks (striping, event organization, advertising, etc.) could be performed by volunteers and leagues with supervision.

Field Surface Replacement / Rehabilitation

Cost projections should include amortized replacement cost for major expenses, such as synthetic turf carpet replacement (recommended every 8-10 years) and natural grass rehabilitation costs (recommended every 8 years for grass, every 4 years for championship field).

Natural Grass Fields	\$3,000 - \$4,750 / year
Championship Fields	\$6,000 - \$9,500 / year
Synthetic Turf Fields	\$40,000 - \$60,000 / year

Facility Management

Various scenarios are possible for best managing the facility and should be finalized prior to opening. These include: private, public / private partnership, or public. Management tasks include overseeing facility operations, maintenance and programming efforts and coordinating with City Parks and Recreation staff and other applicable agencies.

Due to a lack of resources, there is currently no dedicated staff for the operation, maintenance and management of the MRC Soccer Valley; rather, the Parks and Recreation Department has a limited staff to manage and maintain all properties within the City of Santa Fe parks system.

It is therefore recommended given the current management resources in conjunction with future needs, that the most effective solution for MRC Soccer Complex management be a private/public lease back arrangement.

Under this arrangement, the City of Santa Fe would retain property ownership as well as maintenance of utilities infrastructure (water, electric, gas). A private management, soccer specific, group would lease the property for no less than 10 years, wherein the management company would provide maintenance for fields and general facility structures (club house, restrooms, parking lots etc.) as well as manage the programs related to use of the facility (local league permitting and scheduling, tournaments, training, and special events).

PHASING AND IMPLEMENTATION

In order to address the great demand for quality soccer field space in Santa Fe in response to the sport's rising popularity, maximizing the number of soccer fields at the MRC Soccer Complex is a primary objective for Phase I. A piecemeal approach to project phasing will not remedy the current shortfall of available fields. The MRC Soccer Complex main area (Soccer Valley and Upper Terrace) should be implemented in the first phase of improvements. This makes the most efficient use of available funding and secures the best possible price for installation.

It is critical to note that the long term success of the MRC Soccer Complex Park depends on addressing the design objectives outlined in the plan and providing for the continued maintenance and operations of the facility. The momentum for investing in later stages ('Expansion Area') will depend on public appraisal of the success of the initial phase and the need for expanded facilities.

The MRC Soccer Complex Master Plan provides a comprehensive road map that guides the design and maximizes community benefit.

Conceptual Phasing

The Master Plan sets out a strategic framework to guide the growth of the Soccer Complex.

The phasing diagram outlined to the right does not comprehensively describe each project and the order in which they are to be implemented. Rather, the phases are intended to indicate priorities in terms of the areas and program elements that would be beneficial to develop for maximum gain. It is expected that adjustments can and will be made regarding the particular location, type, and size of elements within the master plan.

Choices will be also made regarding the level and extent of improvements based on available funding, ranging from basic improvements to including additional desirable amenities that provide greater flexibility and long term cost benefits.

It is anticipated that as Phase I moves forward, the Parks and Recreation Department will begin planning the relocation / reconstruction of a BMX track in another location to replace the existing BMX pump track at the MRC.

Phasing Considerations

- community benefit (fields, amenities)
- road / utility access + circulation
- logical construction sequence
- cost effectiveness
- minimize rework
- available funding

PHASE 1: Soccer Valley + Upper Terrace

- Existing Field Improvements
- Natural Grass Field Installation
- Synthetic Turf Field Installation
- Championship Field Installation
- Sports Field Lighting
- Clubhouse
- Maintenance Building
- Park Entry Road + Parking
- Emergency Access Road
- Pathway and Trail Connections

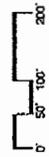
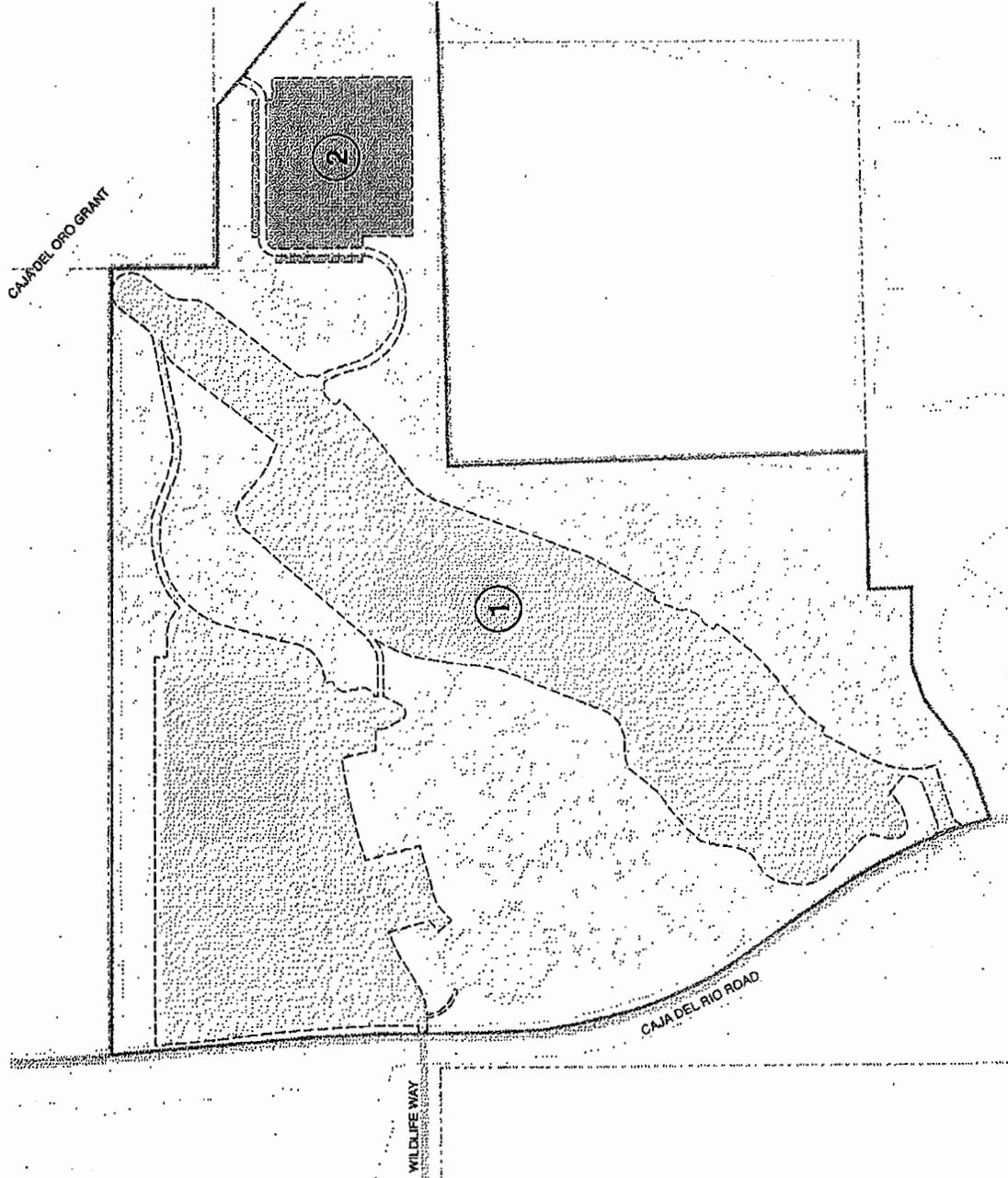
PHASE 2: Expansion Area

- Natural or Synthetic Grass Fields or Overflow Parking
- Pathway and Trail Connections
- Sports Field Lighting

Phasing Diagram

LEGEND

-  Master Plan Project Boundary
-  Building Footprint
-  Road, Major
-  Phase 1
-  Phase 2



MRC SOCCER COMPLEX MASTER PLAN

Photo Credits

Chapter 1 - Introduction

pg. 2, middle..... *Wentk Associates*

pg. 4, top right..... *Santa Fe New Mexican*

pg. 4, bottom left..... *Santa Fe New Mexican*

pg. 4, bottom right..... *El Paso Rapids Horizon Soccer*

pg. 8, right..... *design office*

pg. 10, top right..... *design office*

pg. 10, middle right..... *design office*

pg. 12, bottom right..... *design office*

Chapter 2 - Existing Conditions

pg. 13, bottom left..... *design office*

pg. 13, bottom middle..... *design office*

pg. 13, bottom right..... *design office*

pg. 14, bottom left..... *design office*

pg. 14, bottom middle..... *design office*

pg. 14, bottom right..... *design office*

pg. 16, bottom right..... *design office*

pg. 17, top right..... *design office*

pg. 17, bottom right..... *design office*

pg. 18, top right..... *design office*

pg. 18, bottom right..... *design office*

pg. 19, top left..... *design office*

Chapter 3 - Program

pg. 20, top..... *www.regionallbala.com*

pg. 20, top middle..... *www.sportsmanagement.com*

pg. 22, bottom middle..... *www.regionallbala.com*

pg. 22, bottom..... *design office*

pg. 22, top..... *www.regionallbala.com*

pg. 23, top middle..... *www.cdnchicago.blogspot.com*

pg. 23, bottom middle..... *Wentk Associates*

pg. 23, bottom..... *www.comforters.wikimania.org*

pg. 24, top..... *www.made4stadium.com*

pg. 24, top middle..... *design office*

pg. 24, bottom middle..... *www.d-c-l.com/press/009*

pg. 24, bottom..... *www.nigeny.ca*

pg. 25, top..... *www.nytimes.com*

pg. 25, top middle..... *www.dubaiunited.ae*

pg. 25, bottom middle..... *www.sportscenter.com*

pg. 25, bottom..... *www.lima-ve.com*

pg. 26, top middle..... *www.kultur.org/eng/india*

pg. 26, bottom middle..... *S&D Equipment LLC*

pg. 26, bottom..... *www.nationalstadium.com.au*

pg. 26, bottom..... *www.payingforparks.com*

Chapter 4 - Master Plan

pg. 46, top..... *Wentk Associates*

pg. 47, middle..... *Wentk Associates*

pg. 47, bottom..... *design office*

MRC SOCCER COMPLEX MASTER PLAN

APPENDIX

- A - Public Process
 - Focus Groups – Record
 - Public Meeting / ENN – Record
- B - Existing Conditions
 - BLM Patent
 - MRC Plat
 - Context Map
 - Aerial Map
 - Site Analysis Map
 - Utilities Map
 - Proposed Land Use Map
 - Discharge Permit Summary
 - Soccer Valley FY13/14, FY14/15 Use and Fees
- C - Soccer Regulation Field Sizes
 - 2016 US Youth Soccer Field Sizes
 - Adult Field Size Comparison
- D - 20 yr Life Cycle Cost
- E - Estimate of Probable Cost

APPENDIX A - PUBLIC PROCESS



MRC – SOCCER VALLEY MASTER PLAN

Focus Group Meeting: Soccer Leagues

Objective: to collect league information goals, desires and feedback on current and future soccer activities at the MRC Soccer Valley site.

Venue: Wednesday, April 8, 2015 7:30 – 9:30 pm at the Rio Rapids Northern Office
Format: Discussion
Supplies: Site Context Map
Attendees: Nic Smith (Northern, SF Soccer Complex), David Sidebottom (Northern-president, SF Soccer Complex-board member), Brian Laws (SFASL-treasurer), Cesar Bernal (La Liga-coordinator), Justin Najaka (AYSO), Project Team: Jason Kluck (CoSF), Claudia Horn (design office), Patrick Sinnott (design office)

Summary:

The soccer league focus group meeting provided a venue for representatives of the four major soccer leagues in Santa Fe to provide input on project vision, short and long-term desires, and issues with the current facility. Representatives also provided feedback by responding to a user survey.

The discussion was impassioned and focused largely on the vision and potential of the complex. Many of the representatives have thought about the future of soccer in the community and have a vested interest in seeing improvements. A strong desire is to have a dedicated soccer facility that not only address community needs (both for youth and adult soccer), but also serve as a location for hosting tournaments and professional team training. Given the projected growth of the soccer community with such a facility, maximizing the area for play is thought to be essential. Some of the issues with the current facility that need to be addressed include: proper maintenance, adequate parking, access / access control, circulation, scheduling, communicating reserved fields, shade structures, storage, rest rooms, and facilities for league members.

General Notes

The following notes were recorded as the discussion unfolded. This is not a transcribed recording.

Introduction

- Introduction: design team, city, league representatives
- Scope: master plan for complex and CDs for phase 1. Contingent on funding.

Vision

- DS: looking for devoted youth and or adult complex in SF since none exists currently. Club atmosphere acts as a community builder but requires a home base. Maintenance at MRC requires overhaul. Soccer accessibility is limited in SF; limited # of fields dependent on poor grass or few lighted areas. Ideally all 3 fields would be complete and could schedule multiple organizations. Lighting important. Combination of grass and artificial turf preferable. SF could bring in other clubs to play tournaments or high altitude training. SF could have multiple FIFA certified fields to attract training clubs. Prefer fields are lined for only soccer full size (not football) but it would be great to have a full field subdivided for youth use (for example U8). Additional field could also hold U10 then a third field could have a few U12 all within adult sized fields. Lighting could be an issue for local community. Lighting extends season and lack of lighting currently restricts use. A dedicated soccer complex is key. Grass is ideal but requires resting phase.
- BL: It is always a challenge to schedule fields around City. Salvador Perez condition is poor. Quality fields that help prevent injuries are would be the most helpful. Monitoring players is a challenge in the league (players need to be members for insurance reasons) and games, or downtime between games, often attracts pickup players that are not registered with the league and this can be an insurance problem. A dedicated space would



be helpful. Lighting is important for adults (6pm and 8pm games). Adults can play later after kid practices. Would be nice to start games a little later. Brian prefers grass to artificial turf. Would like good research for water wise scenarios. Annual maintenance costs and water uses are concerns. Concerned about longevity, benefits, cost and repair of artificial turf. Advantage of grass is open painting options. Given climate, year round play is feasible some years on artificial turf.

- CB: Group has been using MRC for 4 years. Not many other options in Santa Fe and the MRC is the only place for league to practice and play. Opinion is to use artificial turf in most areas of new complex. Need only outside parts of youth field dimensions for marking. A very nice grass turf /professional field that attracts clubs would be great. High level prefers grass for pre-season training to prevent injuries. Grass can only be played 6 months of the year due to wear. A small stadium could be used sparingly. Artificial turf is beneficial for extending season. Maintenance for natural grass seems to be more of a problem around Santa Fe. Between all the clubs the area will get very high use so artificial is preferable for volume of fields otherwise grass will become well worn. Las Vegas has 4 artificial 7 natural fields. Las Vegas youth tournaments are played within regulation field. Super Copa (largest tourney in country) is in Dallas. Huge complex that has dedicated turf and grass fields for multi-youth age play. Area in front of goal is always a problem.
- JK: Parking lot is currently undersized for potential use. Currently it is not sufficient parking for use. La Liga finds that on Sundays people have to park near softball fields. David Sidebottom has a document that has parking and field dimension recommendations and can supply it. Jason: consider parking revisions in phase 2. Master plan will look at high volume use to understand scheduling and max load of parking.
- Design team will look at optimal scenarios for field and parking layout and if additional access points can be helpful.
- Cesar: Bernalillo is one of the best complexes that he has used. There is parking close to many fields. The Vegas complex has insufficient parking. North edge and Southwest edges of Soccer Valley could be potential space for additional development.
- Jason: drainageway between field and parking lot is not useful and could be part of lot or fields. It is a potential accessibility issue. Dedicated bus parking and circulation needs to be planned for.
- East side of lot people are supposed to park parallel until gets busy then people start parking perpendicular. Road is very narrow. Tight for head in parking. Recently expanded from 32' to 28'.
-
- Cesar: Every player has a parent and a car potentially. Buses currently park in the middle, parallel where they can.
- Brain: wind is an issue. Wondering what possibilities there are for reducing wind. Cesar finds that wind is strong and comes down from north. Difficult to put up tents. Generally fields laid out north to south, team should consider wind.
- David: shades structure in strategic locations are helpful.
- Jason – AYSO + Northern (visions) – playing on MRC since 2000. Would like a central place for soccer community to play. Single use for all soccer leagues is important. Always a challenge to compete with baseball, rugby and football for field space around town. Would like to make a destination to attract teams to play. Prefer artificial fields but would like nice grass fields for attract semi-pro teams. Takes a lot of time to stripe field plus the paint/equipment. Very nice to have fields pre-striped. Anticipate \$1.2 million dollars per artificial turf field. Good maintenance of artificial turf is important too. Would like to see a clubhouse to have headquarters, store equipment, have meetings. An indoor vision is a possibility.



design office

1700 LINDSEY STREET - SANTA FE, NEW MEXICO 87505 505.833.1414

Parking

- Does not accommodate everyone during practices or games.
- Area is very narrow
- AYSO envisions multiple cars per player at games (relatives and spectators).
- Parking overflows onto Caja Del Oro Grant road.
- Parking lot is full even when all of the fields are not used.

Other

- Un-organized pick up games would need to be managed and always pop-up when they see an empty field. It would be nice to have a posting area for scheduling/permitting etc. A dedicated, managed space would be helpful. Access will be essential. Would be nice to charge for certain games and control fields for organized use to help leagues generate income to improve facilities.
- Establishing operation recommendations and educating people as master plan is developed will need to be figured out. City is not sufficiently set up for scheduling / managing fields.
- There is poor flexibility when currently scheduling the MRC. Would be nice to monitor and manage field by field, or partition, scheduling so that fields can be used individually.
- Maintenance evaluation based on whether fields are maintained by City or independently will impact the type of design that will be most successful.
- Board hopes to manage complex independently for the benefit of the city.

Ideal Building Programming

- Field layout to will generate storage areas locations and needs.
- Basic minimum: concession stand and office space.
- Group to suggest allocated footprint desires for general areas.
- "Chemical Building" stores paint, flags, tools and golf cart for La Liga. AYSO hauls trailer.
- Vandal proof storage units will be needed. Buildings in the area have been broken into and it is important that the unit is secure, not just a shed.
- Central storage with utilities area may be most cost effective for primary equipment as long as there are ATVs to distribute equipment.
- Scattered units may be ok for smaller equipment only.
- Daily Equipment includes painting supplies, corner flags, small goals, maintenance tools, etc.

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by design office within five (5) working days upon receipt of this meeting record.



MRC – SOCCER VALLEY MASTER PLAN

Focus Group: Soccer Coaches, Referees

Objective: to collect information on goals, desires and feedback on current and future soccer activities at the MRC Soccer Valley site.

Venue: Wednesday, April 22, 2015 6:00 – 7:30 pm at the City of Santa Fe Facilities Division, Bldg. E
Format: Discussion
Supplies: Site Context Map
Attendees: Cindy Cornell-Martinez (referee), Wilfido (referee), Merritt Brown (former St. Michaels soccer coach), Mazatl Glindo (Monte del Sol soccer coach), Eddy Segura (ATC girls soccer coach)
Project Team: Jason Kluck (CoSF), Claudia Horn (design office), Patrick Sinnott (design office)

Summary:

The second soccer focus group meeting provided a venue for representatives of local school soccer coaches and soccer game referees to provide input on project vision, short and long-term desires, and issues with the current facility. Representatives also provided feedback by responding to a user survey.

The discussion focused largely on issues with the current facility that need to be addressed in the renovation / expansion. Primary concerns include safe maintenance of the fields to prevent injuries and proper preparation of the soccer fields for use (striping, goals w/ nets) according to accepted standards. A concern also was that the openness of the fields give the perception of a public park, even though fields are numbered and reserved, and pick-up games or the leagues encroach on school practice / games in a negative way.

Some of the primary issues moving forward include:

- better maintenance of the field for safe use is essential; grass is preferred over artificial turf
- better management/administration of facility; this would include scheduling, security, enforcing reserved fields, preparing fields for use according to standards (striping, goals, etc.)
- provide amenities, including marked parking, potable water, storage

General Notes

The following notes were recorded as the discussion unfolded. This is not a transcribed recording.

Introduction

- Introduction: design team, city, league representatives
- Scope: master plan for complex and CDs for phase 1, contingent on funding.

Vision / General Comments

- Cindy: remembers plans for lights and future fields to the north. Lights are very important. The upper area has good potential because it is flat, well drained. Area was scrapped for borrow for 599. Old plan was for kids to have artificial turf fields up above and adults to use grass of Soccer Valley.
- Merritt: vision is to have a high quality soccer facility that is safe for youth and adults. Regional youth tournament hosted in 2002 (Colorado + Texas, etc). Everyone loved the location, but this was prior to fields condition being poor. Great location off of 599. As is the case at St. Mikes, many schools don't have fields so they coordinate use at MRC. St. Mike's pulled out of MRC two years ago due to injuries and condition. Worked out agreement to use Rugby fields. Many refs have said that markings, conditions, etc. are unsafe.
- Cindy: fields are currently dangerous.
- Eddy: Fields are embarrassing when out of town teams come. Player injuries are always a concern at the MRC. Fields have been flooded and hold puddles occasionally. They are in worse condition than a dirt field. A dirt field is safer than what is out there.



- Maz: As a player/coach, the field is a safety issue. The team has lost players to injuries due to fields. Monte del Sol is grateful to have a place to play but there is major concern for the safety of the kids. Always concerned that team would show up and refs would make them forfeit due to condition of facility and fields. Even goal/net condition is a safety hazard. There are standards that have to be met to play.
- Eddy: Goals would be moved within one day after a coach would place them to try to set standards in advance.
- Maz: Kids have torn up knees and hurt ankles. Anything that is safe would be better. Safety is #1 concern
- Jason: A long-term maintenance plan is essential to this as well.
- Major injuries have occurred. A girl stepped into an irrigation box and shattered her ankle.
- Merritt: Policing of facility is needed. Any space for adults is needed. After 5-6pm random people show up and make it uncomfortable for young girls in area. Many people are coming to use the fields as soon as schools are done. Perception is that it is a normal City Park. It is his understanding that the parks department does not have resources to police site. You can show up with a permit for field 2 and there would be tons of people.
- Eddy: It was often unclear as to what fields they could officially use because it was unmarked and people were on it. Teams are happy to police selves for players, equipment, etc. but access control would be nice. Restroom facilities are poor to unacceptable. They are not clean. Need port-a potties in strategic locations. Guys get by but it is uncomfortable for women.
- Merritt: Self-policing of fields is challenging. It is difficult for a coach and tell people to get off field simultaneous to organizing practice. There is a feeling of isolation out there that allows people to use a field at their own leisure. It can be kind of a turf war and can be antagonistic. There is lots of space. If the soccer community came together better, it could be managed better. Field rotation needs to be done.
- Rugby gate is locked but can't do that at Soccer Valley as well because of walking trail. Maybe during events a strong security presence is necessary to restrict access.
- Cindy: Maybe a general use field at the entrance. Reserved fields in the upper part and access controlled.
- Wilfredo: Perception is that it is a public park. This mentality needs to shift.
- Merritt: A soccer specific facility for soccer community would help police. Specific mindset of soccer only could be helpful. Even lacrosse or ultimate frisbee wears fields differently.
- Maz: This facility needs to be as inclusive as possible because there are not many fields around city. Maz likes the idea of a public field and then sanctioned fields for leagues and schools.
- Jason/Maz: Restricting dog walking may be required. There is an ordinance in place. There have been incidents of dog waste and dog chasing players. Equestrians occasionally use the trail around the fields.
- Claudia: Softball/baseball is clearly designated due to fence.
- Eddy: High School Association has specific rules on behavior and language; this could negatively impact a game because it is accessible to random people. Some sort of restricted access can add security and create a sense of ownership.
- Wil: Bernalillo's policy is to not allow dogs and it is patrolled. There is not a fence. A fence is not a solution. A staff person there when events are going is the best solution. Difficult as a coach to get rid of people.
- Cindy: Labeled monitored fields will be helpful. Resting fields would benefit from this.
- Merritt: More terracing could take place and help define the fields better. The long design makes it easy for people to encroach on space. There is a sense of vastness and abundant grass. Terracing could help define fields and improve drainage. Scared to think that City would maintain artificial turf fields. Perception is that they need less maintenance but this is not the case they need care.

Turf vs. Artificial

- Wil: As a ref it is nice to run on artificial turf, but grass is preferred for playing. Maintenance needs to be done by an expert.
- Wil: There tends to be a groove where AR's run up and down sideline on grass surfaces.
- Maz: We have grass now but it may be in poor condition in 1 year from now. Choice should be based on what allows the City to keep in good condition for longer time. Suspect that artificial turf field would be poor if not maintained.
- Eddy: Prefers natural grass regardless of maintenance. Prefer really nice grass for 1-2 years instead of artificial turf. Weather is hot, turf heat reflection is intense by midday. Crumb rubber for goalies may be a concern in future. In Costa Rica many professional teams switched to artificial but have determined that there are more

- knee and ankle injuries. They are switching back to grass. Most important investment is maintenance and care of grass. Invest in how to build grass system right.
- Maz: Grass is beautiful with views, mountains, grass. A budget must look at maintenance. Would rather have kids play on poor artificial turf then poor grass because it is at least flat.
- Cindy: At least you don't have to worry about injury as much at Salvador Perez.
- Wil: A combination will be helpful.
- Maz: As a coach grass is preferable. Maintenance cost is really the crux for the success of a grass field. Safety is the main issue. Even goals are inadequate. A beautiful field for 1-2 years is not acceptable. Look at long term maintenance costs. Grass might be ideal because there is already sufficient effluent water there.
- Eddy: A really well maintained grass field just for games would be great.
- Wil: 1-2 artificial fields would be helpful. They can take more punishment and allow grass fields to rest. Important to have good soil horizons, drainage and maintenance when building grass fields.
- Cindy: Baseball fields are flat compared to Soccer Valley, water runs down center of soccer valley during storms. Soccer Valley looks like cattle trampled it. Field are over watered and do not drain. Fields have been watered Sunday mornings before events to the detriment of people playing later that morning.
- Eddy: Prefer quality over quantity of fields.
- Wil: If quality is chosen, everyone will want to play on it. Needs to be monitored/secured.
- Jason: A contract for field maintenance and field security would be helpful. A point person, coordinator may do.
- Cindy: How would it work for Schools to be coordinated if they are not part of the League group?
- Jason: Schools hire security guards for basketball games and may be an option here.

Leagues – School Relationship

- Leagues encroach right after practices occasionally.
- There is not an issue between leagues and schools.
- School higher ups have so much on their plates that details of setting up fields can be overlooked. City requests that the AD contact City and it makes it difficult for Coaches to Initiate change.
- There needs to be a distinguished point person is at City. Currently Head of Parks gets the call from ADs.
- Coach calls AD. AD calls City. But sometimes fields are not ready to be played on.
- Wil: City does not understand how often to paint, how to prep goals, when best to mow. A professional needs to be in charge of fields. Prefer someone that knows about soccer and someone that understands schedule.
- Maz: There are little things that add up. Coaches carry sandbags, for example, to weight goals that should be ready to go.
- Wil: Refs report to associations that the MRC is inadequate in current conditions. Willfido has not been assigned a game at MRC in 2 years because he will cancel game due to safety concerns / existing hazards.
- Maz: There is an important human element to consider. It is not just about playing soccer. It is a development of soccer culture that is important with his team. He tries to cultivate camaraderie and athletes who are better members of a community. Important in development of individuals to be able to have a safe place to perform. Soccer is culturally important; it is social and more culturally relevant than just playing the game.
- Eddy: Maintenance, security, relationships, and administration of fields is essential regardless of grass or artificial. Administration and who is administrating is key. Knowing who is in charge for coaches, AD and refs helps to improve communication and scheduling for multiple groups. Administration structure is most essential element regardless of field quality or material. If administration exists it will get used well.
- Maz: School is underfunded and would be hard to initiate funding for fields.

Amenities

- Would be nice to generate some revenue during school games.
- Potable water would be helpful, nice to have a sign for potable water.
- Restrooms nearby would be helpful.
- Parking is a challenge when kids plus parents are all driving.
- No parking marking makes difficult to identify spots.
- Look at Bernalillo complex. There is a guy on the weekends that gets paid by the leagues to enforce rules. Needs to be someone in charge.



design office

1500 Santa Fe Avenue, Santa Fe, New Mexico 87505. 505/763-1416

- People park in handicap spaces because they are desperate to find a spot.
- A snack bar or something would be nice but concessions are primarily for games. There may be an opportunity such as a food truck, or clubhouse that has food, during practice times because practices end late.
- Parking is less of an issue for Monte De Sol. Usually manageable. Games on weekends can be a little crazy for parking and unsafe. People drive fast on dirt road and balls can fly in their direction.
- Wit: Soccer has blown up in last 18 years. Looking at distant future when planning because more and more people will be drawn to the sport. Entire community will benefit socially and economically.
- There are very high level/professional athletes/kids that use the facilities and higher quality facility can benefit kids /community and create opportunities.
- Accommodating potential pro teams for practices can help Santa Fe.
- Santa Fe has really great athletes and people don't know about it. With a better facility, you attract people come to watch the athletes. Athletes cannot showcase how good they are when field conditions are an issue. Coaches cannot attract colleges to watch a game at the MRC. Higher quality fields can open doors for local youth.

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by design office within five (5) working days upon receipt of this meeting record.



MRC – SOCCER VALLEY MASTER PLAN

Focus Group Meeting: City of Santa Fe

Objective: to collect internal city information and feedback on current and future soccer activities and existing conditions at the MRC Soccer Valley site.

Venue: Monday, April 20, 2015 1:00pm – 3:00 pm at the City of Santa Fe Facilities Division conference room
 Format: Discussion
 Supplies: Site context map
 Attendees: Bryan Romero (Wastewater Division), Kathleen Garcia (Wastewater Division), Brian Hodges (Golf Superintendent), Jennifer Romero (MRC Manager), Gary Varela (Parks Division), Jason Weaver (Parks Division, MRC Maintenance Crew)
 Project Team: Jason Kluck (CoSF), Claudia Horn (design office), Patrick Sinnott (design office)

Summary:

The owner focus group meeting provided an opportunity for city staff to outline existing facility issues and future needs, depending on the extent of improvements. Both representatives from the Parks Division (currently responsible for soccer field maintenance) and the MS Golf Facility (potential future responsible entity for maintenance) were present.

The discussion provided a good overview of issues with the design and maintenance of the current facility as well as anticipated improvements for a well-functioning facility. Primary issues discussed included:

- Irrigation design, maintenance and watering schedules
- Treated effluent water budgets for MRC Soccer Valley and NMED requirements for use
- Maintenance schedule and storage / facility needs
- Vandallism, visibility, and site liability issues
- League scheduling, use / overuse, league maintained facility concerns
- Parking / access / emergency access

Focus Meeting Agenda

Overview of Current Facilities Status

(Operations, Use / Events, Watering / Irrigation Systems Equipment, Maintenance)

Future Anticipated Status

(Operations, Use / Events, Watering / Irrigation Systems Equipment, Maintenance)

Issue with current facility

Lessons learned from managing /maintaining other MRC or City facilities

How can facility design / operation better address owner needs

Wrap-up

General Notes

The following notes were recorded as the discussion unfolded. This is not a transcribed recording.

Introduction

- Introduction: design team, site, program development + master plan
- Scope: master plan for complex and CDs for phase 1.

Water

- 2 million gallons of treated effluent are permitted for sports complex and golf course, according to water discharge permit issued in 1996; Brian to provide copy of updated discharge permit.



- Maximum water that can be received by system: 1.7 million gallons/day max. draw, average is 1.4 – 1.5 million gallons/day.
- Water use for soccer valley is currently being recorded; current Soccer Valley irrigation readings, due to wind, is typical to June.
- 2 million gallons per day is treatment plant's max output to the river
- Golf Course pond is used by Golf Course, Game and Fish, and Landfill, who have separate permits.
- MRC pond capacity design: 84,583 sf with a max depth of 10ft, drawing 500,000 g/d, draw down at 0.98 ft/d (information from prior design drawings, sheet WP1.4); it feeds Soccer Valley (~19.5 irrigated acres), Rugby (~6.2 irrigated acres), and Softball/Hardball fields (~17.5 irrigated acres)
- SWAN Park is off the same system but has a holding tank within the park. (90 min run time to run tank dry: 200,000 gallons)

Maintenance (Gary Varela)

- Current irrigation system is poorly designed. Too much pressure for type of system. Designed with angle valves. Anytime there is a break it becomes a larger issue. It would be beneficial to maintenance if irrigation system was redesigned.
- Fields are overused and could use more recovery time. Leagues plus high schools cause severe use/damage to turf. Areas in front of goals need a full year of recovery. Fields are over-permitted.
- Early season watering window begins mid March and lasts through mid April, before recreation is allowed.
- Irrigation issues are the primary maintenance issue.
- Leagues tend to feel like they own the fields and do not understand limits of maintenance personnel and irrigation system.
- MRC requires full time staff but is underserved. (SWAN: 13 irrigated acres would need an estimated 9 maintenance workers. MRC is 45 acres. Swan anticipates 5 staff members at SWAN: 3 full time + 2 seasonal staff members and staff feels that this is a minimum).
- City has investigated closing fields off but it would need to be monitored. Other parks, Franklin Miles, Ragle, have been shut down / fenced off during set dates for recovery.
- Getting turf playable is not just water dependent.
- Field rotations were tried last year and it worked temporarily but then was shifted back by leagues. Field rotations would be very helpful.
- Pressure regulation coming out of pump would go a long way for reducing irrigation repairs. Irrigation system should be revamped.
- Irrigation Standards: City has irrigation standards for potable irrigation that would be a good starting place. Standards are very basic. Standards need to be reviewed/adjusted for treated effluent watering.
- Golf irrigation system would be very expensive per head in comparison to existing system.
- Parking is very congested in entranceway. Emergency access is still an issue because people park wherever they can. Weekend use is of particular concern.
- When there is not enough parking, people park creatively, boulders are meant to prevent creative parking.
- Exit far side is not emergency access. Adjacent property owner is unknown.
- Egress is particular problem onto Caja del Rio.
- Overscheduling, over use of fields, is cause of parking concern. MRC offers permit but leagues are in charge of scheduling and doubling adult with children activities can cause overuse.
- Area/lot north of site has been used for overflow parking for events.
- Pond area and open access to the pond is a concern when there are large events where people move from the upper to lower area. May be necessary to fence off effluent pond. Bird watchers, model boaters like pond. Pond appears to be very accessible in its current state. If upper area is developed it is advisable that area is fenced and gated.
- Parks does daily meter reads at the pump building (each morning) and maintains perimeter of effluent pond. Maintenance is occasional. MRC maintains pump system occasionally.
- Secondary gate near pond is not used by MRC. Pond is accessed from Soccer Valley and occasionally main gate to lot.
- Vehicles have been seen on soccer fields.



Security

- Previously there was a Police residence near golf course, currently none
- *May be beneficial to have a residence or Police Sub Station in area*
- Illegal dumping throughout facility. Truckloads full of debris have been found.
- Trash barrels quantity is adequate currently. Bins are picked up weekly. Crew goes though site 1-2 times a day on weekends and during tournaments.

Maintenance - Jason

- Irrigation causes most of the maintenance problems
- Parking lot is graded once a month
- Restroom facility is in poor condition.
- Septic cleaned twice a year: Tues and Thurs restroom is cleaned and restocked during season, fixtures are often broken, clogged etc.
- Each league president has a key to restroom and they are responsible for unlocking and locking facility. The City can notify leagues if there is a problem from their use. There is an issue that the restroom facility is not respected and is mistreated, leading to further degradation of the facility.
- Design team to investigate which city park restrooms are not abused: Rugby facility is more permanent and Rugby is responsible for cleaning own facility.

Challenges Facing a League Maintained Facility

- Permitting of effluent water. Game and Fish has their own permit.
- Challenge is that there is one pump for entire facility. May need another pump station at pond for Soccer only so *it can be monitored separately.*
- Challenge is watering windows, not just quantity. Demand timing needs to be coordinated. A separate station would provide autonomy. Or the City would need to be responsible for watering....conflict is then who would fix irrigation repairs.
- Standing treated effluent water is not allowed and has rarely been an issue on site.
- Area at end of field – drainage needs to be addressed; Effluent water is not allowed to run into arroyo
- Brian: imbalance of sodium absorption ratio when compared to EC in the existing turf which damages the soil structure. The site is often over-watered (including both golf course and Soccer Valley). Brian is working on adding calcium (gypsum) to the soil on the golf course for better water absorption and health of turf. Reworking soil at install is preferable.
- Weather station measures ET rates and stops irrigation (as of July 2014) when it is raining so there is less of a conflict with stormwater + effluent mixed runoff. Design needs to separate arroyo runoff from effluent runoff.
- Irrigation Upgrades Needed: existing system would need EVBs to regulate pressure on current system

Infrastructure/Utilities

- Fiber Optic along Caja Del Oro Grant. Golf looking at upgrading server
- Current use of 383,000 gallons of water every other day at Soccer Valley, typical to June and July requirements.
- Communication of pumping is essential so as to not deplete storage pond. Pump operation needs to be initiated every day to ensure capacity for water demands.
- Current water usage does not deplete pond.

Wastewater Division Concerns

- There are permit requirements for effluent discharge. Low head angle etc on Irrigation sprinkler heads. NMED issues permit. City needs to be in compliance.
- Separate water permits could be issued for each user, but it may be challenging if there is a separate entity below City.
- Important to make State aware of changes and may be appropriate for individual entity to be responsible for own permit and to work with NMED. Their primary concern is how you are using the water. Some of their concern is quantity. Bryan Romero suggests working with NMED to explain future changes to MRC.



design office

REC 11/28/2014 11:28:14 AM

- Bryan Romero to supply copy of most recent discharge permit to design team. Newest one is in renewal process. Permits are good for 4-5 years. Contact at State NMED is Brian Shaug. Team to work with city (Bryan Romero) as intermediary.

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by design office within five (5) working days upon receipt of this meeting record.

MRC SOCCER VALLEY: MASTER PLAN

Meeting Summary

Public Involvement Meeting - Tuesday, June 30, 2015

Purpose

A Public Involvement Meeting for the MRC Soccer Valley Master Plan was held on Tuesday June 30, 2015 and served as an official Early Neighborhood Notification (ENN) meeting for city park projects as per Resolution 2014-32. The meeting presented the proposed soccer valley area renovation / expansion to the public and served as a venue to collect public input prior to finalizing the master plan. The master plan program consists of 9-11 fields composed of both artificial turf and natural grass surfaces and associated circulation, parking, structures and amenities. A public question and answer session followed the project presentation.

Meeting Summary

The public involvement meeting for the MRC Soccer Valley Master Plan was held at the Barn at Frenchy's Field on Tuesday, June 30, 2015 between 5:30 and 6:50 pm. There were 33 individuals signed in, with an estimated 39 people attending. Project team members present included: City of Santa Fe (Rob Carter, David Pfeiffer, Jason Kluck - Project Manager, Jen Romero, Brian Hodges), Wilson and Company (Mario Juarez Infante, Tyler Ashton) and Design Office (Claudia Horn, Patrick Sinnott).

The meeting was organized as a presentation (ca. 30 minutes) followed by a question and answer session (ca. 30 minutes). The question and answer session extended an additional 20 minutes after the scheduled time. Project boards with basic project information (Context Map, Site Analysis Map, Aerial Map, and the Illustrative Plan – Proposed) were on display during the meeting. A handout was available to attendees that provided an overview of the proposed master plan and program elements and included the project vision, goals, design considerations, and project assumptions.

Jason Kluck briefly introduced the project, members of the design team (Design Office) and City Staff. Claudia Horn gave a powerpoint presentation to present an overview of the project goals / vision / design parameters, existing conditions, proposed program, and proposed master plan layout and project components. The purpose of the MRC Soccer Valley Master Plan is to expand soccer play opportunities in Santa Fe, improve safety at the existing facility, and provide a unified complex for the entire soccer community made up of multiple youth leagues, adult leagues and schools. Upon completion of the Master Plan, the design team will begin design on Phase I improvements in Fall 2015.

Public Comments Summary

Public comments were collected through written comment forms, emails, and by documenting the question and answer session at the public meeting. Overall, meeting attendees who provided public comment included those who were in favor of improvements and expansion of the facility as presented and those concerned about impacts the plan would have on adjacent neighborhoods and non-soccer users.

In addition to individuals associated with the soccer community, attendees included neighboring residents, non-soccer users of the facility, and interested individuals. Primary concerns of meeting attendees included issues related to sports lighting impacting neighbor's night skies, access to the park / fields for alternative uses, and park / field maintenance. The soccer community is in full support of the plan, recognizing there is a need for improved and expanded facilities dedicated to soccer.

Some of the primary issues raised by those who gave open comments were:

- questions / comments on the location and height of planned soccer field lights and the impact of existing softball sports lighting on adjacent neighbors.
- comments on the needs of model airplane pilots to have wide open spaces to serve as landing strips and accessible parking / pathways.

- *comments about providing and maintaining safe soccer fields*

Additional comments focused on facility hours of operation / winter access; public use of the facility; fence locations, height, and design; funding sources; the BMX track; maintenance; and trail design / trail connections.

Meeting Advertisement

The meeting was advertised according to City of Santa Fe ENN guidelines as follows:

15 days in advance:

- Email: to Santa Fe City Council, Santa Fe MPO staff, POSAC members, COLTPAC Members, neighborhood associations (city wide), neighborhood associations within 300' of property, neighboring facilities/leagues, Santa Fe Soccer Complex Director, Focus Group Schools and Refs, Focus Group Leagues, internal review attendees, charrette review attendees and interested individuals.
- Postcards: to property owners within 300' of MRC parcel boundary, neighborhood associations within 300' of project boundary
- Flyer: 8.5"x11" flyer posted at the Marty Sanchez Golf Clubhouse
- Press Release: City press release, City website, City employee email notification
- Posters: (1) 4'x5' City of Santa Fe Notification Board at the entrance to Soccer Valley and the softball fields
(1) 4'x5' City of Santa Fe Notification Board at Caja Del Rio across from Wildlife Way

One week in advance:

- Email: to Santa Fe City Council, Santa Fe MPO staff, POSAC members, COLTPAC Members, neighborhood associations (city wide), neighborhood associations within 300' of property, neighboring facilities/leagues, Santa Fe Soccer Complex Director, Focus Group Schools and Refs, Focus Group Leagues, internal review attendees, charrette review attendees and interested individuals

One day in advance:

- Email: to Santa Fe City Council, Santa Fe MPO staff, POSAC members, COLTPAC Members, neighborhood associations (city wide), neighborhood associations within 300' of property, neighboring facilities/leagues, Santa Fe Soccer Complex Director, Focus Group Schools and Refs, Focus Group Leagues, internal review attendees, charrette review attendees and interested individuals

Comments + Suggestions -- from the Public

Following are comments / suggestions from the public. These comments were collected in the following manner:

- Question & Answer Session (recorded during the public meeting)
- Written comments on Comment Sheets (collected on 6/30/2015) – none collected
- Email correspondence (collected until 7/06/2015)

QUESTION + ANSWER SESSION RECORD (FROM PUBLIC MEETING: June 30, 2015)

Questions and Answer Session

The regular text is a record of comments and questions from the public. Italicized text is a record of responses from the design team. The record is summarized, not transcribed verbatim.

What would be fenced off in that championship field area?

Fencing would be around the perimeter of the championship field to control vehicular and pedestrian access and regulate permitted use.

Would the gates be locked?

The field would be permitted but it is unknown if it would be locked.

Is there consideration for erosion damage on the site?

Yes, rehabilitation of disturbed areas and low angle slopes would be encouraged. We would like to mitigate erosion where possible.

What are the hours of operation? They lock the gate and people park on the road.

Currently the hours are 6 am to dusk. The hours change based on the season. We know that that parking near the entrance is an issue that needs to be looked at. The desire is that there is no parking on Caja Del Rio. We have also looked at revising winter hours.

It would be difficult to access the site if you are handicap and the gate is closed. The gate is locked during winter. Handicap access is a trouble in winter and we would like access in the off-season.

Handicap access would be considered when planning access.

I don't see any consideration for impact of use on neighbors.

Traffic was looked at. Most of the traffic is coming from the south along Caja Del Rio, which is a County road. An additional turn lane at the intersections (primary access points) will likely be required when more phases are implemented. Noise has not been studied. The bermed valley is helpful. Trees and vegetation will help mitigate noise.

Do you know the distance to the closest house?

Distance to the nearest residence is approximately ¼ mi to the proposed expansion area and ½ mi to the fields in the valley.

You need to recognize other user needs. There are model airplane users in the mornings during weekdays. Fences and light poles can be an issue. We need to land over the 3 fields. We use a ½ mile stretch. We need access to all the fields. You have not considered us in the planning of this facility.

We are here today to listen to your needs. There is a large unused area in the baseball field and there is a fence around the 4 baseball fields but behind it could be used.

How high would the fences be?

They don't have to be high, 3-4 feet possibly around the artificial turf fields, up to 6 ft high around the championship field.

Airplane people could tolerate small fences.

Keep in mind artificial turf may not allow planes to land on it if it would cause damage to the surface. Artificial turf fields would likely get 4 foot fences but the fence around the Championship fields would be higher as to prevent people from gaining access to it.

We live in the area. There were 3 public meetings tonight that affect our neighborhood. Looking to the west we see the lights and take issue with the lights. The night sky ordinance usually has an exception when a facility is being built by government agencies. If lighting is necessary it would be best to have lighted fields down below in the valley. Lighting should be in the lowest possible space. It would be nice to upgrade existing baseball lights for updated technology. LED lights have impacts on bird migration at night.

We understand lighting is something that needs to be addressed.

Are you adding 4 or 6 more soccer fields?

There are 4 new fields planned on the northern terrace and 2 in the expansion area but quantity of fields will be determined by available funding.

Where are you getting the money?

The City is seeking a combination public and private funding.

I have asked for a different kind of parking light in the City to no avail. Lights impact people who live in area and parking lights should be designed to have low impact on the night sky.

The City policy is lights until 10pm, unless otherwise permitted. Remember that sports lighting levels for soccer is less (approximately half) than light levels for other ball sports such as baseball.

I am speaking for BMX community because no one could make it here today. They said they have been using the site for 20 years. Where is the existing BMX course on the map?

The BMX track is in the area of the Champlonship field parking area. The BMX course would be relocated. -Rob Carter.

The BMX is in bad shape but people from ABQ come up to use it. It is a small user group but they need to be heard.

If you are going to accept public funding vs. private funding will it still be public?

Even if it is a public-private partnership it would still be open to the public. A partner could help maintain the site.

Who would manage the park in that case?

It would still be managed by the City. Maintenance could be done in partnership with the soccer community.

Would they pay for it?

Permitting and partnership would still need to be worked out.

As a user and parent are these fields in need of much repair? What cost has been designated for this plan?

We have been asked to come up with a cost in anticipation of securing funding. Range is \$10-16 million depending on quality and choices. Councilor Rivera: The soccer community has been working with the City to solicit funding. Staff will have to determine how funds are allocated. The City Council is in discussion to see where funding can come from. We are preliminary phases only.

There are gophers, hazards, holes, and floods on the fields. We still manage to get fields played. If \$250,000 is sitting there, use it to improve the fields. The recycling and trash system there is horrible. Also would be great to have an improved restroom/portables facility. We will consider that. We need to identify funding, possibly some time next year. City staff will help determine how money is spent.

Couldn't artificial turf in valley be on the north end? Why there?

The championship field drives location at end of valley because of the views and ability to carve out spectator seating. The proximity of artificial turf to the central area was to locate it near the clubhouse building and concentrated central area of use.

I would like to see less chain link at our parks. Please consider less fences. I would like you to consider the bike master plan that has requirements in area. Looks like you addressed most of it through site circulation. It would be nice to have secondary bike access to Caja Del Oro Grant Road.

Thanks for the comments. We are working with the County project manager to understand proposed connections to the regional El Camino Real Trail going in on the east of Caja del Rio and provide links to the soccer valley trail network. The area east of the bmx track is private property and although it is currently used as a secondary exit, the plan calls for the official secondary access point to Caja del Oro within the MRC boundary just past the expansion area.

If that area east is for development perhaps an informal dirt path could connect to the arroyo. Please connect with accessible path connection at Wildlife Way so that people can have an accessible route from trail across the street.

In our discussions with the County, the trail connection across the road is where Arroyo De Las Trampas crosses below Caja Del Rio. We can look at connections to the regional trail.

You are showing a lot of informal trails. Are they there already? Are you going to improve the trails? I think a lot of them are roads?

At master plan level the trails are illustrated diagrammatically. We would like them to be installed as sustainable trails. Existing trails / roads could be rerouted to provide more sustainable alignments. Trails illustrated south and east of soccer valley are road / trail alignments that exist. North side trails would be new.

I think it is really great to hear from the neighbors. I appreciate their view. Since 1986 we have been fighting for soccer fields. The ones that exist are not sufficient and have hazards. In 1998 they got really bad at the MRC. I think this complex is beyond what the City can maintain. I am currently healing from an ankle injury and cannot play on fields due to the many hazards. It would be great to have a dedicated league community facility. This complex was built for soccer and I respect airplane use but please keep in mind it was built for recreation.

Councilor Rivera: Thank you. The league representatives are helping to provide input.

You think there are no soccer fields but Romero Park is planning fields. Also what are the seasons of use? Also, is this under BLM property? Romero Park fields are multipurpose and are for many different sports and leagues. The timeline is unknown for installation of those fields and is dependent on funding. The artificial turf season of use is year round. That is why it is great for high use parks. The BLM patent permits recreational uses and is up to date. It is renewed every 50 years.

I am wondering what is low level lighting? What is the height? If the hours of operation is until dusk why is there a need for lights?

Soccer lights are generally 30 ft candles, compared to twice that for baseball / softball. Anticipated pole height is 30 ft tall. Lights help increase season playability.

Concern is that we can see the lights at the top of the MRC. It is actually dangerous because it is so bright. 30 ft tall lights on top of hill will be an issue.

Technology has improved over the last 15 years since the MRC softball / baseball field lights were installed. Newer lights have greater focus and shielding to reduce light pollution. Lights will be visible, but the proper height and fixture angle helps reduce visibility of source and light pollution.

The City gets away with not adhering to County ordinances. I am concerned that it may impact birds.
Lights and use would be permitted only until 10 pm, according to the current ordinance.

Enough trees could help dim lights.

My kids are all soccer players. I've seen what a mess the parking is. I've seen lousy maintenance. It would be nice to maintain what you have. Smaller is better. Lights will be a problem for neighbors.

My son played soccer. I am concerned with usability. I don't want to get boxed out as an airplane group but I respect soccer needs.

There are also fields at the downs that soccer can use.
The Santa Fe Downs are not public. Downs hours are limited use.

I've lived in the Pinon Hills neighborhood and never noticed lights. The height of the light poles: what is the difference between baseball and soccer?
I believe soccer lights are a lot lower than baseball.

Baseball lights are an issue because they are concentrated at the center, spread out over the valley wouldn't be as bad.

We appreciate comments and concerns. Please fill out comments here or send emails if you'd like to.

SUGGESTIONS FROM COMMENT BOX

Written comments collected on or after the meeting on comment sheets are as follows:

None

SUGGESTIONS FROM EMAILS

Written comments collected on or after the meeting by email are as follows:

1. June 29, 2015, at 8:52 PM, gregory mac gregor <gregorym@jps.net> wrote:

i am a member of the radio control model airplane club here in santa fe and cannot attend the meeting regarding the soccer field use. we have been using the field on wed mornings for the past ten years for flying electric only models and wish to continue to do so. (with city permission)
please make sure that we can still have access .
thank you

greg mac gregor
4 calle cascabela
santa fe nm
505 466 3128

2. July 1, 2015, at 10:04 am, Nic Smith wrote:

I did not want to take time making points last night – it was more about hearing the concerns of the neighbors and other users. But I'd like these comments added to the public record.

1. The MRC Soccer Valley is an established facility that the City has invested money into since 1997. It is already used but has issues with drainage, soil quality and irrigation. Not improving or maintaining this facility will lead to less use and a poor return on the City's investment.
2. This plan considerably eases both the traffic issues within the complex, (Soccer, baseball and softball) and particularly on Caja del Rio. It will stop vehicles parking on the road on busy weekends and reduce risk of accidents.

3. Lighting. I know there are concerns about the lights and the glare. The current baseball lights were put in in 1997. So there is a precedence for the use of lights and these issues were addressed with the neighbors when the whole MRC was established. We should be sensitive to the neighbors – but if people moved there after 1997 they know about the lights, and if they lived there when the facility was initially proposed .they had their say at that point. It is like buying a house near a railway or airport and complaining about noise! Modern field lighting for soccer is more advanced than when the baseball lights were installed and they are more directed downwards.
4. BMX track. Based upon research by the design office, the BMX track has not been permitted in 3 years – and the track is overgrown. My understanding is that it has been replaced by the Buckman BMX track on 599. I was on the POSAC Board when discussions about the expansion of the Buckman track was discussed. The MRC track has been abandoned since this track was built. Secondly, it is located in a position on the drainage ditch that causes the fields and road in soccer valley to flood. So the impact of this unused track impacts the whole investment the city has in the soccer fields.
5. Model aircraft. I am sympathetic to their plight and feel the city should try to be inclusive of all users. However, without the soccer community and the soccer fields they would not have had a place to fly their planes. The airplanes want 300 – ft to land their planes. The first three grass fields meets that requirements. It transpires that they LIKE to use the top fields (planned as championship and turf fields) because it is a more challenging turn in and landing. This IS a soccer complex. There WILL be fences to protect the fields. There WILL be goals on all the fields. There WILL be lights. Let's try to help them, but first and foremost this soccer complex for use by thousands of children and adults.

Thank you
 Nic Smith
nicsoccersantafe@gmail.com
www.sfsoccercomplex.org
 Mobile: 505 930 1956

3. July 2, 2015 at 2:14 pm, David G. Noble wrote:

Greetings:

I am a resident of Pinyon Hills, a subdivision near the Santa Fe municipal soccer fields (MRC). Ever since the present soccer fields were built, my wife and I have frequently gone there to walk around the perimeter path. What has struck us over the years and continues to strike us is how little-used the existing soccer fields are. Usually, they're empty. Sometimes, a handful of adults are kicking a ball around informally. Occasionally, a small group of student-age kids plus coach is using a field for practice. It has been clear to us that the existing soccer fields are very underutilized, even though they are very nice fields, well designed, well watered, and quite maintained. (At present, a few gopher holes need to be dealt with) So, instead of trying to attract more kids and leagues to use the existing soccer, you plan to build MORE fields. This is backwards and not well thought out it is most unwise and amounts to a waste of public and private funds.

In addition, the new fields you are planning are to be built on higher terrain and to have flood lights for nighttime. This lighting will adversely impact Pinon Hills and other neighborhoods and destroy what "dark skies" we have left. If people are not using the fields to play soccer during afternoons during soccer peak season, what makes you think they are going to be used night? Again, this is contrary to common sense.

I respectfully request that you reconsider the entire plan to build new soccer fields at the MRC.

Yours,

David G. Noble
 30 Calle Carla
 Santa Fe, NM 87507

4. On July 2, 2015 at 2:54 pm, ear7730@aol.com wrote:

Hello,

One of my big wants for the soccer fields is that a smooth concrete sidewalk 10' wide with no steps go around the fields at caja del rio. This will be good for wheel chair, skating and biking. Denver has trails like this.

5. On July 2, 2015 at 1:50 pm, Steve Ortega wrote:

I don't see a problem with the expansions, the lights are far away. We at Pinon Hills complain to much.

Thanks, Steve Ortega

6. On July 2, 2015 at 5:54 pm, Steve Ortega wrote:

Hello, I live in the Pinon Hills subdivision, I am for the expansion. Not everyone is on the association email list. There is a big percent on that list that love to complain about every little thing that go's up around this area.

Thanks Steve Ortega 5056702020

PS. The lights are NOT a problem.

The can go to there back yard and look at the sky

7. On July 2, 2015 at 2:25 pm, Saguna Severson wrote:

Dear Claudia and Jason:

I totally agree with David Noble's letter below.

I have lived in Pinon Hills for 18 years now, and I frequent the soccer fields for walking the dogs.

There are rarely people there unless there are league games and practices.

Why add more lights? It is already absurd to look out my bedroom windows on winter nights and see the lights blasting at the baseball fields.

Thank you,

Saguna Severson
2 Calle Francisca
Santa Fe, NM 87507

Greetings:

I am a resident of Pinon Hills, a subdivision near the Santa Fe municipal soccer fields (MRC). Ever since the present soccer fields were built, my wife and I have frequently gone there to walk around the perimeter path. What has struck us over the years and continues to strike us is how little-used the existing soccer fields are. Usually, they're empty. Sometimes, a handful of adults are kicking a ball around informally. Occasionally, a small group of student-age kids plus coach is using a field for practice. It has been clear to us that the existing soccer fields are very underutilized, even though they are very nice fields, well designed, well watered, and quite maintained. (At present, a few gopher holes need to be dealt) So, instead of trying to attract more kids and leagues to use the existing soccer, you plan to build MORE fields. This is backwards and not well thought out it is most unwise and amounts to a waste of public and private funds.

In addition, the new fields you are planning are to be built on higher terrain and to have flood lights for nighttime. This lighting will adversely impact Pinon Hills and other neighborhoods and destroy what "dark skies" we have left. If people are not using the fields to play soccer during afternoons during soccer peak season, what makes you think they are going to be used night? Again, this is contrary to common sense.

I respectfully request that you reconsider the entire plan to build new soccer fields at the MRC.

Yours,

*David G. Noble
30 Calle Carla
Santa Fe, NM 87507*

8. On July 4, 2015 at 7:56 am, Teresa Duty wrote:

I ditto what David Noble has to say on fields.

Teresa Duty

9. On July 5, 2015 at 9:08 pm, Bob Hagerly wrote:

Claudia, Jason,

My wife and I live about a mile north of the MRC complex, in the Pinon Hills Neighborhood. Unfortunately I was out of town and notable to attend the June 30th meeting regarding the expansion of Soccer Valley. I have received a copy of the meeting handout from an individual who was able to attend, and I toured the site this week. I would like to offer the following comments:

On the meeting handout there is a "Project Vision" statement and lists of "Goals", "Community Benefits" and "Assumptions/Design Considerations". However, there is no mention and apparently was no consideration of possible negative impacts of this expansion on nearby residents. Under Assumptions/Design Considerations the last item listed is "appropriate siting of lighted fields". Yet, four of the five proposed lighted fields are placed at the highest locations on the property, up to 50 feet higher than the existing soccer fields! How is this appropriate siting? The lighting for these elevated fields will be highly visible and will have a very negative impact on the West Santa Fe community. Our property is already severely impacted by the MRC baseball field lights (despite being located above all of these supposedly shielded fixtures) and we will be further impacted by future lighting at the County's new Romero Park. Noise impacts likely would be another problem with the elevated field locations.

During my tour of the MRC property I was struck by what a great location the existing soccer complex has. Being in the valley makes for a very pleasant experience for everyone. The surrounding path is used by many, which gives the facility the feel of being a place for the community, not just those who come for soccer. In contrast, the two elevated locations, where six new soccer fields are proposed, feel rather exposed, hostile and unsafe.

What if the emphasis of the Master Plan was to make the "valley" portion even more special? The most important soccer fields could all be located there. All of these fields could have lights for night use. The surrounding pathway (a feature which should be retained) could be enhanced with appropriate lighting fixtures as well. Other fields, if necessary, could be built in the elevated "expansion" areas and be primarily used only when needed, such as during tournaments, and need not have lights. I believe that this scheme would have many benefits over the original proposal. It would create a primary, consolidated use area that would have a terrific sense of place. Security would be enhanced, especially at night, by having a more consolidated facility. Noise problems would be mitigated. Also, it would consolidate and reduce the elevation of many of the proposed light fixtures and thus would greatly reduce the negative impact of lighting on the West Santa Fe community.

Thank you for your consideration of my comments. Please notify me of future meetings. Feel free to contact me should you have any questions or comments.

Bob Hagerly
108 Calle Francisca
Santa Fe NM 87507

10. On July 5, 2015 at 8:34 pm, Brian Laws wrote:

Claudia,

Thank you so much for your efforts in designing the soccer complex at the MRC. I appreciated your presentation last week and felt that much of the design was sound and well thought out.

Regarding the lights: The Santa Fe Adult Soccer League would encounter difficulty using the facility if there were no lights. We play games in the evening and need the lights to meet our needs. I think it would almost render the project meaningless without the lighting. Please hold your ground on the lighting.

I think that we can make the complex work for a variety of different groups, but all in all it is dedicated space for soccer and I hope it remains so.

Again, thank you so much for your efforts.

-Brian Laws

11. On July 5, 2015 at 3:23 pm, Emily Zinn wrote:

Cynthia,

I wanted to follow up briefly from the public meeting earlier this week regarding the MRC to voice a few points on behalf of the soccer community.

I know that there were many concerns from the residents about lights. I do not know whether lights were ever in the original plan for this facility or not....however, I would like to make the point that there are sizable dedicated baseball/softball facilities with lights at the MRC, Salvador Perez and Regal Park. Additionally, baseball has priority use at the one lit field at Alto which is not regulation size for soccer so has historically only been used by the soccer community on very rare occasions. Therefore, the entire soccer community has access to one lit, multi-purpose field at Perez. As the MRC soccer valley was built as a dedicated soccer facility, it only makes sense that lighting would be available on some of the fields.

Secondly - with regard to fencing around the fields - a championship field has to have fencing - the whole point is to keep people out without authorized use or it will be over worn. In terms of fencing for the other fields - I support trying to limit it to allow airplane fliers to use the fields outside of soccer use, but do think that it is critical to find a way to fence perhaps the entire exterior of the fields to keep vehicles/ATVs and horses (which are regularly seen being ridden across the fields) off.

Thank you for your consideration and support of this project.

Sincerely,

-Emily Zinn

12. On July 5, 2015 at 8:00 am, Sloan Swanson wrote:

Hi Claudia,

Thanks for presenting the soccer complex program last week.

You and your colleagues have done a great job of working with the land and existing infrastructure to create a soccer complex that will contribute meaningfully to the city of Santa Fe. As your research revealed, our kids don't have enough fields to play on and this needs to change. Given this, I really hope this project gets the support and funding it needs to come to fruition.

Kind regards,

Sloan

13. On July 6, 2015 at 10:04 am, Alfonso Camarena wrote:

Hello Claudia:

As a member of the Santa Fe business community for over 30 years and as a soccer enthusiastic not only as a player but as a soccer coach in the Club level and a high school level, I hope the city move forward with this historical plan. I think this administration have the great opportunity to move Santa Fe forward with this plan, and to boost the Santa Fe economy that need so much help.

Several other cities near Santa Fe take advantages of soccer fans as many travel around to tournaments bringing much need resources to their economy, WHY not SANTA FE?? Please consider all the benefit that the city will have by having this complex, don't let this opportunity go by.

I'm sure that every business person would love to see more kids and families visit Santa FE plus not to mention all the benefits for local players and their families.

- This IS a soccer complex – and there have been lights at the Baseball/softball fields for over 15 years. The precedence has been set.
- Lights are essential to extend the use of the fields into the evenings for kids after school and adults after work.
- The light intensity for soccer is LOWER than the existing baseball/softball fields. Plus the technology is much better now than 15 years ago.
- Soccer is a growing sport and if these fields are not improved the investment the City has made in the fields to date will be wasted because they are now overdue to be upgraded.

Alfonso Camarena
O.P Manager
Goler Fine Imported Shoes.
505 9828630

14. On July 6, 2015 at 10:38 am, Harvey Monroe wrote:

Dear Counselor Bushee,
I want to express my support for the MRC Soccer Complex as it has been proposed by the soccer community which includes lighting, turf and grass fields and site improvements.
As a resident of Santa Fe for more than 40 years I feel our community from the youngest to the oldest needs a dedicated facility that will be properly maintained and be available for year round use.
Soccer is one of the fastest growing team sports in the country which is beginning to have success in the Country as seen by yesterday's Women's World Cup win.
The existing facility though well conceived over 15 years ago is in desperate need of renovation for the safety and pleasure of the players and residents of our City.
Upgrades to the facility should include water saving turf, extended use lighting (which would be less noticeable than the older, brighter adjacent baseball fields), site roads for emergency access, seating and concession buildings.
I see this as a plus to the community in general and a potential economic boost to the local economy by bringing soccer tournaments and promoting Santa Fe as a Soccer magnet for northern New Mexico.
Thank-you for your time.

Harvey N. Monroe Jr.
P.O.Box 1183
Santa Fe, NM 87504
505.986.8625

15. On July 6, 2015 at 6:23 am, Kathy Kuchta wrote:

Dear Ms. Horn,
I was unable to attend the Public meeting in regards to the Santa Fe Soccer Complex meeting. As a mother of 2 soccer players, I am very supportive for the new complex for Santa Fe. In addition to supporting the complex I am also supportive of lighting at the complex. Below are a few reasons for my support.

- This IS a soccer complex – and there have been lights at the Baseball/softball fields for over 15 years. The precedence has been set.
- Lights are essential to extend the use of the fields into the evenings for kids after school and adults after work.
- The light intensity for soccer is LOWER than the existing baseball/softball fields. Plus the technology is much better now than 15 years ago.
- Soccer is a growing sport and if these fields are not improved the investment the City has made in the fields to date will be wasted because they are now overdue to be upgraded.

Thank you for your consideration.

Kathy Kuchta
6 Azul Place
Santa Fe, NM
575-770-9894

16. On July 6, 2015 at 10:15 am, Robbie Lipworth wrote:

To whom it may concern,
I would like to add my support for the Santa Fe Soccer Complex that is proposed for development at the MRC. I understand that homeowners from the neighboring sub division are concerned at the proposed use of lighting. I would like to make the following points:
1. The existing Baseball and Softball fields have been lit for over 15 years. The residential sub division was only added after the existing sports field, it seems a precedent has already been set.
2. I personally am an adult Soccer player, my daughter is a kid player. We both play in the day on weekends, under lights during the week. It is essential to have lights for a soccer complex.
3. As this would be a new facility, there are ways and means for diminishing the impact of lighting on the nearby subdivisions.
4. The city has already made significant investment in the existing fields, it is important this does not go to waste.
5. Soccer is a growing sport in Santa Fe and the US. Soccer is already under-served in Santa Fe in terms of available facilities and fields.

Robbie Lipworth
Santa Fe, NM, 87505

17. On July 6, 2015 at 8:00 am, Toby Gass wrote:

Good morning, Claudia and Jason,
 Thank you for your presentation on the proposed soccer field expansion at the MRC. During Claudia's presentation, she mentioned that the artificial turf fields with night lighting would allow year-round play.
 An interview published 18 months ago (<http://nbc1atino.com/2013/12/22/making-an-impact-through-a-year-round-affordable-soccer-league/>) says that one of Cesar Bernal's first initiatives with La Liga was to find indoor facilities for winter play because Santa Fe is too cold for outdoor play in the winter.
 Several of us in the community are wondering how much year-round, i.e., winter, play would be expected at the new fields. I assume that the proposed number of fields is based on a projected amount of use. Could you please provide us with those projections, preferably by season or month?
 Thank you very much for your time.
 Sincerely,
 Toby Gass

18. On July 6, 2015 at 9:46 am, Tomas Robey wrote:

Claudia,
 I attended the public meeting last week on the soccer complex. It was a bit disappointing to see it scheduled at the same time as the women's world cup soccer semifinal with the USA which seem to greatly impact the turnout from the soccer community. I also did not see much representation from the Hispanic community and wonder if adequate notice was provided about the meeting to that part of the community.
 Santa Fe soccer teams struggle to keep up with the Albuquerque teams. This is especially true for the first games in March. We have to deal with more snow and colder weather, lack of good facilities and many of our players are more economically disadvantaged than the Albuquerque players. The Albuquerque teams practice year round with few breaks and if we are going to be competitive with them we have to practice year round. We cannot change the weather and we do not want to exclude talented players because they may not have money so the one thing that we can do something about is getting good public soccer facilities.
 The soccer fields at the MRC are the only dedicated public soccer facilities in Santa Fe so they have to meet the needs of soccer in Santa Fe. The competitive soccer teams were training indoors in January and moved outside in February, practicing in snow and cold to get ready for tournaments in February and Duke City in March. We scrounged to find places to practice with lights and the fields were packed with two or three teams practicing at the same time on each field. In the winter it is dark after 5:00 and we have to have lights to practice during that time of the year. The soccer lights are not as high or bright as the lights for baseball or other activities.
 If we do not want to have competitive soccer players in Santa Fe forced to drive to Albuquerque to play on Albuquerque teams then we have to have adequate facilities in Santa Fe so they can stay here and play competitive soccer.
 I have struggled trying to practice at the MRC because the fields often are being watered in the evening right when everyone is trying to use them. Not only is it hard to dodge the sprinklers but the wet ground gets torn up and presents a high risk of ankle injuries. I have seen high school teams playing at the MRC that have had players twist their ankles and it impacts the team to have players miss games due to those injuries. The fields need to be watered in the morning so they have a chance to dry out before people are using them. If watering in the morning causes problems for model airplane users then an underground watering system like the one at Rio Rancho High School would make more sense.
 The MRC is heavily used by the Hispanic community. It provides a positive activity for young adults and teens that keeps them from otherwise getting in trouble. In the Hispanic community, it is also a family activity. The whole family comes out even though only one might be playing soccer. We do not have town squares characteristic of Hispanic communities and so having a building and small area for socializing is important for social cohesion and providing a good place for the city and county to reach out to the Hispanic community. I also might mention that I live three blocks from the St. Michael's fields. I have never noticed the lights although we can hear the announcer for some of the games.
 - Thomas Robey

19. On July 6, 2015 at 1:27 pm, Alex Bell wrote:

Dear Claudia Horn,
 I understand opposition has been raised for lighting the new soccer complex project. The lighting will be a key component of the complex to allow for mid-week evening games and practices. These lights will be crucial for use five of the seven days of the week. Availability of soccer fields has been a large issue for years in Santa Fe. Enabling the new soccer complex to be available after work and after school during the week is critical for it to help alleviate this long term problem.
 It is also hard not to note that there have been lights at the softball fields at the same location that were installed and have been used for years. I can't see a legitimate argument for allowing the installation, use and continued use of the softball field lighting while prohibiting the soccer fields right next to them the same functionality.
 Thank you for your time, attention, and consideration,

Alex Bell
 125 La Placita Circle
 Santa Fe, NM 87505

20. On July 6, 2015 at 2:45 pm, David Sidebottom wrote:

Hi Claudia,

Thank you for your work on this project. I attended the meeting for the first part last Tuesday. But I missed the part of the meeting where some concerned home owners had about lighting.

I would like to voice my concern as to why we should have lights on some of the fields there:

1. There are no defined soccer fields in the city of Santa Fe. Baseball and softball get in city fields with lights for over 15 years. Including a remodel at Ragle Park. Tennis courts at Salvador Perez are always on, even when no one is using them. While we have to pay and get access to lights at the multi purpose field, restricting the use of the field to our youth.
2. Lights are essential to keeping our community moving, especially during the winter months, for after school and after work usage. There are not even spaces for both our youth and our adult communities to use if there are no lights on fields.
3. *Light intensity for soccer is lower than the existing fields. Plus, technology is much better than 15 years ago.*
4. Soccer is a growing sport (especially with our WMNT team winning their third World Cup title). If the fields are not updated, all of the investment the City has made in the fields will be wasted because they do need to be upgraded.
5. For the complex to work, you need lights because it allows more access to more of the community. Having a separate management team managing and grooming the complex, will extend it's life, provide safer facilities, drive tourism into the town, and historically, cities with great soccer complexes lure long term residents into their towns because of the quality of parks and services provided. I actually picked up 3 rusted bottle caps off of fields kids are playing on at the MRC. Would not be good for the City to get into trouble with a tetanus situation.

Please let me know if there is anything else I can do to help drive this project forward.

Thanks!

David Sidebottom VP / Branch Manager NMLS ID# 728672 Century Bank P.O. Box 1507 Santa Fe, NM 87504-1507 Phone: 505-995-1251 Fax: 505-995-1295 David.Sidebottom@centurybnk.com

21. On July 6, 2015 at 2:51 pm, Kate Mitchell wrote:

Dear Claudia,

I am writing today in full support of the proposed Soccer Complex. As a native Santa Fean, I have grown up playing on various sub-standard fields throughout this city. And now as a parent and coach of two avid soccer players, I see this complex--and the much needed renovation of the MRC fields--as the perfect opportunity to satisfy the needs and requirements of the many, many soccer players throughout this city.

One of the key components of such a complex is evening lighting. Just as our city's baseball and football fields have lighting, the soccer playing community deserves the same. By having field lights, we extend the hours of play and are able to satisfy the after school and after work needs of our youth and adult players.

I currently play in the Adult Soccer league and I can tell you the intensity of the lights on Salvador Perez are much less than those around the baseball fields on West Alameda (I am a resident of Casa Solana neighborhood). I would also imagine there have been great advancements in sport lighting since both those fields--and other baseball fields through the city--were installed many years ago. Lighting is an integral part of the soccer complex design. I feel strongly that the efforts to create a viable and thriving complex would be shortchanged and inadequate without field lights.

In closing, I just want to emphasize the fact that the popularity of soccer in America has grown tremendously over the past couple of decades. The demographics of our city have also changed and include a great influx of dedicated soccer players. It is time for our city to deliver a state of the art soccer complex to its existing and future soccer playing community.

Thank you for your time and efforts.

Kate Mitchell

22. On July 6, 2015 at 3:06 pm, Erika Sommer wrote:

To Whom It May Concern:

I have been playing soccer in Santa Fe all my life and am currently playing on several teams with SFASL on Monday and Wednesday evenings. In the past I have played on La Liga teams which play at the MRC, but have not played for the last couple seasons due to the conditions of the fields and the risk of injury if I were to play on them. They are in dire need of an upgrade. Due to the growing interest in the game of soccer in Santa Fe (both children and adults), more fields are needed. Soccer is a wonderful team sport and with an upgrade of the fields there will be more availability for leagues and games. Many of the games are played in the evenings, which is why if we would like to get the best benefit of the MRC, it needs to have lights on the fields.

Thank you for your consideration,

Erika Sommer

23. On July 6, 2015 at 3:48 pm, Eric Zuckerman wrote:

Dear Claudia,

My name is Eric A. Zuckerman and I'd like to express my full support of the proposed soccer complex.

The fields will be a much needed addition to the Santa Fe area and can become a soccer destination nationally if created and managed

well.

Also, the option of lighting the fields should be considered of utmost importance to the entire project.

Best wishes,

Eric A. Zuckerman
41 Apache Creek
Santa Fe, NM 87505
505.690.7718

24. On July 6, 2015 at 3:56 pm, Gaby Camarena wrote:

Claudia,

I've been playing soccer all my life and now my two daughters who are 18 and 16 still playing soccer in the local league, I support 100 % the lighting in the fields. I will love to Santa fe to be able to run some out of state tournaments and have teams from other cities and states come and play here in SF.

If you have any questions please feel free to call me.

Thank you!

Gaby Camarena
Controller
Southwest Asset Management, Inc.
112 W San Francisco St # 312
Santa Fe, NM 87501
(505) 988-5792 O
(505) 982-6123 F

25. On July 6, 2015 at 4:10 pm, Caroline Silby wrote:

Dear Claudia,

I am writing to follow-up on comments made during the Soccer Complex Public Meeting held on June 22nd. While I can empathize with the anxiety a new project may create for neighboring residents, it is difficult for me to understand lighting as the cited barrier to the creation of a new facility. There are three youth sport soccer leagues in-town and one adult league. The current fields do not allow these leagues to provide adequate practice and playing opportunities on safe surfaces. For the most part, you will find uneven and pocketed fields with some having exposed sprinklers making them a safety hazard. If we are to provide adequate playing spaces for the community with the hopes that such sport involvement will also positively impact our children's health, well-being, academic achievement and emotional development, then the complex must have lighting to be able to meet the demands of the community. The solution of building fields without lighting does not address the defined problems of safety, maintenance and access. It seems as though compromise and technology can play a role in minimizing any concerns neighboring residents may have regarding lighting. I truly hope the community and City Council will ensure that the solution fits the defined problem / concerns and move forward with a complex that meets the minimum standards of being up-to-date.

Best,

Caroline Silby, Ph.D.
(703)786-1100 (cell)

26. On July 6, 2015 at 4:33 pm, Donald Walcott wrote:

Dear Ms. Horn,

I was the President of the SFASL for several years, was a Board Member for several years, and volunteered as a youth soccer coach for several years. I've also been playing soccer in Santa Fe since I moved here in 1998.

While I was President of the SFASL, my main headache was finding fields for games. At some point, when the MRC fields became basically unplayable, it became very difficult to schedule all of the games that were needed, especially when there were also youth and high school practices and games that needed to be scheduled.

Having lights installed at Salvador Perez made a huge difference in scheduling. It allowed us to start games in the spring at 6 p.m., and play all spring and summer until 10 p.m. Generally, week nights are the best times to schedule games for adults, and you can't really schedule anything before 6 p.m. because of work schedules.

Right now, it is a very difficult task to find fields for all of the people who want to play soccer. Adding a few fields with lights at the MRC would make all of the difference in the world. Without lights, it's only practical to have games on week nights from about mid-May through August.

The other main difficulty in scheduling for adult games is finding enough referees. Having lights allows for referees to officiate two games in a row at the same field, which is good for the refs who want the work, and it makes it much easier to have full referee teams for games.

It is my opinion that it would be wasteful to put a lot of money into the MRC fields without having lights for at least a couple of them. It is also my opinion that the City can go a long way towards satisfying the need for fields by improving these fields and having lights on

some of them.

I hope this information is helpful to you.

Thanks,

Donald A. Walcott

27. On July 6, 2015 at 4:47 pm, Tony Marlow wrote:

I would like to confirm my support for the proposed soccer complex upgrade.

I have played here in Santa Fe since 1994 along with hundreds of fellow soccer players and there has always been a problem with lack of suitable fields, particularly for evening games.

My kids also would like to see more availability of fields to increase their playing options.

I believe that there may be some opposition related to the lighting, but my understanding is that the following points are valid and should be considered.

- This IS a soccer complex – and there have been lights at the Baseball/softball fields for over 15 years. The precedence has been set.
- Lights are essential to extend the use of the fields into the evenings for kids after school and adults after work.
- The light intensity for soccer is LOWER than the existing baseball/softball fields. Plus the technology is much better now than 15 years ago.
- Soccer is a growing sport and if these fields are not improved the investment the City has made in the fields to date will be wasted because they are now overdue to be upgraded.

sincerely

Tony, Johnna, Drake, Jack and Helen Marlow
1 Coral Bell Ct.
Santa Fe, NM. 87508

28. On July 6, 2015 at 11:19 pm, Rob and Pam Rittmeyer wrote:

To whom it concerns,

Please consider the benefit of a flexible soccer complex with lights to a broad spectrum of Santa Feans both young and old, and those of us somewhere in between. Soccer appeals to a wide cross section of our city. Having access to fields into the evenings allows for greater flexibility in scheduling practices for our youth teams, as we play during the early Spring and Fall when days are shorter and school is in session. More hours of access to the soccer fields, would translate into more opportunities for usage for all of Santa Fe's soccer clubs. Sufficient lighting is necessary to keep all of our players safe, and to deter vandals and others. I live near the Rodeo Grounds and the GCCC. I welcome the positive activity that events at these sites bring as a member of our community. Soccer is a sport on the rise in our country that appeals to people from diverse demographics. It is of great cultural significance in our community. Soccer complexes can be an enormous draw to tourist dollars for cities like Santa Fe. Hotel occupancy, restaurant meals, new customers for Santa Fe businesses, and the subsequent tax revenues are all direct benefits of Soccer tournaments. This can translate into opportunities to market our beautiful city to new audiences and subsequent repeat visits.

Thank you for your thoughtful consideration,

Rob and Pam Rittmeyer

29. On July 6, 2015, Julia Catron submitted a letter concerning the City of Santa Fe MRC Development – see attached letter.

END OF NOTES

July 6, 2015

Re: City of Santa Fe MRC development

To whom it may concern:

The Board of the Santa Fe Adult Soccer League (SFASL) would like to give its support in favor of development and improvement to the MRC soccer complex, as proposed during the public meeting on Tuesday June 30, 2015. SFASL has players from the ages of 15 years to over 80 years old. We are a club that is comprised of native Santa Feans, as well as newcomers to the city who enjoy soccer and use our league as a way to form a community when they move to the city.

Every year SFASL struggles to ensure that we are creating soccer opportunities to families and local adults at an affordable price. We have to make sure that we can facilitate enrollment, insurance, referees for the games, and most importantly, obtain field space. The hardest part is finding the appropriate field space, and this is the single most limiting factor on the SFASL's growth.

Finding field space is a challenge for a couple of reasons. First of all, because SFASL is an adult league, we are looking for times after 6pm, Monday through Friday (usual working hours), to play our games. Salvador Perez football field is the single lighted field in the city that we can use to accommodate our leagues when games go beyond dusk, or during the non-summer months when it becomes dark close to 5pm. Regardless of the lighting problem, we also face a shortage of available fields that are safe to play soccer on. Though there is a youthful element to SFASL, and many adults play with their children in our league, because we are an adult league, and because there are no soccer-specific fields that are in suitable shape to play on, we are forced to use multi-purpose football or baseball fields at late hours, after the schools, youth leagues, baseball, football, soccer, etc. have had their games and practices. This is very difficult to organize because of the back-to-back scheduling of the fields and the need to spread a single league over multiple nights due to the insufficient number of fields. This has also resulted in the rapid deterioration of the city fields, which negatively impacts all the sports played on those fields, not just our soccer league.

To have a soccer-specific location for youth and adult leagues will help accommodate the large demand for the sport in the city of Santa Fe. This will hopefully allow leagues like SFASL to continue in its mission of creating soccer opportunities for Santa Feans of all skill and age levels, and to be able to enroll as many individuals as are interested in the league – something we can't accommodate right now due to lack of field space and lack of lights.

SFASL understands that youth leagues need the earlier field times, daylight hours, and weekend usage. Because of this, we would like to emphasize the need for lighted fields so that adults can have a space to play. This will also allow the city of Santa Fe to host youth

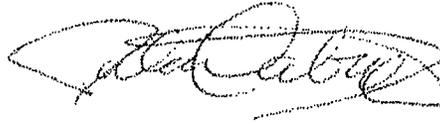
CATRON, CATRON, POTTOW & GLASSMAN, P.A.

July 6, 2015
Page 2

tournaments that often go past dusk. For example high schools need lights in the fall for district playoffs and state championship games.

Soccer field lighting will not be at the same intensity as the current lights located on the softball and baseball fields at the MRC because soccer lights can be lower in height as well as in lumens. For many of us who were in the city when the MRC was created and have watched baseball and softball leagues have night play, we are excited at the prospect of playing our sport in Santa Fe, as opposed to traveling to Albuquerque or Bernalillo on weeknights due to a lack of space and lighting within our own city.

Sincerely,

A handwritten signature in black ink, appearing to read "Julia D. Catron", enclosed within a large, loopy, scribbled-out oval shape.

Julia D. Catron

President, Santa Fe Adult Soccer League
(505) 699-7092
juliacatron@gmail.com

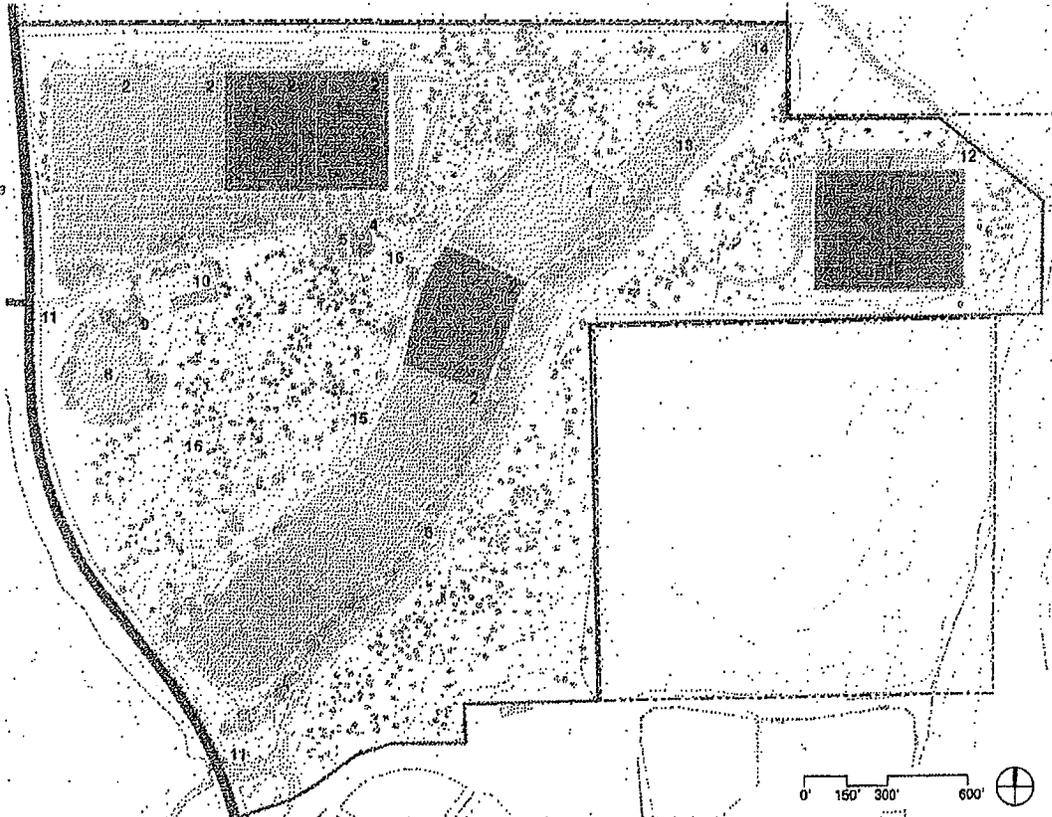
Master Plan

LEGEND

	Project Boundary
	Road
	Building Footprint
	Turf, Artificial
	Turf, Championship Grass
	Turf, Irrigated Grass
	Water Quality Pond / Swale
	Native
	Drainageway
	Tree, Deciduous Riparian
	Tree, Deciduous Street
	Tree, Evergreen

PROGRAM ELEMENTS

- 1 Championship Field (360' x 225')
- 2 Field (360' x 210')
- 3 Expansion Area
(Grass / Artificial Turf / Parking)
- 4 Clubhouse
- 6 Clubhouse Plaza
- 6 Restroom Building
- 7 Portable Restroom
- 8 Irrigation Pond
- 9 Pump House Building
- 10 Maintenance Yard + Building
- 11 Primary Access
- 12 Secondary Access
- 13 Championship Field Parking
- 14 Bus Parking
- 15 Walking Loop (1 mi.)
- 16 Trail



Project Vision

The MRC Soccer Valley Complex will be a distinctive soccer destination that provides safe and enjoyable play opportunities for the community, regional teams and competitive leagues.

Goals

- provide a safe and well-maintained facility
- install the right mix of grass and synthetic turf fields with flexible configurations to maximize play capabilities
- capitalize on soccer valley's assets to create a distinctive place
- accommodate off-site and on-site drainage in attractive vegetated bioswales that act as an organizing principal, accommodate area run-off, and minimize erosion
- distribute parking close to activity areas and connect to fields with an internal system of pathways
- include site amenities that are strategically sited and enhance the facility
- make improvements in stand alone phases as funding allows
- use available resources efficiently

Community Benefits

- create a centralized community soccer facility for all leagues
- potential for hosting tournaments and high profile games
- attract professional teams for high altitude training
- establish Santa Fe as a soccer destination that will attract young families to the area

Assumptions / Design Considerations

- design facility in coordination with a maintenance and operations strategy
- grass field quantity / area dictated by water allotment
- adhere to discharge permit requirements
- off-site + on-site drainage / restoration / ecological enhancement
- sustainable / durable materials and construction methods
- connectivity between soccer valley and other site areas / sports
- appropriate siting of lighted fields

APPENDIX B - EXISTING CONDITIONS



United States Department of the Interior

1526722

BUREAU OF LAND MANAGEMENT

New Mexico State Office
P.O. Box 27115
Santa Fe, New Mexico 87502-0115

IN REPLY REFER TO:

In Reply Refer To:

NMNM 68518
2740 (93200)

May 20, 1998

CERTIFIED--RETURN RECEIPT REQUESTED

IMPORTANT DOCUMENT ENCLOSED

Patent Number: 30-98-0262

County Santa Fe

Mr. Martin Valdez
CIP Project Manager
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909

Dear Mr. Martin:

We are pleased to transmit to you, on behalf of the City of Santa Fe, the enclosed patent to land described thereon.

This is the original document conveying the described land from the United States and should be kept in a safe place, as well as be recorded in the Santa Fe County Clerk's Office.

Sincerely,

John W. Broderick

John W. Broderick
Acting Deputy State Director
Resource Planning, Use
and Protection

1 Enclosure

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO (1036) 391
I hereby certify that this instrument was filed
for record on the 11th day of Aug A.D.
19 98, at 3:31 o'clock P m
and was duly recorded in book 1526
page 722 - 727 of the records of
Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Rebecca Bustamante
Deputy



The United States of America

To all whom these presents shall come, Greeting:

NMNM 68518

WHEREAS

City of Santa Fe

is entitled to a Land Patent pursuant to the Recreation and Public Purposes Act of June 14, 1926, as amended (43 U.S.C. 869 et seq.), for the following described land:

New Mexico Principal Meridian, New Mexico.

T. 17 N., R. 8 E.,

sec. 22, E2E2SW, E2W2E2SW, and SE;

sec. 26, lots 15 to 18, inclusive,
lots 45 to 52, inclusive,
lots 77 to 84, inclusive,
lots 109 to 116, inclusive,
lots 141 to 148, inclusive,
lots 173 to 180, inclusive,
lots 205 to 220, inclusive,
and lots 225 to 256,
inclusive;

sec. 27, NE, E2W2E2NW, and E2E2NW;

sec. 35, E2NW.

Containing 750.00 acres, more or less;

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the above-named claimant(s) the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging unto the said claimant(s), and its assigns forever, and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945);

NMNM 68518

2. All mineral deposits in the land so patented, and the right of the United States, or persons authorized by the United States, to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

SUBJECT TO:

1. Valid existing rights-of-way and easements.
2. Those rights for a transmission line granted to Public Service Company of New Mexico, its successors and assigns, by Right-of-way No. NMNM 30521 pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to E2E2SW, E2W2E2SW, sec. 22, E2W2E2NW, E2E2NW, sec. 27, T. 17 N., R. 8 E.
3. Those rights for a transmission line granted to Plains Electric, its successors and assigns, by Right-of-Way No. NMNM 57913 pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to E2E2SW, E2W2E2SW, sec. 22, T. 17 N., R. 8 E.
4. Those rights for a transmission line granted to Plains Electric, its successors and assigns, by Right-of-Way No. NMNM 011893, pursuant to the Act of February 15, 1901 (43 U.S.C. 959), as to E2E2SW and E2W2E2SW, sec. 22; E2W2E2NW and E2E2NW, sec. 27, T. 17 N., R. 8 E.
5. Those rights for road purposes granted to the County of Santa Fe, and its assigns, by Right-of-Way No. NMNM 95839, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to lots 241 to 243, inclusive, sec. 26; NE, E2W2E2NW, and E2E2NW, sec 27, T. 17 N., R. 8 E.
6. Those rights for road purposes granted to the County of Santa Fe, and its assigns, by Right-of-Way No. NMNM 90125, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to SE, sec. 22; lots 16 to 18, inclusive, lots 47 to 51, inclusive, lots 77, 78, 83, 84, 109, 116, 141, 148, 173, 180, 205, 212, 213, 236, 237, 244, and 245, sec. 26; and E2NW, sec. 35, T. 17 N., R. 8 E.
7. Those rights for a transmission line granted to Public Service Company of New Mexico, its successors and assigns, by Right-of-Way No. NMNM 59262 pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to SE, sec. 22, lots 15 to 18, inclusive, lots 45, 46, 52, 226, 227, 255, and 256, sec. 26, T. 17 N., R. 8 E.

8. Those rights for a telephone line granted to US West Communications, its successors and assigns, by Right-of-Way No. NMNM 57927, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to lots 46, 47, 50, 79, 80, 81, 112 to 115, inclusive, 141 to 143, inclusive, 225 to 227, inclusive, and 256, sec. 26, T. 17 N., R. 8 E.
9. Those rights for road purposes granted to the County of Santa Fe, and its assigns, by Right-of-Way No. NMNM 59177, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to E2E2SW and E2W2E2SW, sec. 22; lots 113, 114, 142, 143, 147, 148, 220, 225 to 227, inclusive, 255 and 256, sec. 26; NE, E2W2E2NW, and E2E2NW, sec. 27, T. 17 N., R. 8 E.
10. Those rights for road purposes granted to the New Mexico State Police, its successors and assigns, by Right-of-Way No. NMNM 64187, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to lots 142, 146, 147, 175, 177, 178, 208, 209, 240 and 241, sec. 26, T. 17 N., R. 8 E.
11. Those rights for road purposes granted to the Bureau of Land Management, and its assigns, by Right-of-Way No. NMNM 99164, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to lots 225 to 228, inclusive, and lots 253 to 256, inclusive, sec. 26, T. 17 N., R. 8 E.
12. The City of Santa Fe, its successors or assigns, shall comply with all Federal and State laws applicable to the disposal, placement, or release of hazardous substances (substances as defined in 40 CFR Part 302);
13. Provided that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of the Interior or his delegate, the patentee or its successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed, the lands have not been used for the purpose for which the lands were conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.
14. The Secretary of the Interior may take action to revest title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation lessees, sublessees and permittees) to prohibit or restrict the use of any part of the patented land or any of the facilities thereon by any person because of such person's race, creed, sex, or national origin.

NMNM 68518

The grant to the herein described lands will also be subject to the following reservations, conditions, and limitations:

1. The patentee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose of which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.
2. If the patentee or his (its) successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose of which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.
3. The patentee, by acceptance of this patent, agrees for himself (itself) or his (its) successors in interest that a declaration of termination in whole or in part of this grant shall, at the option of the Secretary or his delegate, operate to revest in the United States full title to the lands involved in the declaration.
4. The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.
5. The patentee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.
6. The reservations, conditions, and limitations contained in paragraphs 1-5 shall constitute a covenant running with the land, binding on the patentee and its successors or assigns in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provisions of similar services or benefits.

Patent Number **30-98-0262**

NMNM 68518

- 7. The assurances and covenants required by paragraphs 1-6 above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 stat. 476), has, in the name of the United States, caused these letters to be made patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Santa Fe, New Mexico the TWENTIETH day of MAY in the year of our Lord one thousand nine hundred and NINETY-EIGHT and of the Independence of the United States the two hundred and TWENTY-SECOND.

By John W. Broderick
 John W. Broderick
 Acting Deputy State Director
 Resource Planning, Use and Protection

Patent Number **30-98-0262**

1714102

The United States of America

To all whom these presents shall come, Greeting:

NMNM 68518

COUNTY OF SANTA FE 1098 185 947
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for
recording on the 30th day of August, 1926, A.D.
at 3:04 o'clock P.M. and
was duly recorded in book 1098 page
102-104 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, NM.
Cathy Urbas Deputy

WHEREAS

City of Santa Fe

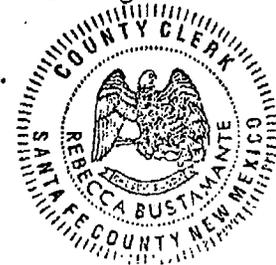
is entitled to a Land Patent pursuant to the Recreation and Public Purposes Act of June 14, 1926, as amended (43 U.S.C. 869 et seq.), for the following described land:

New Mexico Principal Meridian, New Mexico.

T. 17 N., R. 8 E.,

sec. 35, lots 1, 10, 13, 14, E2NENE,
NWSE, and E2NESW.

Containing 212.71 acres, more or less;



NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the above-named claimant(s) the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging unto the said claimant(s), and its assigns forever, and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945).
2. All mineral deposits in the land so patented, and the right of the United States, or persons authorized by the United States, to prospect for, mine and remove such deposits from the same under applicable laws and regulations to be established by the Secretary of the Interior.

SUBJECT TO:

1. Valid existing rights-of-way and easements.
2. Those rights for a transmission line granted to Public Service Company of New Mexico, its successors and assigns, by right-of-way

Patent Number **30-99-0630**

NMNM 59262, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to NENE, sec. 35, T. 17 N., R. 8 E.

3. Those rights for road purposes granted to the County of Santa Fe, and its assigns, by right-of-way NMNM 90125, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to NESW, sec. 35, T. 17 N., R. 8 E.
4. Those rights for a water pipeline granted to the City of Santa Fe, and it assigns, by right-of-way NMNM 94993, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to NESW, sec. 35, T. 17 N., R. 8 E.
5. Those rights for monitoring well purposes granted to the County of Santa Fe, and its assigns, by right-of-way NMNM 92903, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), as to NE, sec. 35, T. 17 N., R. 8 E.
6. The City of Santa Fe, and its assigns, shall comply with all Federal and State laws, applicable to the disposal, placement, or release of hazardous substances (substances as defined in 40 CFR Part 302).

Provided that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of the Interior or his delegate, the patentee or its successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed, the lands have not been used for the purpose for which the lands conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.

Provided further that the Secretary of the Interior may take action to revert title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation lessees, sublessees, and permittees) to prohibit or restrict the use of any part of the patented land and or any of the facilities thereon by and person because of such person's race, color, sex, or national origin.

The grant to the herein described lands will also be subject to the following reservations, conditions, and limitations:

1. The patentee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose of which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.

2. If the patentee or his (its) successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose of which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.
3. The patentee, by acceptance of this patent, agrees for himself (itself) or his (its) successors in interest that a declaration of termination in whole or in part of this grant shall, at the option of the Secretary or his delegate, operate to revert in the United States full title to the lands involved in the declaration.
4. The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.
5. The patentee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.
6. The reservations, conditions, and limitations contained in paragraphs 1-5 shall constitute a covenant running with the land, binding on the patentee and its successors or assigns in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provisions of similar services or benefits.
7. The assurances and covenants required by paragraphs 1-6 above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).



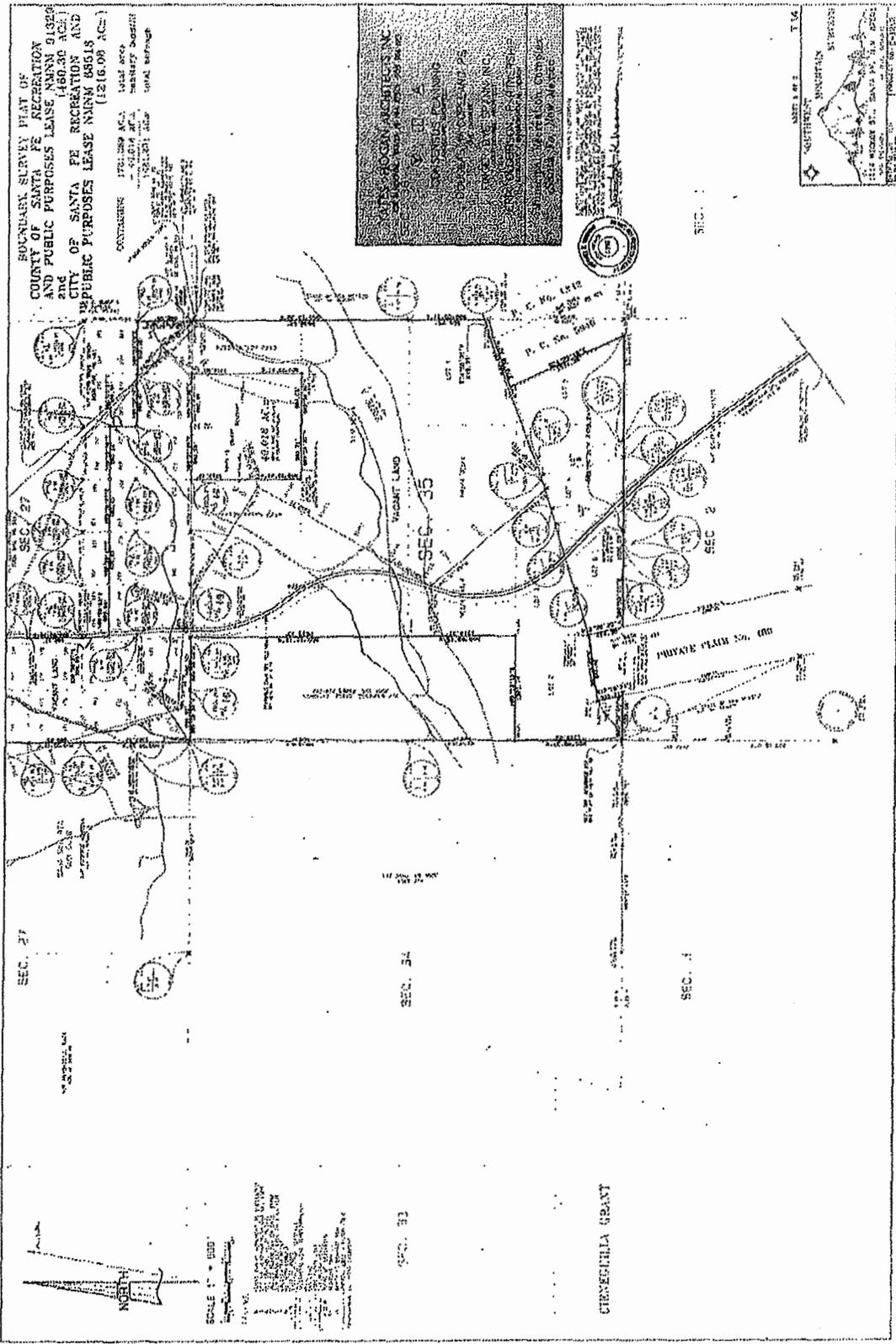
IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 stat. 476), has, in the name of the United States, caused these letters to be made patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Santa Fe, New Mexico the TWENTIETH day of SEPTEMBER in the year of our Lord one thousand nine hundred and NINETY-NINE and of the Independence of the United States the two hundred and TWENTY-FOURTH.

By _____

Carsten F. Giff
Deputy State Director
Resource Planning, Use and Protection

Patent Number **30-99-0630**



SANTA FE MRC
 SOCCER COMPLEX
 MASTER PLAN

LEGEND

- Maple Pike Project Boundary
- City of Santa Fe, MRC Boundary



DRAFT
 AERIAL MAP
 ANALYSIS MAP



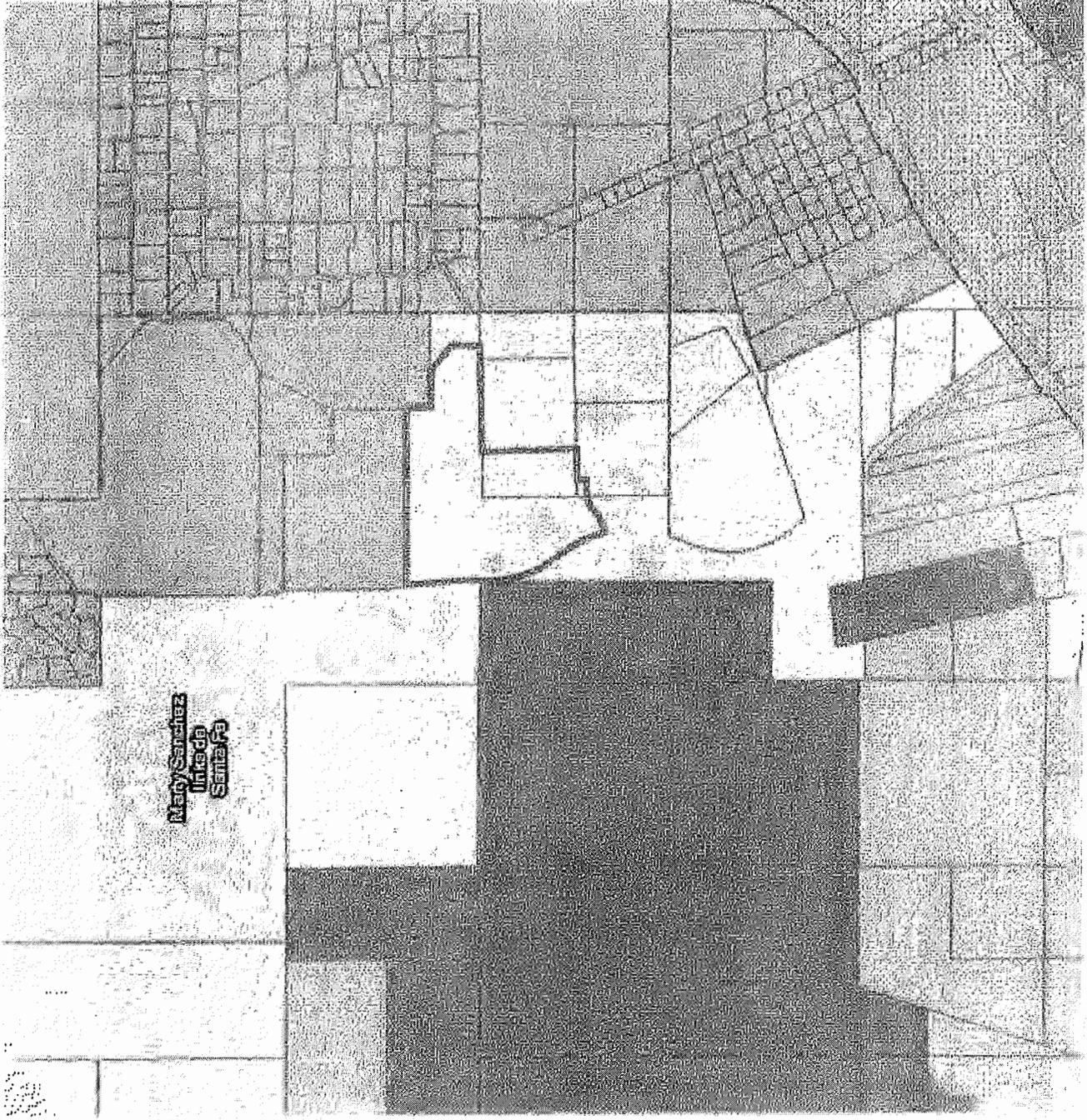
Produced for the City of Santa Fe
 Design Office: Urban Design - Urban Engineering - Urban - CA

**SANTA FE NHC
SOCCER COMPLEX**

MASTER PLAN

LEGEND

- Major Road Project Boundary
- Community Primary Lots
- Planned Use (BU)
- Planned Use (BU)
- Planned Use (BU)
- Residential Estate (RCE)



**DRAFT
SANTA FE COUNTY
PROPOSED LAND USE
ANALYSIS MAP**



Produced for the City of Santa Fe
City & County of Santa Fe - Spatial Engineering, Wilson + Co



**New Mexico Environment Department Ground Water Quality Bureau
Discharge Permit Summary**

Facility Information

Facility Name	City of Santa Fe WWTF
Discharge Permit Number	DP-289
Legally Responsible Party	Mr. Bryan Romero, Acting Director City of Santa Fe Wastewater Management Division 73 Paseo Real Santa Fe, NM 87507 955-4650

Treatment, Disposal and Site Information

Primary Waste Type	Domestic
Facility Type	MUNI-Wastewater

Treatment Methods

Treatment Type	Designation	Description & Comments
Headworks	HW	Reinforced concrete -- 61,200 gallons
Primary Clarification	PC	Reinforced concrete -- 1,161,200 gallons
Bio Selectors	BioS	Reinforced concrete -- 1,240,000 gallons
Aeration Basin	AB	Reinforced concrete -- 5,600,000 gallons
Final Clarification (old and new)	FC	Reinforced concrete -- 3,000,000 gallons
Sand Filters and 3 disc filters	SF	Reinforced concrete -- 6272 square feet
UV Disinfection Building	UV	Reinforced concrete -- 23,427 gallons
Anaerobic Digesters (old and new)	E.-Dig., W.-Dig.	Reinforced Concrete, metal covers, 1 fixed, 1 floating - E.-Dig. 417,601 gallons. W.-Dig. 435,169 gallons
Outfall re-aeration Unit	Outfall	Reinforced concrete - 102,046 gallons capacity
Dissolved Air Floatation Units (old and new)	DAF New, DAF Existing	Reinforced concrete -- New = 28,723 gallons capacity; Existing = 68,936 gallons capacity.
Sludge Composting Facility	SCF	Reinforced concrete floor, metal sides and roof - 90,257.22 square feet
Sludge High Lime Treatment Unit	SHLTU	Reinforced concrete - 43,088 gallons capacity

Discharge Locations

Discharge Type	Designation	Description & Comments
Watercourse	Santa Fe River Outfall	NPDES Permit No. NM0022292
Land Application	Treatment plant	Wash, process, and irrigation uses
Land Application	Temporary use -- Stand-pipe delivery	Temporary and/or as needed uses in and around Santa Fe for construction, dust control, wildlife watering, and flood irrigation of non-food crops
Land Application	MRC; NM Game and Fish	SF Municipal Recreation Complex -- Aesthetics, ponds, and 130 acres of irrigation; NM Game and Fish -- Aesthetics and irrigation.
Transfer	Transfers-other Discharge Permits	Transfers of reclaimed wastewater to the following facilities permitted by NMED: <ul style="list-style-type: none"> • up to 1,500,000 gpd to Las Campanas Limited Partnership, DP-944;

SOCCER VALLEY FY13/14, FY 14/15 USE AND FEES
SOURCE: CITY OF SANTA FE, N.M.

SOCCER FY 13, 14

EXPENDITURE LINE #	LEAGUE NAME OR SPECIAL EVENT	# OF TEAMS	# OF PARTICIPANTS	TOTAL FEES COLLECTED	FEES WAIVED	FY 14/15 DATE DEPOSITED	EXPENDITURES IN 51600-433800 LEAGUE USER CLASS \$25 FEE PER YOUTH (\$1025)	AMOUNT	EXPENDITURES IN 51600-433750 PERMIT FEE (\$25) & SPEC. EVENT	AMOUNT	EXPENDITURES IN 51600-433750 LEAGUE TEAM FEES (\$100)	AMOUNT	EXPENDITURES IN 51600-433751 TOURNAMENT FEES	AMOUNT	BALANCE
51600	SF AYSO	N/A	N/A	\$25.00	\$0.00	08/12/13			51600-433750						\$25.00
51600	SF AYSO		316 under 10; 11 4 above 10	\$75.00	\$0.00	09/27/13			51600-433750	\$75.00					\$75.00
51600	ROYAL CITY RADIO CONTROL	N/A	N/A	\$25.00	\$0.00	10/09/13			51600-433750	\$25.00					\$25.00
51600	HDS SOCCER	2	56	\$100.00	\$0.00	11/27/13			51600-433750	\$100.00					\$100.00
51600	ST MIKES HS	1	16	\$100.00	\$0.00	03/18/14			51600-433750	\$100.00					\$100.00
51600	LA LIGA SOCCER	N/A	N/A	\$5,000.00	\$0.00	05/23/14	51600-433800	\$4,500.00	51600-433750	\$500.00					\$5,000.00
51600	LA LIGA SOCCER	8	72	\$1,350.00	\$0.00	06/23/14	51600-433800	\$1,350.00	51600-433750	\$100.00					\$1,350.00
51600	MONTE DEL SOL	2	56	\$100.00	\$0.00	06/23/14			51600-433750	\$100.00					\$100.00
51600	LALIGA YOUTH	20	240	\$125.00	\$0.00	08/25/14			51600-433750	\$125.00					\$125.00
51600	SOCCER LEAGUE BOB STARK	N/A	N/A	\$25.00	\$0.00	05/13/14			51600-433750	\$25.00					\$25.00
51600	ROCKY LAUNCH	N/A	N/A	\$25.00	\$0.00				51600-433750	\$25.00					\$25.00

TOTAL \$5,325.00

SOCCER FY 14, 15

EXPENDITURE LINE #	LEAGUE NAME OR SPECIAL EVENT	# OF TEAMS	# OF PARTICIPANTS	TOTAL FEES COLLECTED	FEES WAIVED	FY 14/15 DATE DEPOSITED	EXPENDITURES IN 51600-433810 LEAGUE USER CLASS \$25 FEE PER YOUTH (\$1025)	AMOUNT	EXPENDITURES IN 51600-433750 PERMIT FEE (\$25) & SPEC. EVENT	AMOUNT	EXPENDITURES IN 51600-433800 LEAGUE TEAM FEES (\$100)	AMOUNT	EXPENDITURES IN 51600-433751 TOURNAMENT FEES	AMOUNT	BALANCE
51600	LALIGA MEN	18	216	\$5,425.00	\$0.00	05/12/15	51600-433800	\$5,425.00							\$5,425.00
51600	LALIGA WOMEN'S	8	72	\$1,825.00	\$0.00	05/13/15	51600-433800	\$1,800.00	51600-433750	\$25.00					\$1,825.00
51600	LALIGA YOUTH	1	15	\$100.00	\$0.00	09/10/14	51600-433800		51600-433750	\$100.00	51600-433804		51600-433751		\$100.00
51600	SF AYSO YOUTH		428	\$100.00	\$0.00	01/08/15	51600-433800		51600-433750	\$100.00	51600-433804		51600-433751		\$100.00
51600	LALIGA YOUTH			\$125.00	\$0.00	05/13/15			51600-433750	\$125.00					\$125.00
51600	AYSO-SPRING	42	303	\$100.00	\$0.00	06/22/15			51600-433750	\$100.00					\$100.00
51600	SF WALDORF			\$100.00	\$0.00	09/24/14	51600-433800		51600-433750	\$100.00	51600-433804		51600-433751		\$100.00
51600	FALL SOCCER	1	12	\$100.00	\$0.00	09/24/14	51600-433800		51600-433750	\$100.00	51600-433804		51600-433751		\$100.00
51600	ST MIKES	1	16	\$100.00	\$0.00	09/24/14	51600-433800		51600-433750	\$100.00	51600-433804		51600-433751		\$100.00
51600	HDS-SOCCER	2	56	\$100.00	\$0.00	09/20/14	51600-433800		51600-433750	\$100.00	51600-433804		51600-433751		\$100.00
51600	BOB STARK - ROCKY LAUNCH	N/A	N/A	\$25.00	\$0.00	04/22/15			51600-433750	\$25.00					\$25.00

TOTAL \$5,000.00

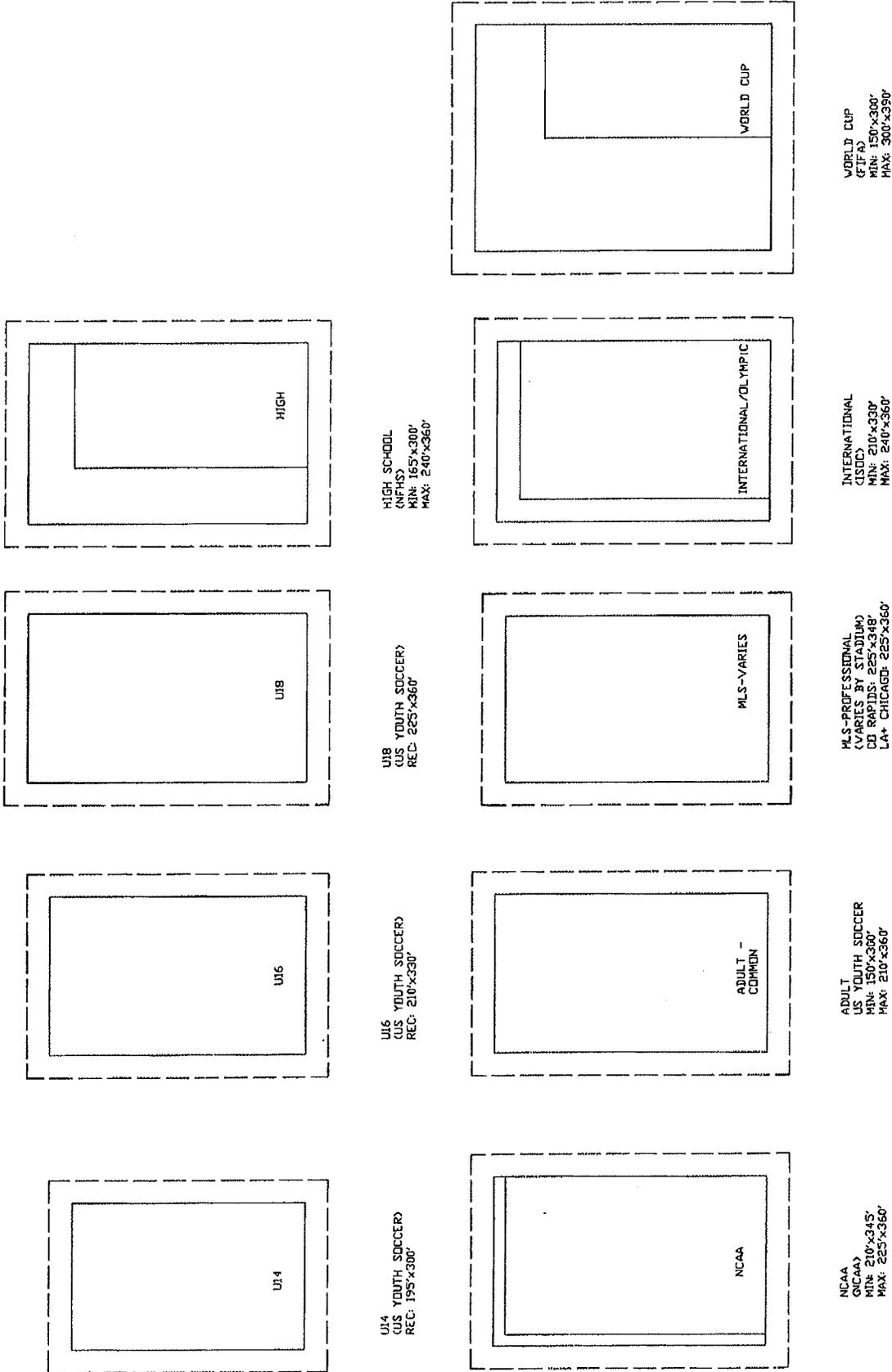
APPENDIX C - SOCCER REGULATION FIELD SIZES



Standards Chart

	U5	U6	U7	U8	U9	U10	U11	U12	U13
Maximum Field Size (yards)	30x20	30x20	30x20	47x30	47x30	75x47	75x47	75x47	112x75
Number of Players	4v4	4v4	4v4	7v7	7v7	9v9	9v9	9v9	11v11
GK	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Playing Times (minutes)	4x8	3x15	4x8	2x25	2x25	2x30	2x30	2x30	2x35
Break Times (minutes)	5	5	5	10	10	10	10	10	15
Ball Size	3	3	3	4	4	4	4	4	5
Goal Size (feet)	4x6	4x6	4x6	6.5x18.5	6.5x18.5	6.5x18.5	6.5x18.5	6.5x18.5	8x24
Offside	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

FIELD SIZE COMPARISON MASTER PLAN



APPENDIX D - 20 YR LIFE CYCLE COST



20-Year Life Cycle Cost Analysis Model

August 23, 2015; updated
RE: Santa Fe MRC; Soccer Master Plan

Overview and Objectives

The capital investment choices for public agencies, private organizations, or in this case, an emerging public private partnership are critical and have impacts well beyond the initial development costs. The investment decision for sports complexes, and specifically the Santa Fe Municipal Recreation Complex Soccer facilities, is no less challenging. This life cycle cost analysis, and specifically the 20 year horizon time-frame presented here, can be useful to provide a framework and associated range of outcomes for decision makers to evaluate, discuss, and ultimately apply value judgements as choices and decision are reached.

This model, and its various constituent variables, have been developed through a fairly well developed understanding of the current physical conditions at the site, current level of maintenance activities, aspirational visions expressed by the soccer community, and the very real limitation of a somewhat remote site, away from schools, city centers, and primarily accessed by private vehicles. The analysis also attempts to factor in the short growing season/high altitude and overall climate of the Santa Fe region for both successfully cultivating sports turf and the overall user interest in outdoor field sports in the winter months.

Lastly, the most important and impactful data point determining the model output is the anticipated program use, the estimated hours of use per year, of the planned field types. Please pay special note how modulating the programmatic use of each facility type might impact the sensitivity of the results. In the case of natural grass sports fields, the use limits are defined by the ability of the turfgrass plants to regrow and recover. In the case of synthetic sports fields, understanding the true demand can be elusive. It can be easy to overestimate the sustained programmatic demand for synthetic turf sports fields that can lead to false conclusions.

Basic Assumptions

As with any forecasting tool or life-cycle costing model some basic assumptions and baseline data must form the point from which to begin to draw a distinction between options, alternatives and the owners desired outcomes and performance requirements.



The following is a brief breakdown of the guiding assumptions we used to form this life-cycle costing model for the Santa Fe MRC Soccer component:

- This model details one soccer specific playing field of each type envisioned in the Master Plan upgrade to the entire complex
- The model presented is a simple straight-forward analysis that does not include factors for net present value, discount rates, inflation, interest on any bonds/capital funding sources, taxes or fees
- The model does not include any existing or new revenue that the facility may have potential to generate; rental fees, concessions, parking, tournament fees, ticket sales, or corporate sponsorship
- The model cannot, nor does not attempt to place "value" on important user attributes such as the need for winter/year round use, need for evening or early morning utilization that sports lighting facilitates. In other words the model assumes every potential use hour has an equivalent value to the owner, which in practice is not rational nor realistic.
- The model also does not attempt to differentiate between day of week or time of days uses, such as time commitments during the work/school routines that will naturally limit full sports field utilization.
- The sports field system types outlined in the 20-year model include:
 - Cool season natural turf on native soils
 - Cool season natural turf on sand profiles
 - In-fill synthetic turf
 - Cool season natural turf on sand profiles with sports lighting
 - In-fill synthetic turf with sports lighting

20 Year Cost Projections

Development Costs

The costs estimates used to derive the **Initial Capital Costs** figures are based upon a soccer field playing sized at 210 feet by 360 feet plus reasonable run off, team areas, observer and warm-up areas for a total allocated sports field space of 110,000 square feet. The scope and cost attributes are based upon the general plan diagram outlined in this report and are intended to capture all field costs to deliver the new sports field (design, permitting, construction, and management) type as outlined. These rough order of magnitude costs are generally currently found to represent work in the southwest United States and do not attempt to quantify, higher or lower, any peculiarities of the Santa Fe construction delivery market.

The development costs presented also strive to compare an apples to apples approach and limits the financial comparison to the costs for the playing surface solely. The analysis intentionally omits cost for scoreboards, retaining walls, spectator seating, and



loose sports equipment. This is intended to provide the most accurate development cost representation of sports surfacing type to sports surfacing type.

Replacement/Rehabilitation Costs

The model strives to capture the future cost for occasional major maintenance activities and resurfacing costs for each field type over the 20 year life of the analysis. For the purposes of this analysis, we provided for the following to define the **20-year**

Replacement/Rehab Costs:

- \$ 37,500 every 8 years for all cool season Turf on Native Soils to complete a heavy core aeration, dethatching, soil nutrient application, seeding and topdressing
- \$ 37,500 every 4 years for all cool season turf on sand profile (Championship Fields) to complete a heavy core aeration, dethatching, soil nutrient application, seeding and topdressing with processed sand
- \$600,000 every 8 years for the in-fill synthetic turf surfaces to be replaced with a new turf and infill

This approach aims to place all of the field types on equal footing during the duration of the 20 year cycle at approximately 2½ replacement cycles since original construction.

Maintenance and Operations Costs**

The model estimates the direct **20-year Maintenance Costs** for each playing field, not inclusive of site maintenance, utilities, or event support as follows:

- \$ 25,000 annually per field for all cool season turf on Native Soils including labor, equipment, and general maintenance materials
- \$ 37,500 annually for cool season turf playing surfaces on sand profiles (Championship Fields) including labor, equipment and general maintenance materials. The cost increases are due to increased nutrients required for sand profiles, more frequent mowing regimes, weed control and higher overall turf management practices
- \$10,000 annually for synthetic turf maintenance including sweeping, grooming, and spot heavy wear maintenance of the in-fill synthetic turf playing surfaces [\$12,500 per year for year round use model]



Most importantly, the costs associated with the tasks necessary for maintenance over the 20 year analysis must reflect appropriate relative values to each other in order to draw accurate cost comparisons. WE believe the ratios presented accurately represent the proper proportional level of effort for each playing surface, and we openly acknowledge they may not be properly tuned to the labor, materials, and operational costs in the Santa Fe market or the MRC specifically.

[** The maintenance and operations cost presented draw from available Industry work and is not intended to be an exhaustive analysis of the level of maintenance, hence quality of playing surface, desired by the MRC Complex leadership and it's constituents. We used the following available data and professional expertise to provide an "anticipated" range of cost for master planning and decision-making purposes.

- 2010 Field Turf Anticipated O&M Costs; available on Field Turf website
- 2008 Sports Turf Manager Association publication; "Guide to Synthetic and Natural; Turfgrasses for Sports Fields"
- 2011 Montgomery County, Maryland, Natural Grass and Artificial Turf Study

The 2011 Montgomery County study provided the most applicable O&M cost comparison to the expressed desire of the Santa Fe community and the cost summary prepared is summarized as follows in their exhaustive report:

Cool Season Turf on Sand Base O&M	\$ 50,000 annually
Cool Season Turf on Native Soils O&M	\$ 25,000 annually
In-fill Synthetic Turf O&M	\$ 10,000 annually

A more detailed and in-depth study of the exact sports field performance requirements and corresponding annual O&M cost for the planned MRC soccer development would be needed to further refine these Order of Magnitude projections.]



20 Year Use, Programming Field Performance Projections

Current Use and Use Intensity

Just as the analysis attempts to draw equivalent comparisons with cost variables, the projection sets various hours of use per year into the model. The estimated viable annual hours of use for each sport field surfacing type is based upon a host of variables detailed below. The estimates for these usage hours are the key variable in the model and present the highest level of sensitivity driving the ultimate outcome of the analysis, cost per hour of use.

These usage projections are comprised of the best information available to us, and is slightly hampered by the inadequacy of the historical/normal use data provided. Our engagement with the MRC staff, user groups, services providers, our design partners, and city leadership provided a broad perspective of the venue that we combined with our professional knowledge of turf systems. The fact remains that the determination of "quality sports fields" is a very subjective desire stated by the user and owner/operator, and open to much interpretation as we settled in on the estimated hours per use of each turf system type.

Climatic and Geographic Realities

The geographic challenges presented by the Santa Fe region, including high altitude, both seasonally cold and warm temperatures, desire to be as water efficient as possible, and an overall limited growing season also factored into the anticipated hours of use shown.

These climatic realities ruled out the use, and corresponding increased annual hours of use, of warm season turf grasses. The overall aggressive growing and traffic tolerant warm season turf cultivars such as common and/or hybrid Bermuda grasses simply would not survive and flourish in the Santa Fe region.

Additionally, we factored in the rural setting of the MRC Soccer Valley complex in relation to the housing stock and population center of the Santa Fe community, thus slightly lowering the anticipated hours of use. This facility is realistically only accessible by private vehicle limiting the overall possible hours of use. The overall hours of use projected in lower than say a high school campus environment that would potential use a synthetic or natural grass field for PE classes during the day, sports team activities in the afternoon, and even extend into the evenings with other activities such as band practice or spirit squads.



3-Season vs. Year Round Use

The current natural grass fields at the MRS Soccer Valley, 5 in total, operate for approximately 60% of the calendar year and are closed due to weather during the cold winter months. For the model we present, a 30 week use season, roughly April through October, to align with the current use programming for the facility. This term was used for what we term the "three-season" analysis.

The three season analysis shown focuses on presenting a representative comparison of the three field systems, including synthetic, for an equal duration of 30 weeks. The four season, or year round all weather, synthetic field system is broken out separately to provide an added level of granularity for comparison and decision-maker evaluation.

Specifically, as you will note, the daily average hours of use projection for both the unlit and lit four season facility shows a lower anticipated hours of use per day. This is based upon the realities that as day length shortens, even with sports lighting, and the climate turns less desirable into cold, wet, windy and snowy conditions outdoor activities drop sharply and only the true hard core users tend to participate.

Sports Lighting

The addition of **Sports Lighting** on outdoor sports fields, and all variety of outdoor recreation facilities (tennis courts, softball fields, skate parks) for that matter, dramatically extends the potential use and programming into workable time blocks for communities away from tradition work and school period.

Additionally, the development and expansion of year round sports programs and clubs has pushed the boundaries beyond the spring, summer and fall period well into the winter and in many cases a year round activity. Quite simply, sports lighting not only extends operational hours in the summer by several hours, 8pm to 10pm say, the periods in the winter, early spring, and late fall where the day length is restricted can see play extended by 4 or more hours, say from 5pm to 9pm. Sports lighting for the very capital intensive synthetic turf facilities is critically important to realize increased value for the increased investment, particularly the prime time evening hours of the summer, after school, and on week-ends year round..

The sports lighting solutions outlined in the 20-year analysis includes a horizontal light level of 30 foot candles, maintained for the non-championship fields, and slightly higher performance level, 50 horizontal foot candles, for the Championship Fields. These light levels align with industry standards, user safety, and expectations for new construction.

Field Performance, Quality and Desired Programming



As stated earlier, the realistic hours of use tend to be the most important variable in the cost per hours of use analysis, with the second most important factor being the users/communities subjective definition of desired field quality and performance. Quite simply, one group's definition of a high quality competition field may not meet the training needs of another group. The level of expectation, particularly on a natural grass sports surface can vary wildly and impact the use projection in the model quite dramatically.

For the purposes of this analysis, we relied on our interaction with the MRC staff, current users groups, design team members, and city management help us form an opinion about the use for each field type and the desired quality for safe training and club activities. We also inserted the community's request for a "competition" level natural playing surface for a higher quality turf needs and championship matches.

The model outlines our anticipated maximum use of the natural turf sports surfaces, cool season on native soils and cool season on sand profiles, to attain the desired field performance. In general, the model and our professional experience indicates that it is likely the natural fields will be programmed at or near the maximum, while the synthetic surfaces may fall short of the projection for a site away from schools and an urban core such as MRC.

Use Demands and Diminishing Return on Investment

The life cycle cost analysis presented details a side by side comparison of a single field choice and cannot be extrapolated on a straight line basis for multiple fields or in multiple combinations. While the model might need to be changed slightly for the natural field turf systems in various combinations, the model would need significant adjustment for multiple synthetic fields.

In general, the first synthetic field at a multi field complex, such as this, tends to be schedule and program at or near the maximum use level to meet the all-weather needs, evening programming and the year round clubs/group's needs. A second, third and fourth synthetic field at a site tends to reduce, and many times dramatically, the overall use for all for the synthetic fields significantly impacting the financial model for each. (An enormous unmet demand might mitigate this, but our evidence to date does not indicate that this is the case for the MRC Soccer Valley site.)

For example, and to quickly illustrate this point, let's take a closer look at the data presented for the 4 season synthetic turf with sports lighting. A single all season lit field, quite simply limits the supply and users are left with filling both the preferred timeslots



as well as the less desirable periods maximizing utilization. In essence, take what you can get. The basic one field comparison, see chart, details the following data:

1 each - Synthetic In-fill Turf with Sports Lighting

20 year Total cost	\$2,920,000
Maximum Anticipated Annual Use	2002 Hours for 20 years
Cost per Hour of Use	\$ 72.93

Additionally, we expect that adding a second similar field would drop overall usage on both fields by 33%. This estimate is based upon users filling the premium time slots on both fields simultaneously; weekends, afternoons, and early evening while leaving both fields open during the less desirable options; mornings, mid-day, late evening open

2 each - Synthetic In-fill Turf with Sports Lighting

20-year Total Cost	\$5,840,000
Anticipated use; 33% reduction	2683 Hours for 20 years
Cost per Hour of Use	\$ 108.83



Irrigation Water Demand Projections for Sports Fields

Using an industry standard irrigation model, which incorporates the climate for Santa Fe New Mexico we arrived at the following estimates and analysis. Using the current irrigated area as a baseline and some assumption about a 110,000 square foot soccer field plus some adjacent warm-up area and space for teams, spectators, and circulation, we arrived at the following water demand estimate for the MRC Soccer Valley and planned expansion detailed in the master plan.

Existing Soccer Valley

19.5 acres irrigated site total	850,000 sq ft
Irrigated sports fields (Inside perimeter path)	766,500 sq ft
Full size natural soccer fields	5 each
Irrigate turf per soccer field	153,300
Irrigation Demand per existing soccer field	4.28 Million gallons

MRC Soccer Master Plan; Valley and Terraces

Irrigated sports fields in Valley and Terraces	668,200 sq ft
Full size natural soccer fields	5 each
Irrigate turf per soccer field	133,600
Irrigation Demand per new soccer field	3.72 Million gallons

This analysis assumes NO water demand for the synthetic fields, which might require minor cleaning and sanitation with domestic/drinking water on an as needed basis. This data also omits any landscape irrigation demand or utility/ornamental turf not immediate adjacent to the sports fields.

The inclusion of a sand based "championship" field may require a modestly higher demand than the native fields, but as we considered the accuracy of data we have at the master plan level chose not to include that level of granularity in this evaluation. It may become a factor as the detailed design process commences.

Overall, we believe that with careful layout of the fields, perimeter containment of the irrigate areas, and a new irrigation system a 20% reduction in water use is attainable. This is primarily a result of reducing the overall irrigate sports field area while still providing 5 full size natural sports turf playing surfaces.

[Unfortunately, limited current irrigation usage data nor any historical data was available to compare, contrast and normalize our models against.]

APPENDIX E - ESTIMATE OF PROBABLE COST



MEMORANDUM

To: Jason Kluck, City of Santa Fe
From: Claudia Meyer Horn
Date: September 15, 2015
Project Name: MRC Soccer Complex
Project No: 145
Subject: MRC Soccer Complex Master Plan – cost estimate
Copy To: Rob Carter, Parks + Recreation Dept, Director

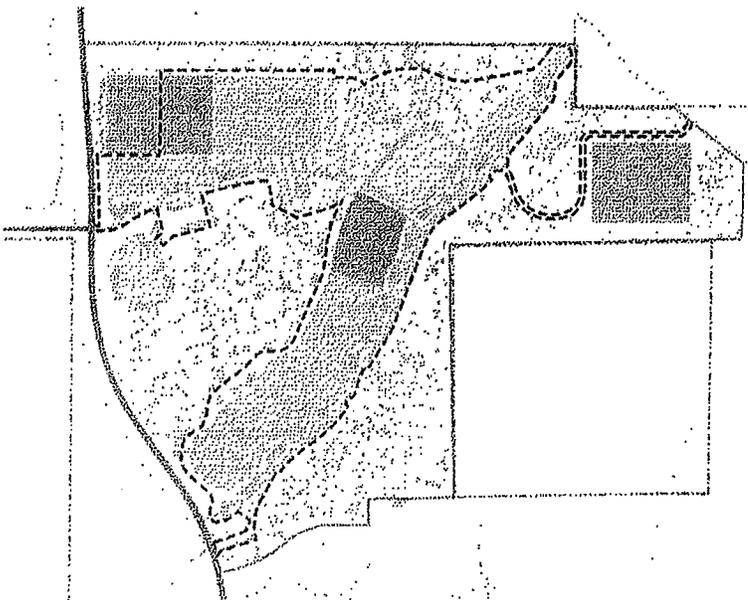
MRC Soccer Complex Master Plan – cost estimate

A Master Plan for the MRC Soccer Complex was presented at a public meeting / ENN on June 30th, 2015. From this plan, a detailed estimate of probable costs (Master Plan level) was compiled for the MRC Soccer Complex based on take-offs, material assumption, unit costs, and level of construction quality outlined in the Master Plan. The costs were broken down into general categories in accordance with the concept and the presumed logical construction of the project. The Master Plan calls for the following phased implementation to address the needs of the soccer community.

Phase I - Basic Level Improvements

A proposed basic level of improvements at the Soccer Complex, illustrated below, can be considered that meets user needs and sets the stage for future improvements. A basic level improvement for \$12.5 million is recommended to focus on the following amenities and program elements:

- soccer fields (5 natural grass, 1 natural grass championship field, 2 synthetic turf fields)
- sports field lighting (for 1 synthetic turf field + championship field)
- clubhouse (3,500 sf phase I structure) and surrounding plaza
- restroom upgrades
- loop access road + parking
- perimeter pathways
- landscaping + basic site furnishings





MRC Soccer Complex (Soccer Valley + Upper Terrace)

Basic Level Improvements

Infrastructure / Civil	\$	2,280,000
<u>Earthwork / Erosion Control</u>	<u>\$</u>	<u>620,000</u>
Infrastructure (subtotal)	\$	2,900,000

Recreational Fields	\$	5,300,000
Lighting	\$	1,250,000
Architectural Elements	\$	1,300,000
Hardscape / Site Furnishings	\$	1,400,000
<u>Landscape</u>	<u>\$</u>	<u>350,000</u>
Recreational Improvements (subtotal)	\$	9,600,000

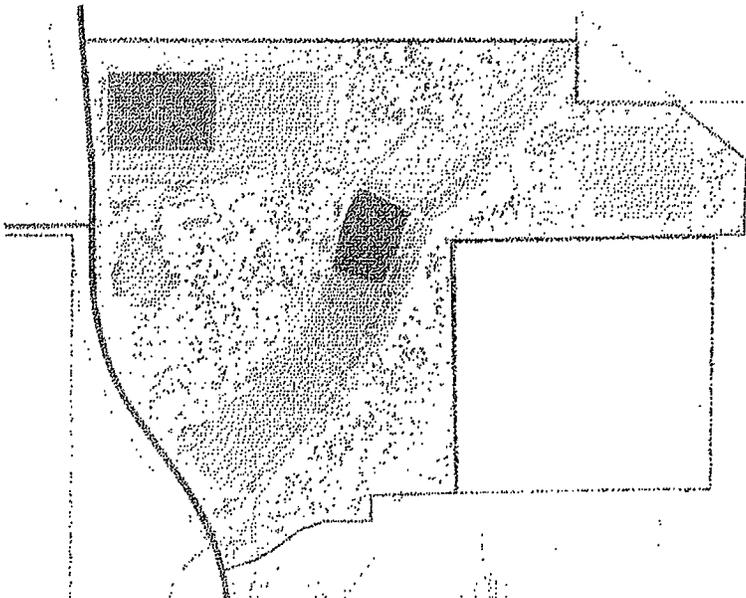
Phase I - Basic Total \$ 12,500,000

*costs include NMGRT (8.3125%) and 20% contingency

Phase I - Premium Level Improvements

A proposed premium level of improvements at the Soccer Complex, illustrated below, can be considered that meets user needs and provides a premium facility that allows for greater use options, additional economic benefit potential, and features that provide long-term savings for maintenance. The premium level improvement for \$16.5 million includes the basic level program improvements (outlined above) plus the following additional amenities:

- soccer fields (1 synthetic turf field)
- championship field amenities (stadium seating, etc)
- sports field lighting (for 2 synthetic turf fields)
- clubhouse (2,500 sf additional)
- maintenance building (1,250 sf additional)
- paved loop access road
- site furnishings (additional)





MRC Soccer Complex (Soccer Valley + Upper Terrace)

Premium Level Improvements

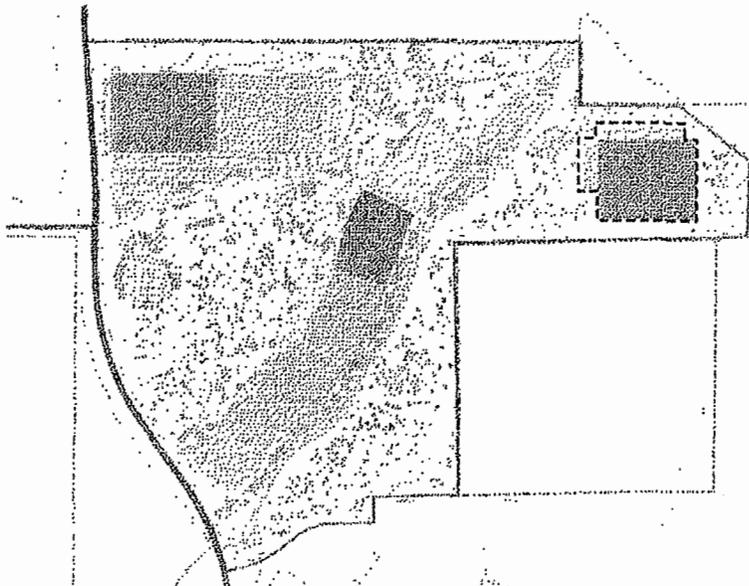
Infrastructure / Civil	\$	3,180,000
Earthwork / Erosion Control	\$	620,000
Infrastructure (subtotal)	\$	3,800,000
Recreational Fields	\$	6,800,000
Lighting	\$	1,900,000
Architectural Elements	\$	1,950,000
Hardscape / Site Furnishings	\$	1,700,000
Landscape	\$	350,000
Recreational Improvements (subtotal)	\$	12,700,000
Phase I - Premium Total	\$	16,500,000

* costs include NMGR (8.3125%) and 20% contingency

Phase II - Expansion Area Improvements

In the event additional field space is needed as the Soccer Valley and Upper Terrace areas of the Soccer Complex use is maximized, the expansion area allows space for an additional two fields. While the expansion area can alternatively be utilized for a number of purposes (eg. overflow parking, event space, etc.), the estimate below outlines a premium full-buildout option for \$4.1 million that requires no additional water consumption.

- soccer fields (2 synthetic turf fields)
- sports field lighting (for 2 synthetic turf fields)
- restroom enclosure
- access road + parking
- perimeter pathways
- landscaping + site furnishings



**MRC Soccer Complex (Expansion Area)**

Infrastructure / Civil	\$	360,000
Recreational Fields (synthetic turf)	\$	2,620,000
Site Improvements / Lighting	\$	1,170,000
Infrastructure (subtotal)	\$	4,150,000
Expansion Area Total	\$	4,150,000

* costs include NMGR (8.3125%) and 20% contingency

Cost Estimate Notes

In reviewing the cost estimate numbers, a few items should be considered:

1. Prices are based on current available known unit costs and have been estimated conservatively.
2. *Since the cost estimate is being generated from a Master Plan level of detail and the exact timing of construction is unknown, a construction contingency figure of 20% was added to the total construction amount. Depending on construction timing, material costs, and an open bid process, costs could come in lower than the projected amounts.*
3. An effort was made to accommodate user programs and desired improvements in the master plan to the greatest extent possible. As the plan moves forward, it is expected that adjustments can and will be made to locations/sizes of certain program elements and/or the level of quality of the construction to respond to more detailed site information and to meet project budgets. A few considerations for addressing cost issues include: 1) eliminating asphalt roadway paving along the internal loop road; 2) phasing field construction or adjusting surface type (i.e. grass instead of synthetic turf); 3) reducing the clubhouse program and built area; and 4) adjusting lighting assumptions.

Cost Estimate Assumptions

The following assumptions were made regarding the costs associated with Soccer Complex Improvements:

1. Costs are for construction only and do not include design fees, permit fees, or associated costs.
2. *Cost estimate does not account for additional costs due to project phasing.*
3. *Cost estimate does not include improvements or upgrades within and around the existing treated effluent pond and pump house building, nor does it include upgrades to the existing pump equipment or irrigation main line distribution system.*
4. *Landscape revegetation costs are either itemized by plant type or based on an estimated density of plants and trees per area.*
5. *Wilderness trail system is assumed to be implemented with volunteer assistance.*
6. *BMX pump track relocation costs are assumed to be part of improvement costs at an off-site facility (location to be determined) and are not included in the estimate.*

Project Phasing

Project phasing projections are based on assumptions developed during the course of the master plan process. The proposed phasing should be reviewed as a team for logical sequencing, cost effectiveness, and community benefit.

End of Memo



Memorandum of Understanding No. 2015-0133-FI/MM

**MEMORANDUM OF UNDERSTANDING
BETWEEN SANTA FE COUNTY AND
THE CITY OF SANTA FE**

ITEM # 14-1156

THIS MEMORANDUM OF UNDERSTANDING is entered on this 19th day of November 2014, by and between Santa Fe County (hereinafter referred to as "County"), a New Mexico political subdivision, and the City of Santa Fe, (hereinafter referred to as the "City").

WHEREAS, there is a lack of dedicated soccer fields for youth and adults in Santa Fe;

WHEREAS, the soccer fields in the MRC soccer valley are in need of drainage repair as well as general upgrades and renovations;

WHEREAS, the City submitted a proposal for the improvement of the MRC fields;

WHEREAS, the County desires to assist the City of Santa Fe with funding to be used to renovate the soccer fields and facilities;

NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES as follows:

1. DUTIES OF THE PARTIES

A. The City shall:

- 1) No later than June 30, 2015, provide the County with an itemized written statement of costs and expenses incurred by the City for the purposes stated in the MOU.

B. The County shall:

- 1) Upon receipt of an itemized written statement of costs and expenses from the City, the County shall process one payment to the City for the costs and expenses incurred by the City for the renovation of the MRC fields. Payment to the City shall not exceed Five Thousand Dollars (\$5,000.00), exclusive of NM gross receipts tax.

2. NOT TO EXCEED REIMBURSEMENT

County funds to be paid under this Agreement shall not exceed Five Thousand Dollars, (\$5,000.00) exclusive of NM gross receipts tax.

3. TERM

This Agreement shall, upon due execution by all parties, become effective as of the date first written above and shall terminate on June 30, 2015 unless earlier terminated pursuant to Paragraph 4 below.

4. TERMINATION

This Agreement may be terminated by either party upon delivery of a written notice to the other party at least thirty (30) days prior to the intended date of termination. By such termination, neither party may nullify or avoid any obligations incurred prior to termination.

5. LIABILITY

Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, § 41-4-1, *et seq.*, NMSA 1978, as amended.

6. AMENDMENT

This Agreement shall not be altered, changed or amended except by an instrument in writing executed by the parties hereto.

7. APPROPRIATIONS

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of the State of New Mexico and the governing body of the City and the County for the performance of this Agreement. If sufficient appropriations and authorization are not made, this Agreement shall terminate immediately upon written notice being given by the terminating party to the other party. Any party's decision as to whether sufficient appropriations are available shall be accepted by the other party and shall be final.

8. GOVERNING LAW

- A. This Agreement shall be governed by, and construed in accordance with, the laws of New Mexico.
- B. Contractor shall comply with the requirements of Santa Fe County Ordinance No. 2014-1 (Establishing a Living Wage).

9. ACCOUNTABILITY

During the term of this Agreement and for a period of three (3) years thereafter, each of the parties will maintain accurate and complete records of all disbursements made and monies received by each under this Agreement; and, upon receipt of reasonable written request, each shall make such records available to the other party and to the public, including any federal, state or local authority during regular business hours.

10. NO THIRD PARTY BENEFICIARIES

Nothing in this Agreement, express or implied, is intended to confer any rights, remedies, claims or interests upon a person not a party to this Agreement.

11. ENTIRE AGREEMENT

This Agreement represents the entire understanding between the City and County and supersedes any prior agreements or understandings with respect to the subject of this Agreement. No changes, amendments or alterations to this Agreement will be effective until in writing and signed by the parties.

IN WITNESS WHEREOF the parties have duly executed this Agreement as of the date written below.

SANTA FE COUNTY

Katherine Miller
Katherine Miller, Manager

11-19-14
Date

Approved as to Form:

Gregory S. Shaffer
Gregory S. Shaffer, County Attorney

11-3-14
Date

Finance Department

Teresa Martinez
Teresa Martinez, Finance Director

11/4/2014
Date

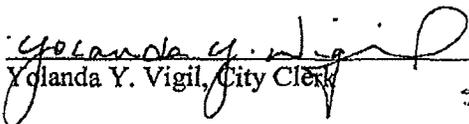
CITY OF SANTA FE:



Brian K. Snyder, City Manager

11/7/2014
Date

Attest:



Yolanda Y. Vigil, City Clerk

11-19-14
Date

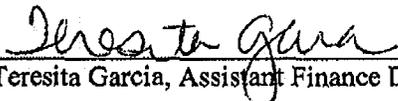
Approved:



Kelley A. Brennan, City Attorney

11/6/14
Date

Approved:



Teresita Garcia, Assistant Finance Director

11/14/14
Date