

City of Santa Fe, New Mexico

memo

DATE: June 10, 2015 for the June 18, 2015 Meeting

TO: Planning Commission

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, AICP, Director, Current Planning Division

FROM: Zach Thomas, Senior Planner, Current Planning Division *ZT*

Case # 2014-124. Pulte Las Soleras General Plan Amendment. James W. Siebert & Associates, agent for The Pulte Group, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use Map designations for: 12.92 acres from High Density Residential to Low Density Residential; 14.95 acres from Mixed Use to Low Density Residential; and 3.93 acres from Medium Density Residential to Low Density Residential. The property is currently vacant and located within the Las Soleras Master Plan. (Zach Thomas, Case Manager)

Case #2014-123. Pulte Las Soleras Master Plan Amendment. James W. Siebert & Associates, agent for The Pulte Group, requests approval of amendments to the Las Soleras Master Plan. Amendments include: the realignment of roads, reconfiguration of open space and trail, and the reconfiguration of land tracts. (Zach Thomas, Case Manager)

Case #2014-125. Pulte Las Soleras Rezoning. James W. Siebert and Associates Inc., agent for The Pulte Group, requests Rezoning of: 12.92 acres from R-21 (Residential - 21 units per acre) to R-6 (Residential - 6 units per acres); 14.95 acres from MU (Mixed-Use) to R-6 (Residential - 6 units per acres); and 3.93 acres from R-12 (Residential - 12 units per acre) to R-6 (Residential - 6 units per acre). The property is currently vacant and located within the Las Soleras Master Plan. (Zach Thomas, Case Manager)

Case 2014-126. Pulte Las Soleras Lot Line Adjustment. James W. Siebert and Associates Inc., agent for The Pulte Group, requests approval of lot line adjustments within the Las Soleras Master Plan to reconfigure land tracts consistent with the proposed General Plan Amendment and Rezoning. The proposed lot lines coincide with anticipated phasing of future single-family residential subdivisions. (Zach Thomas, Case Manager)

Case #2015-08. Pulte Las Soleras Preliminary Subdivision Plat. James W. Siebert & Associates, agent for The Pulte Group, requests approval of Preliminary Subdivision Plat (77 lots) for Phase I (Units 1 and 2) of development associated with the Pulte Master Plan Amendment, General Plan Amendment, and Rezoning. Unit 1 of the subdivision is identified as “Traditional” development while Unit 2 is identified as “Age Targeted” gated development. The proposed subdivision is 30.9 acres with an average density of 2.49 units per acre. The Preliminary Subdivision Plat also includes a variance request for disturbance of 30 percent and greater slopes and an alternative street section design. (Zach Thomas, Case Manager)

Case # 2015-09. Pulte Las Soleras Electrical Transmission Line Relocation. James W. Siebert & Associates, agent for The Pulte Group, requests approval to relocate an existing 115kv electrical transmission line within the Las Soleras Master Plan as the part of the greater Pulte Group Master Plan Amendment, General Plan Amendment, Rezone and Subdivision request. The proposed relocation will follow the future Beckner Road alignment. (Zach Thomas, Case Manager)

RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION

At the May 21st hearing, the Planning Commission voted to postpone the Pulte development proposal to June 18th. Additional questions were received from Commissioners following the May 21st hearing. The questions along with responses are presented below:

Question from Commissioner Kapin:

Can the Land Use Department provide an assessment of the potential effect to the tax base (revenue to the City) with the proposed change?

Response – The City does not have a definitive way to assess the potential effect on the tax base of the proposed density reduction. It is the general assumption that high density is a more efficient use of land, infrastructure and City Services. However, that does not necessarily translate into higher tax revenue generated by a particular density. The answer is further complicated by the potential value of the development. Total tax revenue is the outcome of a formula related to number people multiplied by value of property.

Given this relationship between density and value, a lower density may result in equal revenue if the value of the individual property is higher.

The applicant has also provided a response attached as Exhibit A.

Questions from Chair Harris:

LAND USE COMPONENT

- 1. Provide staff (Reed and Greg) 2009-2010 point of view regarding Las Soleras. What were the underlying assumptions and goals at the time? Are they the same today?*

Response – Response to be provided at the hearing.

2. *Was an economic impact analysis provided and assessed at the time of the initial reviews and approvals? What financial objectives have been realized, both for the City and the developer?*

Response – An economic impact analysis was not completed at the time of initial review and approval of the Las Soleras Master Plan. To date, five businesses have been developed and are operating on the western boundary of Las Soleras along Cerrillos Road. A Veterans Clinic has also been built in the southwest corner of Las Soleras. The 200-lot Ross' Peak Final Subdivision Plat on Tracts 12A and 13 was approved by the Planning Commission on May 21, 2015.

3. *What does the current proposal represent in terms of economic impact, both long term and short term? Is there a metric such as a jobs/housing ratio?*

Response – The current proposal represents an incremental economic impact associated with the development and construction of the project. Additional economic impact would occur as a result of the property tax generated by the individual lots within the subdivision and future residents. If the project is not approved it is not known when another development may occur or what the potential loss of economic activity may be.

The applicant has also provided a response attached as Exhibit A.

4. *What are the prospects and possible timelines for the proposed State office complex (Renewal of Condition of Approval #48)/ Presbyterian Hospital? Rail Runner Station?*

Response – Please see the attached memorandum from Keith Wilson, MPO Senior Planner (Exhibit C) regarding the status of the Rail Runner Station. Per the response from the applicant, Las Soleras land owner Josh Skarsgard, will speak to the possible timelines for the State Office Complex and Presbyterian Hospital at the hearing.

5. *Provided full size (24x36) sheets of all proposed plats for review in the offices of the Land Use Department.*

Response – Full size sheets are available for review in the Land Use Department.

6. *Provide topographic information for Tract 12B and that portion of Tract 9 proposed as additional park land for review in the offices of the Land Use Department.*

Response – Information is available for review in the Land Use Department.

7. *The survey information provided is confusing. The document labelled Rezoning Survey Plat seems to be a lot line adjustment plat as well, eg. creating Tract 9-A*

and Tract 9-B out of Tract 9 as shown on the Dawson survey, dated 8/26/09. Should there be an intermediate step which designates the new sub-tracts? On the subsequent Lot Line Adjustment Plat in the packet, some of the new sub-tract designation is dropped, eg. Tract 9-A and Tract 11-A become Tract 14-A with further lot line adjustment. As proposed, the record of rezoning and lot line adjustment is unclear and may serve to create further confusion in the future.

Response – Refer to the applicant’s response attached as Exhibit A

- 8. A related problem with the Rezoning Survey Plat is that it seems to go further than only rezoning of approximately 32 acres. The Annexation Master Plan, dated JAN 2010, indicates that Tract 9 is RM-1, while the rezoning plat shows 9-A changing from R-21 to R-6 and 9-B changing from RM-1 to R-21. Confirm the current zoning for Tract 9 and confirm the proposed zoning for Tract 9-A and Tract 9-B.*

Response – Refer to the applicant’s response attached as Exhibit A.

- 9. The stated Purpose of Plat on sheet 1 of 6 is “. . .to change the current zoning of Tracts 9, 11, 12B, 14, and 15 to the new zoning as shown hereon.” Verify the underlying zoning for the current Tract 12B. A remnant of 12B would be given up for the realignment of Rail Runner Road, what is the total acreage of the remaining Tract 12B-1? What would the underlying zoning be? At what point will it be officially designated as Park?*

Response – Refer to the applicant’s response attached as Exhibit A.

MASTER PLAN COMPONENT

- 1. What Road Phasing Plans for Las Soleras are being considered by the Traffic Engineering Division?*

Response – Response to be provided at the hearing.

- 2. Given the current discussion, which would have the greatest benefit to all parties; connection of Rail Runner from Governor Miles to Beckner or connection of Beckner to Richards?*

Response – Refer to the applicant response attached as Exhibit A. a response will also be provided at the hearing.

- 3. Is there a metric such as Vehicle Miles Traveled (VMT)? If so, is it a consideration in evaluating options for a Road Phasing Plan?*

Response – Response to be provided at the hearing.

4. *Provide a clear definition and requirements for an active park vs. a less competitive park as noted by Mr. Thompson.*

Response – Response to be provided at the hearing.

5. *What agreements have been implemented in the past for shared use of City and SFPS recreational facilities?*

Response – Response to be provided at the hearing.

6. *What is the anticipated timeline for development of the Regional Park?*

Response – Response to be provided at the hearing. The applicant has also provided a response attached as Exhibit A.

7. *As a state chartered public school, has Monte del Sol engaged with the Public Schools Facility Authority in evaluating their athletic facilities?*

Response – The Land Use Department reached out to the Monte del Sol School and had not received a response by the time of report publication. A response will be provided at the hearing.

8. *What athletic facilities are being considered by the school? How much usable acreage might be needed to develop the athletic facilities under consideration?*

Response – The Land Use Department reached out to the Monte del Sol School and had not received a response by the time of report publication. A response will be provided at the hearing.

The applicant has also provided a response attached as Exhibit A.

9. *Provided a plat showing how much property was committed to Monte del Sol as part of the Beaty subdivision approval. How did the Condition of Approval read?*

Response – A General Plan Amendment, Rezoning and Annexation was approved for the Beaty South property. No subdivision has been approved. However, the following conditions related to the school site were approved as part of the Beaty South Annexation:

1. That the 3.14 acre will be contiguous with open space;
2. That the Beaty representatives will work with the partners in the adjacent lots surrounding the development to assist the district in obtaining and appropriate site of 15 acres;
3. A 15-acre site will be necessary to accommodate the future K-8 school within the area known as the Beaty Annexation and Las Soleras, based on current student yield calculations; and

4. That if it is not possible to identify a total of 15 acres contiguous, that the District is allowed to develop or sell for fair market value the 3.14 acres of land in the Beaty Annexation.
5. *What is the status of that parcel? When will it be deeded to the school?*

Response – There is no timeline established for when the land will be deeded to the school.

SUBDIVISION COMPONENT

1. *The Traffic Engineering Division supports what they describe as Plan A as a solution to the frequent congestion at the intersection of Governor Miles and Dancing Ground. Have discussions occurred with the Nava Ade Homeowners Association regarding the possible dedication of certain portions of Open Space to Public Right of Way?*

Response – Response to be provided at the hearing.

2. *In the opinion of the Traffic Engineering Division, when might the warrants be in place for signalization as described in Plan B?*

Response – Response to be provided at the hearing.

3. *What is the estimated cost to relocate the electrical transmission line?*

Response – The applicant has stated that the relocation will cost between \$800,000 and \$1,000,000.

ATTACHMENTS

EXHIBIT A: Response from James W. Siebert and Associates

EXHIBIT B: Memorandum from Santa Fe Public Schools with Attachments

EXHIBIT C: Memorandum from Keith Wilson, MPO Senior Planner

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

**Response from James W. Siebert and
Associates**

Prepared by:
James W. Siebert
June 10, 2015

Response to Mike Harris Statements and Questions

- *Provide staff (Reed and Greg) 2009-2010 point of view regarding Las Soleras. What were the underlying assumptions and goals at the time? Are they the same today?*

Absorption rate was much longer than anticipated. It was originally assumed that Las Soleras would be built out in an approximate 20 year time frame. Since 2009, when the Master Plan was approved 12.5 acres of land have been developed for commercial or institutional purposes. That absorption represents 2.1 acres of land per year within the 545 acre Las Soleras property. Ross's Peak, which has received final approval is 32 acres in size. The developed land and approved Ross's Peak represent 8% of Las Soleras land. In June of 2009 Las Soleras was selected by the State Capital Buildings Planning Commission as the location for the next State office campus. Changes in administration and additional oversight have delayed the land purchase and State office building construction for the last 6 years. Presbyterian Hospital bought the land in 2009 with the hope to start construction on at least a health clinic within a five year period. If either the State office complex or Presbyterian Hospital facilities had taken place this building activity would have most likely initiated other development in Las Soleras.

It was always understood that R-12 zoning, then RM-LD (12 dwellings per acre), which represents the preponderance of residential zoning in Las Soleras, could develop at lesser residential densities. This has been the case with not only Pulte but Ross's Peak (zoned R-12) where the approved density is 6 dwellings per acre.

- *Was an economic impact analysis provided and assessed at the time of the initial reviews and approvals? What financial objectives have been realized, both for the City and the Developer*

No economic analysis was provided.

- *What does the current proposal represent in terms of economic impact, both long term and short term? Is there a metric such as jobs/housing ratio?*

Short term the Pulte development provides jobs and housing options that are not currently available in sufficient quantity to satisfy the housing needs. (See Exhibit A-1 & A-2)

Long term Pulte adds to the property tax and gross receipts revenues accruing to the City from additional retail spending. Pulte's desire is to bring back the working families that can afford homes in the 250-350K range that have been buying homes outside Santa Fe and homes for empty nesters and retirees at a much lower price point than other retirement type developments in Santa Fe.

- *What are the prospects and possible timelines for the proposed State Office Complex (Renewal of Condition of Approval #48)? Presbyterian Hospital, Rail Runner Station?*

Josh Skarsgard will provide this information and other possible users interested in Las Soleras at the PC meeting.

- *Provide full size (24x36) sheets of all proposed plats for review in the offices of the Land Use Department.*

A 24 x 36 Plan set is delivered with this response.

- *Provide topographic information for Tract 12B and that portion of Tract 9 proposed as additional park land for review in the offices of the Land Use Department.*

Topography has been sent to Parks and Rec and Land Use

- *The survey information provided is confusing. The document labelled Rezoning Survey Plat seems to be a lot line adjustment plat as well, eg. Creating Tract 9-A and Tract 9-B out of Tract 9 as shown on the Dawson survey, dated 8/26/09*. Should there be an intermediate step which designates the new sub-tracts? On the subsequent lot line adjustment plat in the packet, some of the new sub-tract designation is dropped, eg. Tract 9-A and Tract 11-A become Tract 14-A with further lot line adjustment. As proposed, the record of rezoning and lot line adjustment is unclear and may serve to create further confusion in the future.*

With approval of zoning, the zoning plat will be recorded to make the zoning boundary consistent with recorded plat. Subsequent to the rezoning plat recordation, the lot line adjustment plat is recorded which creates the land areas for the different phases of the project. The zoning plat is clarified by Exhibit B. The lot line adjustment plat is clarified by Exhibit C.

- *A related problem with the Rezoning Survey Plat is that it seems to go further than only rezoning of approximately 32 acres. The Annexation Master Plan, dated Jan 2010, indicates that Tract 9 is RM-1, while the rezoning plat shows 9-A changing from R-21 to R-6 and 9-B changing from RM-1 to R-21. Confirm the current zoning for Tract 9 and confirm the proposed zoning for Tract 9-A and Tract 9-B.*

Survey plats by law have to show the remainder parcel from which the rezoning lot was created. City Code previously designated higher density residential as RM. Currently the City Code designates the previous RM-1 zoning category as R-21, which is the maximum density allowed for that district. Current zoning for Tract 9 is R-21. Zoning for 9B is R-21, proposed zoning for 9A is R-6.

- *The stated purpose of plat on sheet 1 of 6 is “...to change the current zoning of Tracts 9,11,12B,14 and 15 to the new zoning as shown hereon.” Verify the underlying zoning for the current Tract 12B. A remnant of 12B would be given up for the realignment of Rail Runner Road, what is the total acreage of the remaining tract 12B-1? What would the underlying zoning be? At what point will it be officially designated as Park?*

Current zoning for Tract 12-B is R-12. All of Tract 12 is zoned R-12. On February 6, 2014 the Summary Committee approved a lot split for Tract 12 that created the tract for Ross’s Peak and the tract for the park shown on the LS master plan.

- *What road phasing plans for Las Soleras are being considered by the Traffic Engineering Divisions?*

Road phasing plan with proposed road alignments for Rail Runner Road and Walking Rain has been submitted to City Traffic Division for review and is submitted with this response. John Romero has not completed his review of the latest road phasing plan revision.

- *Given the current discussion, which would have the greatest benefit to all parties; connection of Rail Runner from Governor Miles to Beckner or connection of Beckner to Richards?*

There is no easy answer to this question. The evaluation of traffic distribution and flow is dependent on professional judgement and traffic distribution assumptions. At a macro level an intuitive assessment would be that completion of Rail Runner Road from Governor Miles to Beckner establishes a driving pattern that helps to direct traffic away from Nava Ade streets. The completion of Beckner to Richards provides a more direct access to Walking Rain encouraging traffic to use Beckner and Walking Rain as another access point to the Monte del Sol school, reducing the traffic congestion that currently occurs at Governor Miles Road and Dancing Ground.

- *Is there a metric such as Vehicle Miles Traveled (VMT)? If so, is it a consideration in evaluation options for a road phasing plan*

Vehicle Miles Traveled is a difficult metric to measure on a comparative basis and does not seem to lend itself well to an assessment of the Pulte project.

- *Provide a clear definition and requirements for an active park vs. a less competitive park as noted by Mr. Thompson.*

Parks and Rec to provide response

There are limited examples of shared use recreational facilities in the City. (Shirley McDougall can supply these if they are really interested)

- *What is the anticipated timeline for development of the Regional Park?*

Las Soleras has committed to a soccer field with construction beginning in 2017, assuming the residential development is occurring in LS. There is a caveat that all proposed recreational facilities will have to be consistent with the Parks and Recreation Master Plan and construction standards. What is depicted as the location for the soccer field and the type of field is conceptual only.

- As a state chartered public school, has Monte del Sol engaged with the Public Schools Facility Authority in evaluation their athletic facilities?

Seems like Shirley has answered this in her memo.

- *What athletic facilities are being considered by the school? How much usable acreage might be needed to develop the athletic facilities under consideration?*

It should be noted that the planning program for Monte del Sol includes a gym on the property previously donated by Las Soleras. It should be pointed out that 3 acres of land was donated by Las Soleras to Monte de Sol in 2006. The only construction activity on this parcel over the last nine years has been placement of portable classrooms. Las Soleras was told at the time of the donation that the 3 acres would be used for recreational activities.

- *Provide a plat showing how much property was committed to Monte del Sol as part of the Beaty subdivision approval. How did the Condition of Approval read?*

Attached is the approved master plan for the Beaty property and the conditions contained in the annexation agreement.

- *What is the status of that parcel? When will it be deeded to the school?*

City Land Use to provide this information.

Traffic Division

1. *The Traffic Engineering Division supports what they describe as Plan A as a solution to the frequent congestion at the intersection of Governor Miles and Dancing Ground. Have discussion occurred with the Nava Ade Homeowners Association regarding the possible dedication of certain portions of Open Space to Public Right of Way?*

There seems to be a qualified agreement with John Romero that Beckner Road can be constructed to Richards Avenue initially as a two lane rural road in lieu of the A and B improvements at Governor Miles and Dancing Ground.

A connection of Beckner Road to Richards Avenue is proposed in lieu of improvements at the Governor Miles Road and Dancing Ground intersection.

2. *What is the estimated cost relocate the electrical transmission line?*

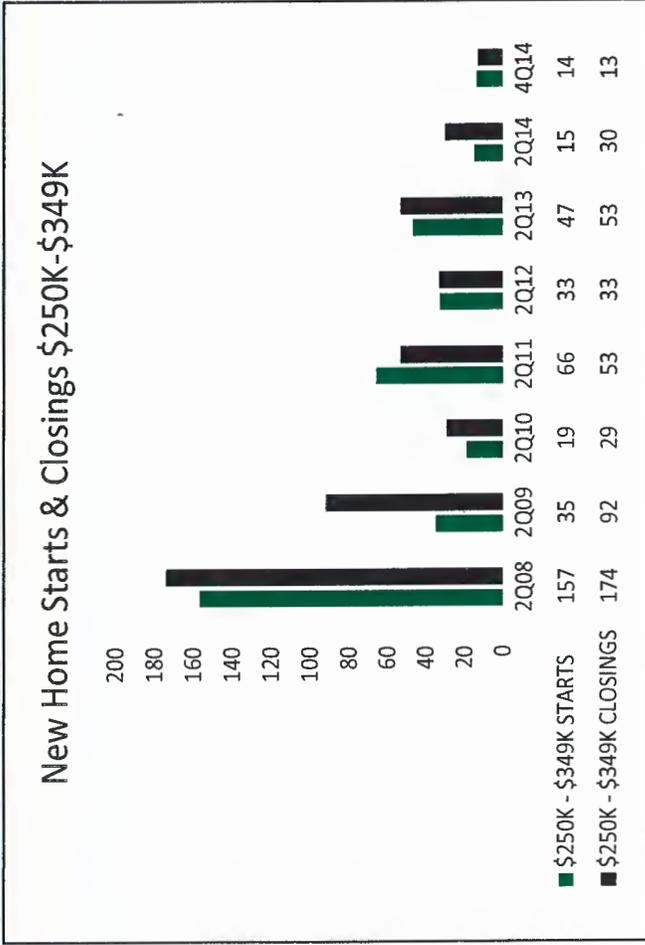
\$800,000 to \$1,000,000.

Piper Kapin Comment

1. *Can Land Use provide an assessment of the potential effect to the tax base (revenue to the City) with the proposed zoning changes?*

Attached is an estimate of gross receipts and property tax revenues collected by the City with development of the Pulte project. This is money that would benefit the City in the short term. The time frame for development of the property at a higher density is unknown. If it takes 10-20 years to develop the property, this is forgone revenue to the City.

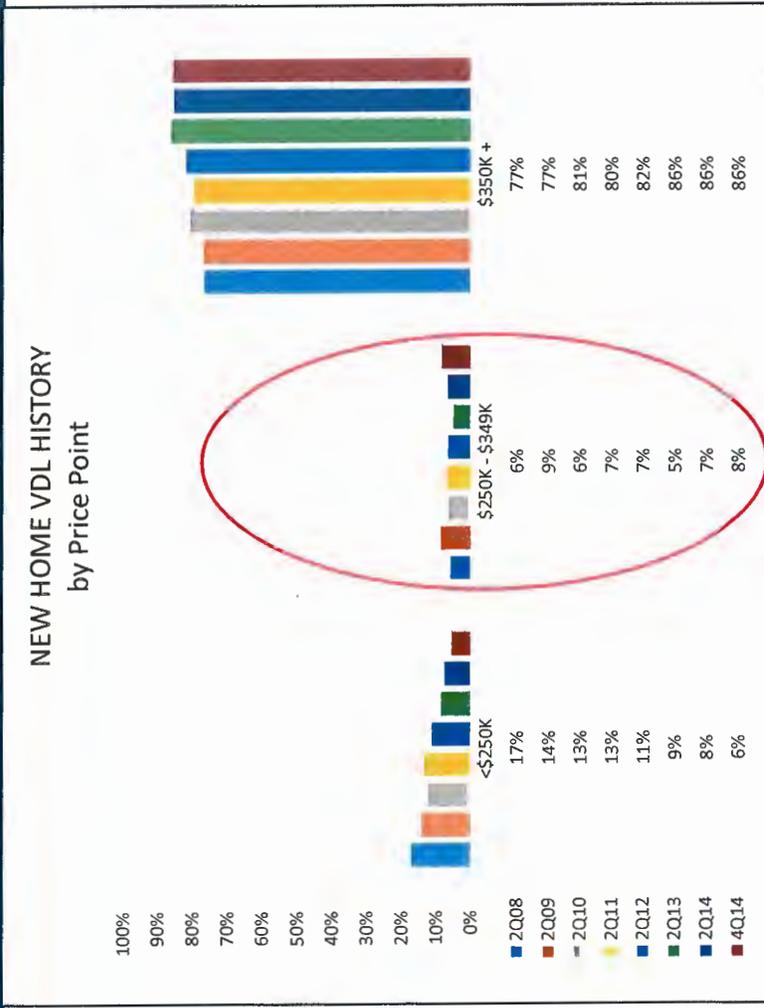
Market Supply / Demand Las Soleras – Santa Fe New Home Starts by price segment



Source: MetroStudy, City of Santa Fe

- New home starts and closings in this pricing segment have decreased consistently since 2Q08 given lack of supply in quality submarkets
- Activity in this price range has dropped significantly with Villa Sonata project B/O
- The targeted demographics within this price point are expected to grow ~500 households annually through 2018 (Family and 55+ buyers combined)

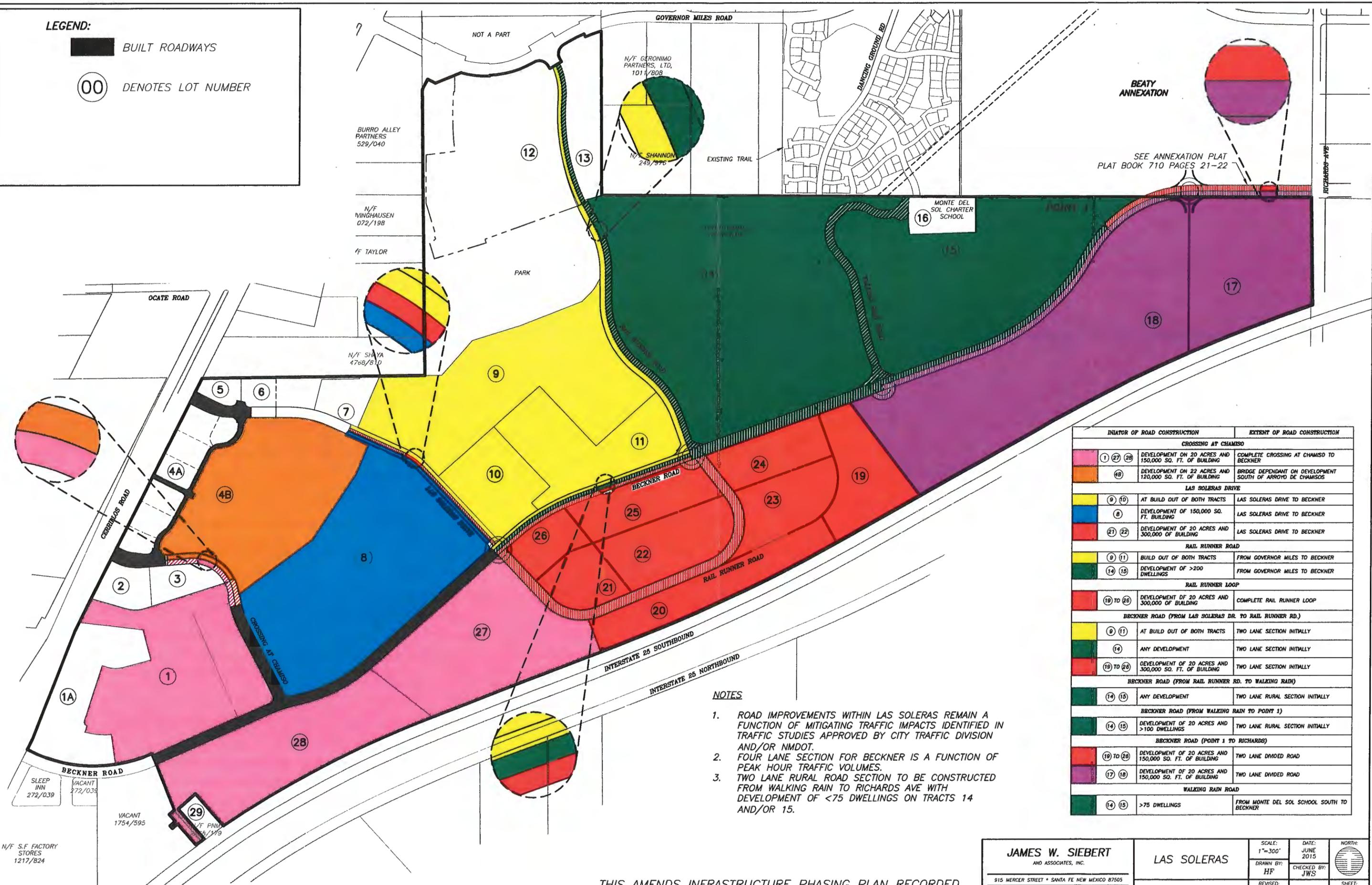
Market Supply / Demand Las Soleras – Santa Fe New Home lot supply by price segment



- Lot supply is dominated by higher end custom lots in affluent submarkets
- <\$250K continues to decrease, only at 6% from 17%
- \$250K - \$350K as always had limited inventory, and continues to be limited in spite of demand
- Las Soleras will provide the market with more inventory at the price point these buyers appreciate without compromising product needs given lack of quality new home supply

LEGEND:

-  BUILT ROADWAYS
-  DENOTES LOT NUMBER



INITIATOR OF ROAD CONSTRUCTION		EXTENT OF ROAD CONSTRUCTION
CROSSING AT CHAMISO		
1 27 28	DEVELOPMENT ON 20 ACRES AND 150,000 SQ. FT. OF BUILDING	COMPLETE CROSSING AT CHAMISO TO BECKNER
4B	DEVELOPMENT ON 22 ACRES AND 120,000 SQ. FT. OF BUILDING	BRIDGE DEPENDANT ON DEVELOPMENT SOUTH OF ARROYO DE CHAMISOS
LAS SOLERAS DRIVE		
9 10	AT BUILD OUT OF BOTH TRACTS	LAS SOLERAS DRIVE TO BECKNER
8	DEVELOPMENT OF 150,000 SQ. FT. BUILDING	LAS SOLERAS DRIVE TO BECKNER
21 22	DEVELOPMENT OF 20 ACRES AND 300,000 OF BUILDING	LAS SOLERAS DRIVE TO BECKNER
RAIL RUNNER ROAD		
9 11	BUILD OUT OF BOTH TRACTS	FROM GOVERNOR MILES TO BECKNER
14 15	DEVELOPMENT OF >200 DWELLINGS	FROM GOVERNOR MILES TO BECKNER
RAIL RUNNER LOOP		
18 TO 26	DEVELOPMENT OF 20 ACRES AND 300,000 OF BUILDING	COMPLETE RAIL RUNNER LOOP
BECKNER ROAD (FROM LAS SOLERAS DR. TO RAIL RUNNER RD.)		
9 11	AT BUILD OUT OF BOTH TRACTS	TWO LANE SECTION INITIALLY
14	ANY DEVELOPMENT	TWO LANE SECTION INITIALLY
19 TO 26	DEVELOPMENT OF 20 ACRES AND 300,000 SQ. FT. OF BUILDING	TWO LANE SECTION INITIALLY
BECKNER ROAD (FROM RAIL RUNNER RD. TO WALKING RAIN)		
14 15	ANY DEVELOPMENT	TWO LANE RURAL SECTION INITIALLY
BECKNER ROAD (FROM WALKING RAIN TO POINT 1)		
14 15	DEVELOPMENT OF 20 ACRES AND >100 DWELLINGS	TWO LANE RURAL SECTION INITIALLY
BECKNER ROAD (POINT 1 TO RICHARDS)		
18 TO 26	DEVELOPMENT OF 20 ACRES AND 150,000 SQ. FT. OF BUILDING	TWO LANE DIVYED ROAD
17 18	DEVELOPMENT OF 20 ACRES AND 150,000 SQ. FT. OF BUILDING	TWO LANE DIVYED ROAD
WALKING RAIN ROAD		
14 15	>75 DWELLINGS	FROM MONTE DEL SOL SCHOOL SOUTH TO BECKNER

NOTES

1. ROAD IMPROVEMENTS WITHIN LAS SOLERAS REMAIN A FUNCTION OF MITIGATING TRAFFIC IMPACTS IDENTIFIED IN TRAFFIC STUDIES APPROVED BY CITY TRAFFIC DIVISION AND/OR NMDOT.
2. FOUR LANE SECTION FOR BECKNER IS A FUNCTION OF PEAK HOUR TRAFFIC VOLUMES.
3. TWO LANE RURAL ROAD SECTION TO BE CONSTRUCTED FROM WALKING RAIN TO RICHARDS AVE WITH DEVELOPMENT OF <75 DWELLINGS ON TRACTS 14 AND/OR 15.

THIS AMENDS INFRASTRUCTURE PHASING PLAN RECORDED IN BOOK 714, PAGE 026.

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	SCALE: 1"=300' DATE: JUNE 2015 DRAWN BY: HF CHECKED BY: JWS	NORTH:  SHEET:
	LAS SOLERAS ROAD PHASING PLAN	REVISED: 06/08/2015 WORKED ON: 00/00/00 FILE NAME: 20028 7-14 026-ROAD PHASE

Estimate of Gross Receipts Generated by Families Living in Pulte at Las Soleras

Age Targeted

A lower annual income is assumed for families living in the Age Targeted section of the development. This is based on a lower income in retirement with the ability to offset the cost of housing by using the cash from the sale of their prior home to either pay in full for their home or substantially increase the down payment for the home, reducing the monthly mortgage payments.

The average annual income for a family living in the age targeted homes is estimated at \$90,000.00.

More discretionary income is available since monthly mortgage payments are less. A \$50,000 discretionary annual income is assumed, with health insurance, home and car insurance, mortgage payments, and utilities assigned to the remaining \$40,000. It is also assumed that this group of home owners has a greater budget for travel with an annualized expenditure of \$15,000, leaving \$35,000 of discretionary funds to be spent in Santa Fe.

For the 160 Age Targeted homes the annual expenditure for goods and services in Santa Fe is:

$$160 \text{ homes} \times \$35,000 = \$5,600,000$$

The amount of gross receipts tax that is currently collected by the City is 3.037 cents of each dollar spent in the City. Gross receipts collected by the City from residents of the Age Targeted housing is:

$$\$5,600,000 \times .030375 = \mathbf{\$170,100}$$

Family Housing

The annual income for the family housing is estimated at \$100,000. Thirty percent of this income is considered discretionary for goods and services purchased in Santa Fe or \$30,000 annually. There are 134 market rate homes in the Family Housing section. Total discretionary income is $\$30,000 \times 134 = \$4,020,000$. The gross receipts collected by the City for the 134 market rate homes is:

$$\$4,020,000 \times .030375 = \mathbf{\$122,107}$$

Summary of Gross Receipts

Annual gross receipts collected from the Age Targeted and Family Housing is **\$292,207**.

Over a ten year period gross receipts collected by the City is estimated at **\$2,922,070**.

Estimate of Property Tax derived from the Pulte at Las Soleras Project

The current mil rate for the Schools and for the tax returned to the City is described below.

Santa Fe School District:	8.585 dollars collected per \$1000 in net property tax
SF Community College:	3.625 dollars collected per \$1000 in net property tax
City of Santa Fe Operations and bonds:	<u>2.151</u> dollars collected per \$1000 in net property tax
Total	14.361

An average assessed value for the 300 homes in the project is estimated at \$300,000.

The taxable value is one-third of the assessed value or \$100,000. The property tax collected from Pulte based on the current mil rate is:

$$\$100,000 \times 300 = \$30 \text{ million in taxable value}$$

$$30,000 \times \$14.361 = \mathbf{\$430,830} \text{ of property tax collected on an annual basis,}$$

or $\mathbf{\$4,308,300}$ collected over 10 years at the current mil rate.

Total loss in gross receipts and property tax for Pulte at Las Soleras:

Gross Receipts Annual Loss:	\$292,207
Property Tax Annual Loss:	<u>\$430,830</u>
Total	\$723,037

Ten year loss in for gross receipts and property tax:

Gross Receipts Loss:	\$2,922,070
Property Tax:	<u>\$4,308,300</u>
Total	\$7,953,407

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

**Memorandum from Santa Fe Public Schools
with Attachments**



TO: Lisa Martinez, Director of Land Use, City of Santa Fe
Greg Smith, Planning Director, City of Santa Fe
Zach Thomas, Senior Planner, City of Santa Fe

FROM: Shirley McDougall, Property Manager

DATE: June 10, 2015

RE: Las Soleras

CC: Joel D. Boyd, Superintendent of Schools
Geno Zamora, SFPS General Counsel
Carl Gruenler, SFPS DSOB
Kristy Janda Wagner, SFPS Exec Director of Operations

Santa Fe Public Schools has worked with the Las Soleras Planning group since 2007 on the selection of a site for future use by Santa Fe Public Schools. A sampling of correspondence is attached to this memo.

Due to shifting demographics, our schools on the south and southwest side of town continue to fill to capacity as our students living on the northern sections of the City dwindle in number. Our demographers anticipate the future need for another school in Las Soleras. Of note, SFPS serves approximately 14,000 students district wide in grades Pre-K through 12.

Given the promises made to the District on a land parcel, (see letter from Mayor Coss attached from 2008), the District felt passed over by the Planning Commission when approval came, but was relieved at the additional 20 acres that was required to be dedicated, in addition to the regional park area. We were also pleased that the exact location of the 20 acres could be re-distributed. It has been our understanding that Las Soleras group's intention is to donate 10 buildable acres to Santa Fe Public Schools as public land, and distribute the additional 10 acres across their master plan as park land. We request the Planning Commission amend the language terming this land to be "Active Park", and include "public land" as part of the 20 acre condition.

The Las Soleras group has studied many possible school locations with us, and we have hired architects to study the various sites. A site near Monte Del Sol school was studied by our architect, but was rejected due to a 30 foot elevation drop from one end of the site to the other. Of note, we need a minimum of 10 buildable acres for an elementary school for State Standards. A 15 acre site is needed for a K-8. We have do not have any reason for our parcel to be located adjacent to Monte Del Sol.

The City documents reference "Santa Fe Public Schools" and not Monte Del Sol Charter school as the group required to work with on school site selection, and on park area site selection. While Monte Del Sol is a neighbor and has a voice and an opinion on the project, please note that Monte del Sol does not speak for Santa Fe Public

Schools. Charter schools are independent from the District. Monte Del Sol has never been part of SFPS. The terms "District Charter" or "State Charter" does not make them part of the District, but rather is a technical term from the State that has to do with some funding streams, and whether their students reside in the District or are Statewide, etc.

While SFPS is supportive of the fine educational work of Monte Del Sol, and glad that the Las Soleras group has donated them 3 acres, and will build them connecting trails to the 26 acre regional park; the need for land for future school construction for SFPS is critical. We request that the Planning Commission honor the donation of land to Santa Fe Public schools within the Condition 45, and amend the language to include public land. We request that this Memo and attachments be included in the Planning Commission packet at the next meeting on this issue.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

November 13, 2008

Bobbie Gutierrez, Superintendent
Martin Lujan, President
Santa Fe Public Schools
610 Alta Vista
Santa Fe, NM 87505

Dear President Lujan, Superintendent Gutierrez and SFPS Board Members

The purpose of this letter is to confirm the agreement we have reached with your letter of October 23, 2008, regarding the SFPS Participation in the Master Plan for the Northwest Quadrant. The City of Santa Fe accepts the proposal as outlined:

1. The City of Santa Fe will purchase the 15 acres (parcel B) located within the NWQ for \$840,000 with a closing no later than March 2009;
2. The City of Santa Fe will reserve 10 acres adjacent to School District owned property near Buckman Road for the construction of a school. This land will be set aside for 10 years;
3. The City of Santa Fe will allocate 15 dwelling units to Parcel A (the 25 acres) in the master plan. No affordable housing requirements will be imposed on this site and the School District will be free to select their own developer and/or buyer to build these homes in accordance with the Master Plan.

We are prepared promptly to finalize the Master Plan and submit it for development review. To accomplish this, the school board must authorize Ms. Gutierrez or her designee to sign the master plan submission as a property owner within the next 60 days.

Having resolved participation by the SFPS in the NWQ, we look forward to a continued working relationship with the SFPS in other matters of mutual benefit. The City remains a willing partner in conversations the school district will pursue with the development community to establish an MOU here similar to that established between the Albuquerque Public Schools and the Central New Mexico Homebuilders to ensure that new development provide for the impact on the public schools. Santa Fe will encourage State Legislation to revise the New Mexico Development Fees Act to include schools; this will be an important step in ensuring the future of our schools for all children in Santa Fe. Lastly, we will



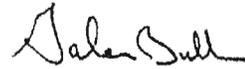
require that Las Soleras sets aside a parcel of land that is an appropriate size and in a good location for a future school.

We appreciate your considered response to our proposal for the NWQ and will direct our staff to work quickly to finalize the NWQ Master Plan.

Sincerely,



David Coss, Mayor



Galen Buller, City Manager

City of Santa Fe

memo

DATE: January 20, 2009

TO: Justin Snyder, Santa Fe Public Schools

FROM: Reed Liming, Long Range Planning Division Director (sent via email)

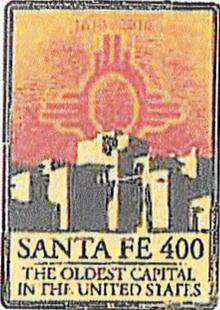
SUBJECT: Public School Site / Las Soleras Master Plan

The City of Santa Fe Long Range Planning Division strongly urges the Santa Fe Public School Board to select a school site offered within the Las Soleras Master Plan north of I-25.

Projected growth of the area north of I-25 and bounded by Rodeo Road, Richards Avenue and Cerrillos Road is planned to contain up to 2,700 housing units and 5,000-6,000 residents at buildout. Locating a public school within the Las Soleras master plan provides the following distinct advantages over another location:

1. The federal government's "Safe Routes to Schools" initiative would be more easily implemented by providing a school site that is within "a safe and secure" walking distance of many potential students.
2. The school site under consideration within the Las Soleras Master Plan could allow for access to a proposed city park via a pedestrian underpass below a proposed road.
3. The school, by virtue of its location within the master plan area, would be more of a "neighborhood school" and would thereby create a feeling of belonging to the neighborhood.
4. A school site outside of this area would create the likelihood that school children from this area would have to be bussed or driven to school.
5. The City of Santa Fe and Las Soleras are working toward creating a community that contains the four fundamental aspects of life...*Live, Work, Learn, Play.*

We encourage the school board to select a site within the Las Soleras master plan.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

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Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

November 12, 2010

James W. Siebert
James W. Siebert & Associates, Inc.
915 Mercer Street
Santa Fe, NM 87505

Case #2010-138. Las Soleras Park Location. James W. Siebert and Associates, Inc., agents for Beckner Road Equities, Inc., request Planning Commission approval for the location of a 20-acre park, as required by a condition of annexation approval imposed by the governing body at their meeting of February 11, 2009.

Dear Mr. Siebert,

At the October 7, 2010 meeting, the Planning Commission adopted Exhibit E, which designates a park location on the eastern portion of the Las Soleras development near the Monte de Sol and public school sites. The Planning Commission made slight amendments to the language of the condition that enables staff to exchange the designated park area from one location to another where appropriate. That amendment includes review and approval by the Metropolitan Planning Organization (MPO) in addition to the Santa Fe Public School District, City of Santa Fe Parks and Recreation Department and the City of Santa Fe Land Use Department. Please make that amendment to the text associated with Map Exhibit E. For your reference and use, I have attached the recorded Findings of Fact and Conclusions of Law, adopted November 4, 2010.

It will be necessary for a mylar to be produced so that we can record it with Santa Fe County as an Addendum to the Las Soleras Annexation Agreement. I am in receipt of the draft and I will determine whether any changes are necessary in preparation for recordation.

Please contact me at 955-6656 or hllambo@ santafenm.gov if you have questions regarding this case.

Sincerely,

Heather L. Lamboy, AICP
Land Use Senior Planner

Attachment

CC: File #2010-138, Las Soleras Park



Las Soleras – Revised Conditions of Approval
 General Plan Amendment (Case #M 2008-27)
 Annexation (Case #M 2008-28)
 Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
 Rezoning (Case #ZA 2008-11)

	Wastewater Division	Stan Holland
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line.	Tamara Baer
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Tamara Baer
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any additional recommended conditions in the City Council staff report.	Tamara Baer
45	The applicant shall work with Santa Fe Public Schools and submit a revised future land use map for review and approval by the Planning Commission that includes an additional 20 acres within tracts 10 and/or 15 designated for active park uses.	Tamara Baer
46	A paved street shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road. Given that the connector may be temporary, the Public Works department may vary otherwise applicable street standards.	Robert Romero
47	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development within similar impacts shall be submitted prior to construction of the rail stop.	Tamara Baer
48	All road improvements necessary for vehicular access to the train station from Cerrillos Avenue and Richards Road shall be completed before construction of the rail station	Tamara Baer
49	The developer shall get City approval of an access plan for county residents on the south side of the Interstate	Tamara Baer

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

**Memorandum from Keith Wilson, MPO
Senior Planner**



Santa Fe Metropolitan Planning Organization

"Promoting Interconnected Transportation Options"



MEMORANDUM

Date: June 4, 2015
From: Keith Wilson, MPO Senior Planner **KPW**
To: Zachary Thomas, Planning and Land Use Department
Cc: Greg Smith, Planning and Land Use Department
Re: **Status of the Rail Runner Station at Las Soleras**

Background

The Santa Fe MPO Transportation Policy Board approved the location of a Rail Runner Station in the median of Interstate-25 at Las Soleras at their meeting on December 8, 2008 with three conditions.

1. That the developer get some bona fide commitment from the State that the state office complex would actually have some actuality to be built on Las Soleras before the facility gets built;
2. That all road improvements be completed before construction of the station was completed;
3. That the developer make and get City approval of an access plan for county residents on the south side of the Interstate.

In January 2010, Beckner Road Equities, Inc entered into a Memorandum of Understanding with New Mexico Department of Transportation, Santa Fe MPO and Mid-Region Council of Governments to conduct the National Environmental Policy Act (NEPA) Environmental Study and Section 810 Study (to obtain FHWA approval to site the station in the median of Interstate 25) and if approved to conduct the engineering, design and construction of the Las Soleras Station.

In November 2010, the Santa Fe MPO added the Las Soleras Rail Runner Station Project to our Transportation Improvement Program (short term funding document). The project included approximately \$2 million in private funding provided by Beckner Road Equities, Inc for the Design and Construction of the Station.

In April 2012, based on a newspaper report the State Board of Finance voted to eliminate the construction of the Las Soleras Rail Runner Station as a condition of the development of a State Office Complex.

In March 2013, the Santa Fe MPO received a letter from NMDOT informing us that the Las Soleras Rail Runner Station project had been cancelled and requested we remove the project from our Transportation Improvement Program, which we did.

It is my understanding that the NEPA Environmental Document and Section 810 Application were never finalized nor submitted to the Federal Highway Administration for review and approval.

Current Status

The Las Soleras Rail Runner Station is still an approved Station Location as per the December 2008 MPO Policy Board Approval.

NMDOT were contacted on May 21, 2015 and they responded that they are not currently pursuing the opening of the station at Las Soleras nor have they received any requests to do so.