



# Agenda

CITY CLERK'S OFFICE

DATE 7/31/13 TIME 12:24r

SERVED BY Reed Liming

RECEIVED BY [Signature]

## Capital Improvements Advisory Committee

Thursday, August 8, 2013

3:00 p.m.

City Hall, 200 Lincoln Avenue, 1<sup>st</sup> Floor

City Councilors' Conference Room

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - Meeting of July 11, 2013
5. DISCUSSION AND ACTION ITEMS
  - A. **Request to use "Road" Impact Fees:**

Allocating an additional \$657,000 from the "Road" Impact Fee Account (in addition to the \$1,000,000 previously approved) to expand the project to include the construction and connection of Herrera Drive and Paseo del Sol.
  - B. **Resolution amending the *Impact Fees Capital Improvements Plan*:** (Mayor Coss)

*Amending the "cost estimate" for the Herrera Drive Extension to \$779,500 and the Paseo del Sol Extension to \$877,500 listed in "Planned Major Road Improvements" (Table 22, page 23). (NOTE: Both projects were previously approved for inclusion in the "Planned Major Road Improvements" by action of the committee on November 8, 2012.)*
6. INFORMATION ITEMS
  - A. **Santa Fe Urban Area Land Use Assumptions, 2014-2020 (Draft)**
7. MATTERS FROM THE CHAIR / COMMITTEE / STAFF
8. MATTERS FROM THE FLOOR
9. NEXT MEETING DATE (Thursday, September 12, 2013, 3:00 p.m.)
10. ADJOURN

**Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6520, five (5) working days prior to meeting date.**

For questions regarding this agenda, please contact the Long Range Planning Division at 955-6610.

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**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
**August 8, 2013**

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5. DISCUSSION AND ACTION ITEMS		
A. Request to use "Road" Impact Fees: Allocating an additional \$657,000 from the "Road" Impact Fee account (in addition to the \$1,000,000 previously approved) to expand the project to include the construction and connection of Herrera Drive and Paseo del Sol	Approved	2-5
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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

**August 8, 2013**

**1. CALL TO ORDER**

A regular meeting of the City of Santa Fe Capital Improvements Advisory Committee was called to order by Michael Chapman, Vice Chair at 3:05 p.m. on this date in the City Councilors' Conference Room, 1<sup>st</sup> Floor, City Hall, Santa Fe, New Mexico.

**2. ROLL CALL**

Roll call indicated a quorum was present for conducting official business as follows:

**MEMBERS PRESENT:**

Michael Chapman, Vice Chair  
Rick Martinez  
Kim Shanahan  
Neva Van Peski  
Marg Veneklasen

**MEMBERS ABSENT:**

Karen Walker, Chair  
Edmundo Lucero  
Maria Higuera Pope  
Gilbert Romero

**STAFF PRESENT:**

Eric Martinez, Public Works Department  
Reed Liming, Long Range Planning Division Director  
Richard McPherson, Long Range Planning Division  
John Romero, Public Works Department

**3. APPROVAL OF AGENDA**

**Ms. Veneklasen moved to approve the Agenda as published. Ms. Van Peski seconded the motion. The motion passed unanimously by voice vote.**

**4. APPROVAL OF MINUTES:**

- **Meeting of July 11, 2013**

**Mr. Martinez moved to approve the Minutes of the July 11, 2013 meeting as submitted. Ms. Veneklasen seconded the motion. The motion passed unanimously by voice vote.**

**5. DISCUSSION AND ACTION ITEMS**

**A. Request to use "Road" Impact Fees:**

Allocating an additional \$657,000 from the "Road" Impact Fee account (in addition to the \$1,000,000 previously approved) to expand the project to include the construction and connection of Herrera Drive and Paseo del Sol.

[Copies of the Memo to the Capital Improvements Advisory Committee from Isaac Pino, Public Works Director dated July 29, 2013 were distributed in the Members' packets. A copy is hereby incorporated to these Minutes as *Exhibit "5A"*.]

Mr. Liming said in November 8, 2012, the Capital Improvements Advisory Committee recommended approval for the following projects to be added to Table 22, Page 23:

<u>Project Name</u>	<u>Location</u>	<u>Cost Estimate</u>
Herrera Drive Extension	West to Paseo del Sol	\$1,000,000
Paseo del Sol Extension	South to Herrera Drive	350,000

Since that time, the Santa Fe Public School District (SFPS) and the City have determined that the most efficient method of constructing the road extensions is for SFPS to design and construct the roadway improvements at the same time that the Southside Elementary School adjacent to the Herrera Drive/Paseo del Sol Extensions are being constructed. SFPS would use the same design engineer and contractor for the road extensions. The City will then use the designated IFCIP funds to reimburse SFPS for the design and construction of the road extensions based on the actual design and construction costs incurred, up to \$779,500 for the Herrera Drive Extension and \$877,500

for the Paseo del Sol Extension. Based on the actual costs obtained by SFPS, the cost for the road projects will have to be amended in the following manner:

<u>Project Name</u>	<u>Location</u>	<u>Cost Estimate</u>
Herrera Drive Extension	West to Paseo del Sol	<del>\$(1,000,000)</del> <b>\$779,500</b>
Paseo del Sol Extension	South to Herrera Drive	<del>\$—350,000</del> <b>\$877,500</b>

Mr. Liming said the total request for Impact Fees for the project is \$1,657,000.

Mr. Liming noted that there is also a Memorandum of Agreement between the Santa Fe Public School District and the City of Santa Fe for funding of roadway improvements for the Herrera Drive Extension Roadway Improvements Project and the Paseo del Sol Extension Roadway Improvements Project.

(Copies of the Memorandum Agreement are attached to the Memo from Isaac Pino as “*Exhibit A*”.)

Staff (from the Public Works Department) requested approval from the CIAC to change the impact fee funding amounts designated for the design and construction of the Herrera Drive Extension and the Paseo del Sol Extension projects as noted above; and to make a recommendation to the Governing Body.

#### **Discussion:**

Mr. Shanahan said the Committee was previously asked (*at the previous meeting of July 11, 2013*) if they would administratively approve an increase of \$350,000 for the Herrera Road/Paseo del Sol road extension. The Committee Members disapproved of any administrative approval and felt that all projects, including those being expanded and requesting additional impact fee funds, should be reviewed and a recommendation made by the Committee. He said since then, the request went from \$350,000 to \$675,000.

Mr. Liming said this has been in discussions between SFPS and the Public Works Department.

Mr. Chapman said the Committee approved \$1,000,000 originally and he thought this was strictly for Herrera Drive. He said he is a little confused as to what the Paseo del Sol Extension is, in regards to this. He asked staff to answer Mr. Shanahan’s question on why the amounts changed.

Mr. Romero said when they first talked to the school, City Council agreed to have the Public Works Department build Herrera Drive to the tune of \$1,000,000. This was done via resolution and on this resolution; they asked that Paseo del Sol be placed on the Impact Fee list so that the City can receive impact fee credits when the school is developed or constructed.

Mr. Liming said these are the new cost estimates that they believe are needed to complete both extensions and make the connection.

Mr. Martinez said since then, SFPS has an engineer on board and they have developed some construction plans and put together the figures - this is where the numbers came from.

Ms. Van Peski said originally this project was going to cost \$1,350,000 and now it is going to cost \$1,657,000. She said the Committee is being asked to approve an increase from Impact Fee funds of \$657,000, whereas the difference between the originally approved amount; and the one that they are proposing now, is only \$307,000. She asked what happened to the \$350,000.

Mr. Romero said the original plan was for the City to spend only \$1,000,000 for the construction of Herrera Drive.

Ms. Van Peski asked where the \$350,000 is coming from.

Mr. Romero said this project was going to be placed on the list, so that the schools could receive impact fee credits when they build their facility.

Ms. Van Peski asked why the \$350,000 is no longer in there.

Mr. Romero said he did not know what has happened between then and now.

Ms. Van Peski said this is a difference of \$350,000 coming out, or not coming out of Impact Fees.

Mr. Liming said rather than the \$350,000 for Paseo del Sol, they have indicated that they need \$877,500 for Paseo de Sol and \$779,500 for Herrera Drive. He said he believes the \$350,000 was only an estimated planning amount and between then and now, they have more accurate numbers.

Ms. Van Peski said by the time this goes to City Council, somebody should have these answers.

Mr. Martinez noted that the Memorandum of Agreement states that reviews will be made on all invoices or bills that are submitted for payment. Periodic payments shall be made by the City to SFPS upon receipt, approval and acceptance by the City of payment release requests from SFPS detailing design and construction services completed by the SFPS' contractor (s). Compensation shall be paid only for services actually performed and accepted by the City.

Ms. Van Peski said to clarify things, when the memo is re-written to go to City Council, there should be a paragraph about the \$1,000,000 that was approved; and the fact that the additional \$350,000 was merely an estimate and was never approved, and the estimate has now been increased.

**Ms. Van Peski moved to approve the request to use "Road" Impact Fees adding an additional amount to the allocation for Herrera Drive and Paseo del Sol extension, with the additional amount *not to exceed \$657,000* (in addition to the \$1,000,000 previously approved); to be disbursed per the Memorandum of Agreement (*Exhibit "A"*). Mr. Shanahan seconded the motion. The motion passed unanimously by voice vote.**

**B. Resolution amending the *Impact Fees Capital Improvements Plan*:**

*Amending the "cost estimate" for the Herrera Drive Extension to \$779,500 and the Paseo del Sol Extension to \$877,500 listed in "Planned Major Road Improvements" (Table 22, page 23). Note: Both projects were previously approved for inclusion in the "Planned Major Road Improvements" by action of the Committee on November 8, 2012.*

[Copies of the Resolution were distributed in the Commissioners' packets. A copy is hereby incorporated to these Minutes as *Exhibit "5B"*]

**Ms. Van Peski moved to approve the Resolution amending the *Impact Fees Capital Improvements Plan*. Ms. Veneklasen seconded the motion. The motion passed unanimously by voice vote.**

## **6. INFORMATION ITEMS**

### **A. Santa Fe Urban Area Land Use Assumptions, 2014-2020 (Draft)**

[Copies of the *Santa Fe Urban Area Impact Fee Land use Assumptions for 2010-2014* were distributed in the Members' packets. A copy is hereby incorporated to these Minutes as *Exhibit "6A"*.]

Mr. Liming said this is only an informational item. This report provides land use assumptions (growth projections) for the Santa Fe Urban Area, a unified service area, within which the city may annex land and therefore expend impact fee monies for eligible capital improvement projects. The projections assume that urban area growth through 2020 will generally reflect slower growth than occurred during the last decade (2000-2010), due to the slow recovery from the depth of the Great Recession and slower population growth.

Mr. Liming mentioned that commercial construction, which for these purposes, includes all non-residential construction is projected to continue at an annual average of 175,000 square feet.

Mr. Liming explained that the Committee put forward a recommendation requesting that City Council *not* update impact fees because of the 2-year waiver of residential impact fees; and the fact that there was not enough economic activity or development growth in the last five years. He said since then, he has been instructed to update the impact fees and a Request for Proposal came out in today's newspaper. They have also e-mailed three national firms.

Mr. Liming noted that they did not budget for an update; however, 3% of the total impact fees can be used for administration such as doing an update, which would mean approximately \$64,000-68,000 of impact fee funds could be used for a consultant contract.

Mr. Liming said Chair Walker has asked the Committee Members to reconsider the waiver of residential impact fees and whether or not to update the impact fees. He said the waiver of residential impact fees ends in January 2014.

## **7. MATTERS FROM THE CHAIR / COMMITTEE / STAFF**

There were no matters from the Chair/Committee/Staff.



**8. MATTERS FROM THE FLOOR**

There were no matters from the Floor.

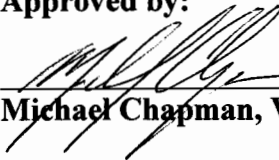
**9. NEXT QUARTERLY MEETING DATE:**

The next meeting is scheduled for September 12, 2013 at 3:00 p.m.

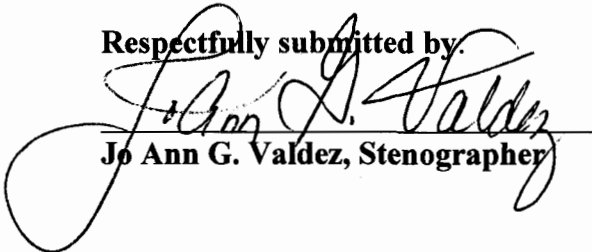
**10. ADJOURNMENT**

Having no further business to discuss, Ms. Veneklassen moved to adjourn the meeting, and seconded by Ms. Van Peski, the meeting adjourned at 4:05 p.m.

**Approved by:**

  
Michael Chapman, Vice Chair

**Respectfully submitted by:**

  
Jo Ann G. Valdez, Stenographer

# City of Santa Fe, New Mexico

## memo

EXHIBIT

5A

Date: July 29, 2013

To: Capital Improvements Advisory Committee

From:  Isaac Pino, Public Works Director

### Item & Issue:

Proposed Amendment to Table 22, page 23, "Impact Fees Capital Improvements Plan and Land Use Assumptions, 2007-2012 for Roads, Parks, Fire and Police" (IFCIP) to change the impact fee funding amounts designated for the design and construction of the Herrera Drive Extension and the Paseo del Sol Extension projects.

### Background & Summary:

On November 8, 2012, the Capital Improvements Advisory Committee recommended approval for the following projects to be added to Table 22, Page 23:

<u>Project Name</u>	<u>Location</u>	<u>Cost Estimate</u>
Herrera Drive Extension	West to Paseo del Sol	\$ 1,000,000
Paseo del Sol Extension	South to Herrera Drive	\$ 350,000

Since that time, the Santa Fe Public School District (SFPS) and the City have determined that the most efficient method of constructing the road extensions is for SFPS to design and construct the roadway improvements at the same time that the Southside elementary school adjacent to the Herrera Drive/Paseo del Sol Extensions are being constructed. SFPS would use the same design engineer and contractor for the road extensions. The City will then use the designated IFCIP funds to reimburse SFPS for the design and construction of the road extensions based on the actual design and construction costs incurred, up to \$779,500 for the Herrera Drive Extension and \$877,500 for the Paseo del Sol Extension. Based on the actual costs obtained by SFPS, the cost for the road projects will have to be amended in the following manner:

<u>Project Name</u>	<u>Location</u>	<u>Cost Estimate</u>
Herrera Drive Extension	West to Paseo del Sol	<del>[\$1,000,000]</del> <u>\$779,500</u>
Paseo del Sol Extension	South to Herrera Drive	<del>[\$350,000]</del> <u>\$877,500</u>

### Requested Action:

Please make a recommendation to the Governing Body.

cc: Reed Liming, Director, Long Range Planning



**CITY OF SANTA FE, NEW MEXICO**

**RESOLUTION NO. 2013-\_\_**

**INTRODUCED BY:**

**Mayor David Coss**

**A RESOLUTION**

**AMENDING THE AMOUNT OF DESIGNATED IMPACT FEE CAPITAL IMPROVEMENTS PLAN (IFCIP) FUNDING FOR THE DESIGN AND CONSTRUCTION OF THE HERRERA DRIVE EXTENSION ROADWAY IMPROVEMENTS AND PASEO DEL SOL EXTENSION ROADWAY IMPROVEMENTS; AUTHORIZING THE EXPENDITURE OF SUCH FUNDING FOR THE ROADWAY IMPROVEMENTS; AND AUTHORIZING THE CITY OF SANTA FE TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE BOARD OF EDUCATION OF THE SANTA FE PUBLIC SCHOOL DISTRICT (SFPS) SO THAT SFPS WILL BE THE DESIGNATED FISCAL AGENT FOR THE ROAD IMPROVEMENT PROJECTS.**

**WHEREAS**, on December 12, 2012, the Governing Body adopted Resolution No. 2012-95 for the purpose of amending Table 22, page 23, "*Impact Fee Capital Improvements Plan and Land Use Assumptions, 2007-2012 for Roads, Parks, Fire and Police*" (IFCIP) to include the following improvements and making such improvements eligible to receive impact fee funding for their construction:

<u>Project Name</u>	<u>Location</u>	<u>Cost Estimate</u>
Herrera Drive Extension	West to Paseo del Sol	\$ 1,000,000
Paseo del Sol Extension	South to Herrera Drive	\$ 350,000

WHEREAS, SFPS and the City have determined that the most efficient method of constructing the road extensions is for SFPS to design and construct the improvements at the same time that the Southside elementary school adjacent to the Herrera Drive and Paseo Drive del Sol improvements are being constructed by using the same design engineer and contractor that is being used for the school; and

WHEREAS, the City will use IFCIP funds to reimburse SFPS for the design and construction of the road extension based on the actual design and construction costs incurred, up to \$779,500 for the Herrera Drive Extension and \$877,500 for the Paseo del Sol Extension; and

WHEREAS, in order to meet the projected costs for the design and construction of the road extensions, the approved IFCIP funding amount for the Herrera Drive and Paseo del Sol needs to be amended; and

WHEREAS, the City and SFPS desire to formalize a funding agreement for the design and construction of the road extensions by entering into a Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that Table 22, page 23, "Impact Fees Capital Improvements Plan and Land Use Assumptions, 2007-2012 for Roads, Parks, Fire and Police" (I.F.C.I.P.) is amended to change the impact fee funding amounts designated for the design and construction of the Herrera/Paseo Project in the following manner.

<u>Project Name</u>	<u>Location</u>	<u>Cost Estimate</u>
Herrera Drive Extension	West to Paseo del Sol	<del>[\$1,000,000]</del> <u>\$779,500</u>
Paseo del Sol Extension	South to Herrera Drive	<del>[\$350,000]</del> <u>\$877,500</u>

BE IT FURTHER RESOLVED that the Governing Body hereby:

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1. Authorizes the expenditure of such funding for the design and construction of the Herrera/Paseo Project; and
2. Approves a Memorandum of Agreement, attached hereto as Exhibit "A", between the City of Santa Fe and SFPS so that SFPS will be the designated fiscal agent for the Herrera/Paseo Project.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
DAVID COSS, MAYOR

ATTEST:

\_\_\_\_\_  
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
GENO ZAMORA, CITY ATTORNEY

# EXHIBIT A

**MEMORANDUM OF AGREEMENT  
BETWEEN THE SANTA FE PUBLIC SCHOOL DISTRICT AND THE CITY OF SANTA FE  
FOR FUNDING OF ROADWAY IMPROVEMENTS FOR THE HERRERA DRIVE  
EXTENSION ROADWAY IMPROVEMENTS PROJECT AND THE PASEO DEL SOL  
EXTENSION ROADWAY IMPROVEMENTS PROJECT  
(HEREINAFTER "HERRERA DRIVE/PASEO DEL SOL PROJECT")**

This Memorandum of Agreement (MOA) is entered into on this \_\_\_\_ day of \_\_\_\_\_ 2013, by and between the City of Santa Fe (City) and the Board of Education of the Santa Fe Public Schools (SFPS).

**RECITALS:**

**WHEREAS**, on \_\_\_\_\_, 2013, by Resolution 2013-\_\_\_\_, the City Council amended the City of Santa Fe "Impact Fees Capital Improvement Plan and Land Use Assumptions, 2007-2012, for Roads, Parks, Fire and Police" (IFCIP) to change the designated funding amounts for the Herrera Drive/Paseo del Sol Project as follows:

Herrera Drive Extension	West to Paseo del Sol	\$779,500
Paseo del Sol Extension	South to Herrera Drive	\$877,500

**WHEREAS**, Resolution 2013-\_\_\_\_ authorized the expenditure of such funding for the design and construction of the Herrera Drive/Paseo del Sol Project; and

**WHEREAS**, the Santa Fe Public Schools (SFPS) and the City have determined that the most efficient method of constructing the Herrera Drive/Paseo del Sol Project is for SFPS to design and construct the roadway improvements at the same time that the Southside Elementary School adjacent to the Herrera Drive/Paseo del Sol Project is constructed, using the same design engineer and contractor; and

**WHEREAS**, the City will utilize City roadway impact fee funds to reimburse SFPS for the design and construction of the Herrera Drive/Paseo del Sol Project based on the actual design and construction costs incurred up to \$779,500 for the Herrera Drive Extension and \$877,500 for the Paseo del Sol Extension; and

**WHEREAS**, SFPS and the City desire to formalize the funding agreement for the design and construction of the Herrera Drive Extension roadway improvements.

**WITNESSETH:**

**NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES:**

**1. SCOPE**

- A. SFPS shall act as fiscal agent for the Herrera Drive/Paseo del Sol Project and shall ensure that the design and construction work is performed in accordance with the SFPS and City design standards, specifications and all contracts entered into between SFPS and its construction/design contractor(s).

- B. SFPS shall provide to the City for its review and approval prior to the City's acceptance, a construction take-off based on the approved engineering drawings of the Herrera Drive/Paseo del Sol Project indicating the extent of the construction work to be funded by the City; any bids for the construction (except for bids completed and contracts awarded prior to the execution of this MOA); any changes in the scope of the project or work, including but not limited to, changes in location design and other specifications; pay requests/invoices from any contractor. This right of review shall be concluded so as not to prevent SFPS from meeting the deadlines for its payment of obligation under Section 13-1-158 NMSA 1978, as amended, or the completion of the project within any time lines imposed by federal or state funds applied to the project.
- C. SFPS, as fiscal agent under this MOA, shall be responsible for making periodic payments to its contractor(s) and shall submit periodic monthly payment release requests to the City on standard American Institute of Architects (AIA) forms including related test results until paid in full.

## **2. COMPENSATION**

- A. The City shall pay SFPS for actual costs incurred to complete the SCOPE set forth herein to design and construct the Herrera Drive/Paseo del Sol Project in an amount not to exceed seven hundred seventy-nine thousand, five hundred dollars (\$779,500) which includes applicable gross receipts taxes for the Herrera Drive Extension and eight hundred seventy-seven thousand, five hundred dollars (\$877,500) which includes applicable gross receipts taxes for the Paseo del Sol Extension.
  - B. SFPS shall be responsible for payment of gross receipts taxes levied by the State of New Mexico on the sums paid under this Agreement.
  - C. Periodic payments shall be made by the City to SFPS upon receipt, approval and acceptance by the City of payment release requests from SFPS detailing design and construction services completed by the SFPS' contractor(s). Compensation shall be paid only for services actually performed and accepted by the City.
- 3. **TERM.** The term of this Agreement shall be from the date of the last signature below and expire upon completion of the construction of the project.
  - 4. **TERMINATION.** This MOA may be terminated by either of the parties hereto upon written notice delivered to the other party at least 30 days prior to the intended date of termination. By such termination, neither party may nullify obligations already incurred for performance or failure to perform prior to the date of termination.
  - 5. **SUFFICIENT APPROPRIATIONS.** If sufficient appropriations and authorization are not made by the governing bodies of either party, this Agreement shall terminate immediately upon written notice from the affected party to the other.

6. **LIABILITY.** Each party shall be solely responsible for the acts or omissions of its officers, employees, agents and contractors in the performance of this Agreement and for fiscal and/or other sanctions occasioned as a result of its own violation of requirements applicable to the performance of this Agreement subject to the immunities and limitations of the New Mexico Tort Claims Act.
7. **AMENDMENT.** This MOA shall not be altered, amended or changed except by written instrument signed by both parties.
8. **NOTICES.** Any notice required by this Agreement shall be given in writing to the parties designated below. Notice shall be effective when delivered personally to any party, or three business days after deposited, postage fully prepaid, registered or certified, in an official receptacle of the U. S. Postal Service.

CITY: Brian Snyder, City Manager  
City of Santa Fe  
P. O. Box 909  
Santa Fe, New Mexico 87504-0909

SFPS: Joel Boyd, Superintendent  
Santa Fe Public Schools  
610 Alta Vista Street  
Santa Fe, New Mexico 87501

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth below.

CITY OF SANTA FE

SANTA FE PUBLIC SCHOOLS

\_\_\_\_\_  
DAVID COSS, MAYOR

\_\_\_\_\_  
JOEL BOYD, SUPERINTENDENT

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
YOLANDA Y. VIGIL  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
GENO I. ZAMORA



CITY ATTORNEY

APPROVED:

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MARCOS A. TAPIA  
FINANCE DEPARTMENT DIRECTOR

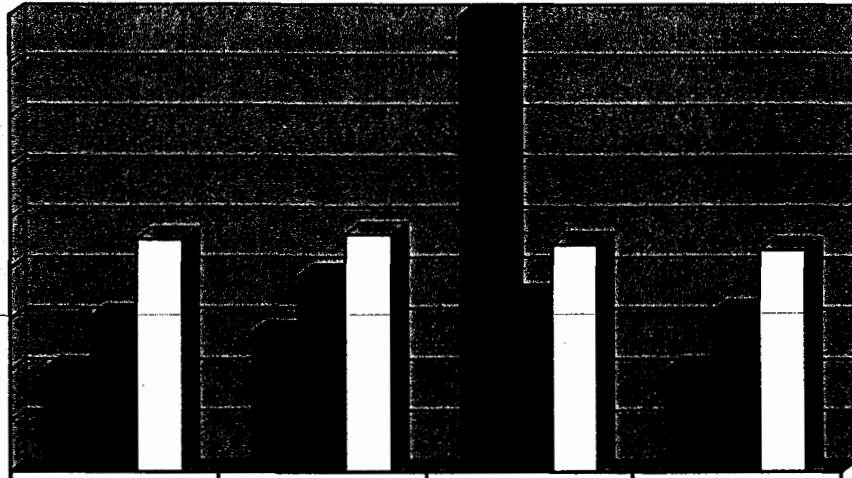
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# Santa Fe Urban Area

## *Impact Fee Land Use Assumptions*

### *2014–2020*



City of Santa Fe  
Housing & Community Development Department  
Long Range Planning Division  
August, 2013 DRAFT

# 2013 City of Santa Fe Urban Area



## Legend

-  Urban Area - Impact Fee Service Area
-  City of Santa Fe
-  Major Road



### **Housing & Population Assumptions**

Housing in the city/urban area will continue to grow slowly based on continued lower demand for new housing both from within the community and from those moving here from other places. Larger master-planned developments in the city will continue to account for much of the new housing. Projections of population growth are based on assumptions about the average number of new housing units built each year and the number of occupants in each new unit. The overall average number of occupants in each new housing unit is projected to be 1.67.

### **Commercial Assumptions**

Commercial construction, which for these purposes includes all non-residential construction, is projected to continue at a modest, but healthy annual average of 175,000 square feet. This is at the same annual level of recent years. Though these years represent the period of the Great Recession, it is anticipated that an oversupply of commercial floor area leading up to the recession will keep the annual new construction of commercial space moderate through the rest of the decade.

### **Historical Housing and Population Growth, 2000-2010**

From 2000–2010, city population growth represented nearly all of the urban area growth, a dramatic change from the 1990s when the city accounted for less than half of the total urban area population growth. Meanwhile, city housing growth represented 97% of total urban area housing growth from 2000–2010 (compared to only 73% during the 1990s). When comparing the 2000 and 2010 Census, the city and urban area experienced the following population and housing growth:

*Note: In the future, comparisons between the "city" and "urban area" may be unnecessary as the city annexes most of the urban area. The Agua Fria Traditional Historic Community (2,800 residents and 1,134 housing units; 2010 Census) located within the urban area is expected to remain part of county jurisdiction.*

**Table 2. Population & Housing Growth, 2000-2010**

	Total Population		2000-2010 Growth	Annual Average	Urban Area Growth
	2000	2010			
City of Santa Fe	62,203	67,947	+5,744	574	99%
Outside the City	16,897	16,930	+ 33	3	1%
Urban Area Total	79,100	84,877	+5,777	577	100%
	Total Housing Units		2000-2010 Growth	Annual Average	Urban Area Growth
	2000	2010			
City of Santa Fe	30,533	37,200	+6,667	667	97%
Outside the City	6,046	6,205	+ 159	16	3%
Urban Area Total	36,579	43,405	+6,826	683	100%
Persons per Housing Unit (not Persons-per-Household)					
	2000	2010			
City of Santa Fe	2.04	1.82			
Outside the City	2.79	2.73			
Urban Area Total	2.16	1.95			

Source: U.S. Census

## INTRODUCTION

This report provides land use assumptions (growth projections) for the Santa Fe Urban Area, a unified service area, within which the city may annex land and therefore expend impact fee monies for eligible capital improvement projects (see map). The New Mexico *Development Fees Act* (§§ 5-8-1 through 5-8-43, NMSA 1978), specifies that land use assumptions must be adopted for a period of at least five years. These land use assumptions cover a period of seven years from the beginning of 2014 through the end of 2020.

The projections assume that urban area growth through 2020 will generally reflect slower growth than occurred during the last decade (2000-2010), due to the slow recovery from the depth of the Great Recession and slower population growth.

## Residential and Non-Residential Development, 2014–2020

The following table summarizes anticipated growth from the beginning of 2014 through 2020.

**Table 1. Residential & Non-Residential Development, 2014–2020**

<i>Housing Units</i>				
	<u>2014</u>	<u>Added</u>	<u>2020</u>	<u>(Annual Avg.)</u>
City/Urban Area Total	44,400	2,100	46,500	300
<i>Population</i>				
	<u>2014</u>	<u>Added</u>	<u>2020</u>	<u>(Annual Avg.)</u>
City/Urban Area Total	86,500	3,500	90,000	500
<i>Housing Units, By Type</i>				
	<u>2014</u>	<u>Added</u>	<u>2020</u>	<u>(Annual Avg.)</u>
Single-Family (Detached; Attached)	29,500	1,750	31,250	250
Multi-Family	9,700	350	10,050	50
Mobile Homes	5,200	0	5,200	0
City/Urban Area Total	44,400	2,100	46,500	300
<i>Commercial Development</i> (square feet of gross floor area)				
<u>Category</u>	<u>2014</u>	<u>Added</u>	<u>2020</u>	<u>(Annual Avg.)</u>
Retail	10,620,580	700,000	11,320,580	100,000
Office	9,297,620	350,000	9,647,620	50,000
Industrial	4,502,400	105,000	4,607,400	15,000
Institutional	3,102,400	70,000	3,172,400	10,000
Commercial Total	27,523,000	1,225,000	28,748,000	175,000

Source: *Santa Fe Trends, 2012*; city and county building permit data through July, 2013.