

City of Santa Fe Affordable Housing Site Feasibility Study

Office of Economic Development

Site Rankings
04/21/2024

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Prepared for

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Prepared by



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1. General Project Information

Background

Wilson & Company was tasked to perform an Affordable Housing Feasibility Study for ten City owned undeveloped properties. In addition, the tasks required to evaluate each property related to housing development included, the following criteria:

- 1) Acreage of area footprints using slope analysis, terrain management, floodplain analysis, and easements
- 2) Access and Utilities
- 3) Legal lots of record
- 4) Deed restrictions and other restrictive covenants
- 5) Zoning and land use code requirements
- 6) Potential number of total units Recommended mix of densities and unit types to maximize buildable area for dwelling units.

1) Acreage of Buildable Area:

This assessment involved analyzing each site through a slope analysis, terrain management, floodplain, and easements. The slope analysis was broken down into three slope ranges and were assigned colors: 0 – 20 % slopes were identified in red, 20 % - 30 % slopes were identified in green, and 30 % and greater slopes were identified in violet. Slopes within the 0- 20% range were ideal for development, whereas slopes in the range of 20-30% were tolerable but subject to terrain management limitations. Terrain management development standards only allow up to 50 % of a structure to be developed on these sloped areas. Lastly, slopes in the range of 30 % and greater are to remain undisturbed and do not allow development of any kind to occur.

Floodplain zones were also assessed, where floodplain zones existed, development within the floodway zone is strictly prohibited and the total area of the floodplain zone was subtracted from the total acreage of the site giving an acreage of buildable area.

Development standards were also calculated into the buildable acreage amount, some sites required larger setbacks than others. In addition to setbacks, parking calculations were also performed and accounted for. Each parking space contained a total area of 162 square feet, measuring nine-feet (9') wide and eighteen-feet (18') in length.

2) Access and Utilities:

Access and utilities of the sites were analyzed and assessed. Accessibility to major roads and amenities, along corridors and surrounding development significantly influenced the rankings of the sites. Some of the sites did not have any access, so road rights-of-way were provided and considered for the buildable acreage area. Many of the sites were adjacent to utilities such as water, electricity, and sewage which would provide the opportunity for future development to tie into the existing infrastructure. In addition, some sites contained utility easements that restricted where development could occur. Overall, the assessment of the sites determined the viability and suitability for development.



3) Legal Lots of Record:

Legal Lots of Record were obtained via title search and review of the County Clerks records. Each Legal Lot of Record provided detailed information pertaining to the site. Such information included but was not limited to utility easements, sewage easements, wastewater and water easements, right-of-way easements and any other applicable easements. Dedicated easements were also subtracted from the total acreage to provide an accurate count for buildable acreage.

4) Deed Restrictions and Other Covenants:

An evaluation of deed restrictions and other covenants was essential understanding specific limitations imposed on the property.

5) Zoning and Land Use Code Requirements:

Assessing the site's zoning and future land use designations were crucial for determining the permissible uses and development standards applicable to the sites. A majority of the sites had an underlying zoning designation of single-family residential. A zone map amendment would be needed to increase the density of dwelling units within the site. However, many sites also contained a future land use map designation of parks and or open spaces. Due to these future land use designations the underlying zoning would prove to be unfeasible. A future land use map amendment would be needed to remove that land use designation to facilitate future development.

6) Potential Number of Total Units:

Estimating the potential number of total units was essential for meeting the housing capacity of each of the sites. This assessment considered various factors such as dwelling units per acre, buildable area after setbacks, parking requirements, heights, minimum lot size, terrain management, and easements.

7) Recommended Mix of Densities and Unit Types:

To optimize and address the city's housing site capacity, recommending the appropriate mix of densities and unit types was critical. This analysis involved creating a balance between high-density and low-density housing options based on surrounding zoning designations and feasibility. For example, a site adjacent to multi-family zoning would likely be approved for the same zoning and future land use designation as it would match the surrounding context and would not create a spot zone.

Two types of recommendations were made, and each site was ranked. The first type of recommendations that were made were based off existing site conditions and zoning designation in relation to immediate development if no changes were made to the future land use map designation and underlying zoning. The second type was based off if the existing sites had future land use map amendments and underlying zoning changes, and the same restrictions were applied. This allows for the maximum housing capacity of the sites.



2. Site Locations

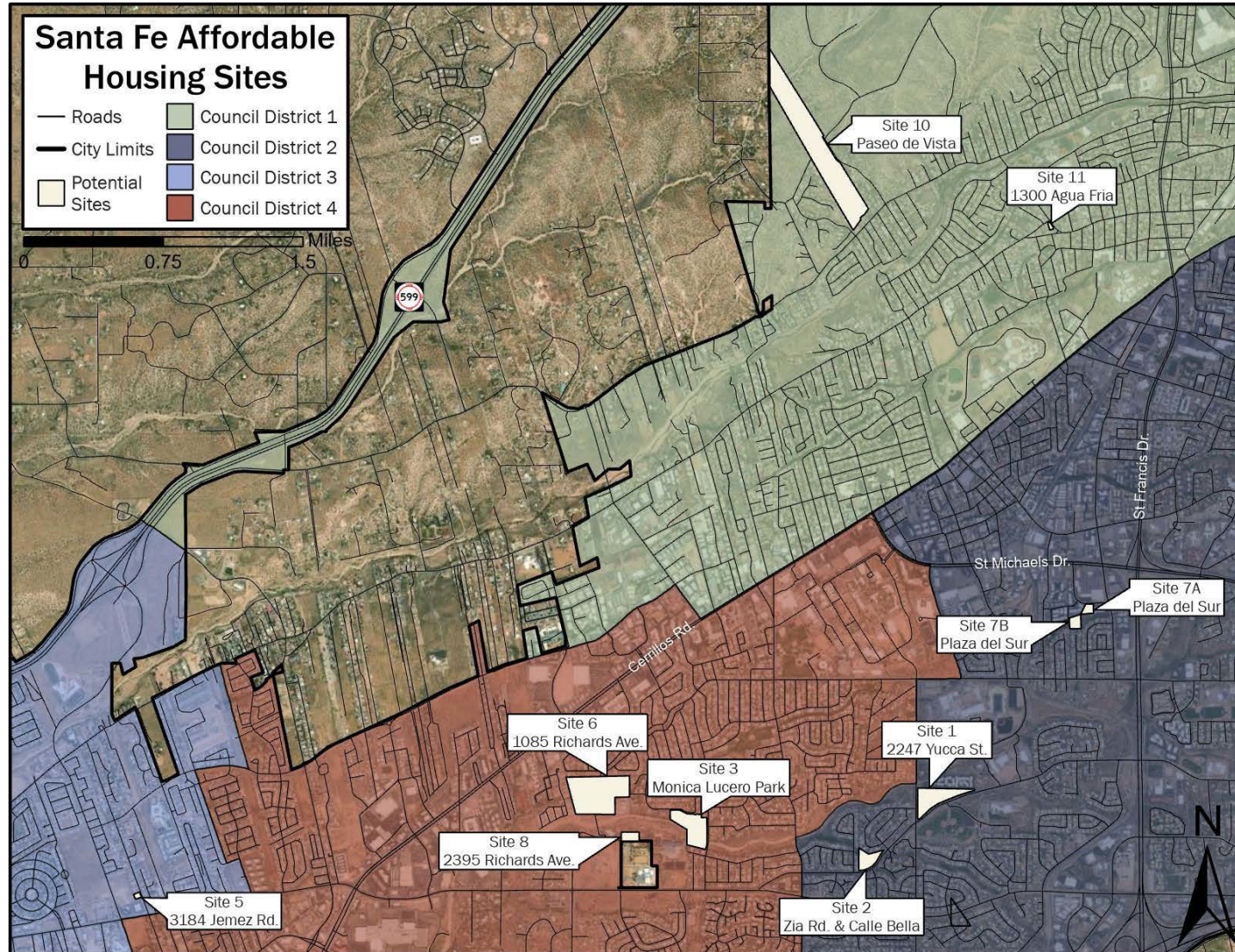


Figure 1: Site Locations



3. Site Rankings

Site Rankings below are from most developable to least developable.

Table 1: Existing Rankings
Existing Site Rankings

Site	Existing Zoning	Future Land Use Designation	Acres	Dwelling Units	Buildable Acres	Land Use Summary
Site 3 Monica Lucero Park	R-5	Parks	11.08	22	4.53	The site could potentially provide 22 single family dwelling units. Currently, the site is a community park with access to 2.68 acres through Camino Consuelo on the north side of the arroyo and access via Avenida de Las Campanas to 1.86 acres on the south side of the arroyo. The site contains constraints such as a flood plain that takes up 1 acre. Surrounding infrastructure exists and can easily be tied into the site. A subdivision would be needed to separate the park.
Site 10 Paseo de Vista	R-1	Open Space	44	19	20.32	This site could potentially provide 19 single family dwelling units. The site contains multiple land use constraints such as a flood plain that takes up 3.02 acres and is in an area that contain slopes above 30%.
Site 6 1085 Richards Ave.	R-1	Public/ Institutional	23.08	14	14.07	This site could provide 14 units. The site has a few constraints such as a flood plain zone that accounts for 4.3 acres and the future Richards Avenue connection (a roadway expansion) that accounts for 1.48 acres. The subject site would need to be subdivided from the Game and Fish Offices.



Site	Existing Zoning	Future Land Use Designation	Acres	Dwelling Units	Buildable Acres	Land Use Summary
Site 5 3184 Jemez Rd.	C-2-PUD	Community Commercial	0.32	8	0.21	This site poses no site constraints. It allows for multifamily and non-residential development. The number of units that could be developed was based on 800 square foot dwelling units and applied standard required parking and setbacks.
Site 1 2247 Yucca St.	R-1	Park	9.22	7	7.35	This site could provide 7 single family dwelling units. The site contains land use constraints such as a flood plain, an access easement on the northeast portion of the property and that it is connected to a large park. The site would need to be subdivided off of the larger park.
Site 11 1300 Agua Fria	R-5	3-7 du/ac	0.31	1	0.21	This site would provide development for 1 unit at its current zoning. There are not any site constraints.
Site 8 2395 Richards Ave.	R-1	Park	2.0	1	1.16	This site could provide 1 unit. This is due to the 66' Road Right-of-Way easement running through the site. The site is surrounded by vacant land and is adjacent to non-residential development that has infrastructure available.
Site 7A Plaza Del Sur	R-5	Park	1.02	0	0.68	The main constraint is language on the plat dedicating this as a park. This site could provide for 3 single family dwelling unit if the language was removed.
Site 7B Plaza Del Sur	R-5	Park	1.74	5	1.13	This site does not have access but could provide 5 units as it currently is zoned. The site has constraints of no access and slopes which separate the north and south side.

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Site	Existing Zoning	Future Land Use Designation	Acres	Dwelling Units	Buildable Acres	Land Use Summary
Site 2 Zia Rd. & Calle Bella	R-5	Open Space	4.12	0	1.94	There are site constraints such as a floodplain, a 14' drainage and sewer easement, and a 50' utility easement. In addition, a special warranty deed states real estate to be a library or other public purpose. Due to the constraints and deed restriction, residential development is not allowed.



Site Rankings below are from most developable to least developable.

Table 2: Proposed Rankings

Recommended Site Rankings

Site	Recommended Zoning	Recommended Future Land Use Designation	Acres	Dwelling Units	Buildable Acres	Land Use Summary
Site 6 1085 Richards Ave.	R-21	12-29 du/ac	23.08	292	14.07	This site could have the capacity for (292) 800 sq. ft. units under the recommended R-21 (multi-family 21 du/ac) zoning and would need 365 parking spaces (162 sq. ft./ space). The site contains a total buildable area of 13.95 acres or 607,766 sq. ft. after subtracting land use constraints such as the flood plain zone (4.3 acres) and roadway expansion (1.48 acres) and a height limit of twenty-four feet (24') or thirty-six (36') with an approved development plan.
Site 1 2247 Yucca St.	R-21	12-29 du/ac	9.22	154	7.35	This site could provide (154) 800 sq. ft. units under the proposed R-21 (multi-family 21 du/ac) zoning and would need 192 parking spaces (162 sq. ft./ space). The site contains a total buildable area of 320,166 sq. ft. after subtracting land use constraints such as the floodplain zone (1.36) and a height limit of twenty-four feet (24') or thirty-six (36') with an approved development plan.
Site 10 Paseo de Vista	R-3	1-3 du/ac	46.35	60	20.32	This site could provide 60 units. The number of units accounts for removal of constrains such as floodplain areas and slopes greater than 30%. The subdivision has access through the existing Paseo de Vista Road.



Site	Recommended Zoning	Recommended Future Land Use Designation	Acres	Dwelling Units	Buildable Acres	Land Use Summary
Site 8 2395 Richards Ave.	C-2	Community Commercial	2.0	24	1.16	This site could provide 24, 800 sq. ft. units under the recommended C-2 (General Commercial) zoning and would need thirty (30) parking spaces (162 sq. ft./ space) and have a max height of forty-five feet (45'). The site contains a total buildable area 50,800 sq. ft. after subtracting the sixty-six- foot (66') Right-of-way easement and applying a ten foot (10') residential buffer.
Site 7B Plaza Del Sur	R-21	12-29 du/ac	1.74	23	1.13	This site could provide 23, 800 sq. ft. units under the proposed R-21 (multi-family 21 du/ac) zoning and would need thirty (28) parking spaces (162 sq. ft./ space). The site contains a total buildable area 50,800 sq. ft. after subtracting a forty-two-foot (42') Road Right-of- way, a fifteen-foot (15') drainage easement, a seven-foot (7') utility easement and have a height limit of twenty-four feet (24') or thirty-six (36') with an approved development plan.
Site 3 Monica Lucero Park	R-5	3-7 du/ac	11.08	22	4.54	This site could provide 22 units and would be split up into three parcels- one for the park and floodplain, a northern parcel and southern. The northern parcel would be 2.68 acres and allow for 13 units and the southern parcel would be 1.86 acres and allow for 9 units. The site contains a total buildable area of 4.54 acres. after subtracting land use constraints such as the floodplain zone (1.00) and a height limit of twenty-four feet (24'). The park parcel would be subdivided and become its own parcel as well and include the floodplain zone within that tract. The zoning would remain R-5 (Residential single-family 5 du/ac).



Site	Recommended Zoning	Recommended Future Land Use Designation	Acres	Dwelling Units	Buildable Acres	Land Use Summary
Site 7A Plaza Del Sur	C-1	Community Commercial	1.02	14	0.68	This site could provide 14, 800 sq. ft. units under the recommended C-1 (office and related commercial) zoning and would need seventeen. (17) parking spaces (162 sq. ft./ space). The site contains a total buildable area 29,945 sq. ft. after subtracting a forty-two-foot (42') Road Right-of-way, fifteen-foot (15') rear setback, five- foot (5') side setback, and have a height limit of thirty-six feet (36'). The deed restriction would need to be removed
Site 2 Zia Rd. & Calle Bella	R-12	7-12 du/ac	4.12	23	1.94	The site could provide (23) 800 sq. ft. units under the proposed R-12 (multi-family 12 du/ac) zoning and would need 29 parking spaces (162 sq. ft./ space). The site contains a total buildable area of 84,848 sq. ft. after subtracting land use constraints such as the floodplain zone (1.74), a fourteen-foot (14') sewer and drainage easement, and a fifty foot (50') dedicated utility and drainage easement. Cluster development would be recommended on the site with access through Zia Rd. The Deed restriction would need to be removed.
Site 5 3184 Jemez Rd.	C-2	Community Commercial	0.32	8	0.21	The site could provide for potentially 8, 800 square foot dwelling units. A Planned Unit Development plan for multi-family housing would be needed. The proposed development would have a forty-five (45') max height limit and a ten-foot (10') buffer abutting residential development.
Site 11 1300 Agua Fria	C-1	Community Commercial	0.31	6	0.21	This site could provide 6, 800 sq. ft. units under the proposed C-1 (office and related commercial) zoning and would need seventeen (7) parking spaces (162 sq. ft./ space). The site contains a total buildable area 13,503 sq. ft. and have a height limit of thirty-six feet (36').



4. Conclusion

In conclusion, Wilson & Company's Affordable Housing Site Feasibility Study provided a comprehensive assessment of ten City-owned undeveloped properties, focusing on various factors crucial for housing development. Through detailed analyses including slope analysis, floodplain assessment, legal lot identification, evaluation of deed restrictions and covenants, zoning and land use code requirements, estimation of potential affordable housing units, and recommendation of optimal mix of densities and unit types, the study offered valuable insights for addressing the housing needs of Santa Fe. By considering existing conditions and potential amendments, the study aimed to maximize maximum dwelling units while adhering to regulatory standards and other land use constraints present on site(s). The recommendation is that the City of Santa Fe take all the sites recommended for future land use map amendments and zoning changes to the Planning Commission and City Council to change the future land use maps and amend the current zoning maps.

Table 3: Side by Side Rankings

Rank	Existing Site Rankings	Units
1	Monica Lucero Park	22
2	Paseo de Vista	19
3	1085 Richards Ave.	14
4	3184 Jemez Rd.	8
5	2247 Yucca St. at Zia Rd. Portion of Ragle Park	7
6	1300 Agua Fria	1
7	2395 Richards Ave.	1
8	7A Plaza Del Sur Dr.	0
9	7B Plaza Del Sur Dr.	5
10	Zia Rd. at Calle Bella	0
	Total Units	77

Rank	Recommended Site Rankings	Units
1	1085 Richards Ave.	292
2	2247 Yucca St. at Zia Rd. Portion of Ragle Park	154
3	Paseo de Vista	60
4	2395 Richards Ave.	24
5	7B Plaza Del Sur Dr.	23
6	Monica Lucero Park	22
7	7A Plaza Del Sur Dr.	14
8	Zia Rd. at Calle Bella	23
9	3184 Jemez Rd.	8
10	1300 Agua Fria	6
	Total Units	626

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