City of Santa Fe Affordable Housing Site Feasibility Study

Office of Economic Development

Las Estrellas Master Plan Tract 6A
12/1/23

City of Santa Fe Affordable Housing Site Feasibility Study

Prepared for

Office of Economic Development

Las Estrellas Master Plan Tract 6A
12/1/23

Prepared by

WILSON & COMPANY
HIGHER RELATIONSHIPS

4401 Masthead St. NE Suite 150
Albuquerque, NM 87109

Table of Contents

List of Figures

List of Tables

1. General Project Information

Background

The Santa Fe Estates Master Plan for Tract 6A was initially established in 1979, encompassing 28 acres with a planned configuration of 7 parcels, equating to a density of 2 units per acre. A significant revision occurred in 1996 when the Santa Fe Estates Master Plan was amended, resulting in a reduction of Tract 6A to 19.736 with 5.07 acres being dedicated to open space resulting in a total of 14.72 developable acres. The zoning was adjusted to R-5 (Residential-5 dwelling units per acre), allowing for an increased density of 60 units at a rate of 4.08 units per acre.

Further modification occurred in 2005 with the adoption of the Las Estrellas Master Plan. Tract 6A underwent a density redesignation, transitioning from R-4 (Residential - 4 dwelling units per acre) to R-5 (Residential - 5 dwelling units per acre). The unit count was subsequently raised to 70 market-rate units, including 9 affordable units with a density of 4.76 units per acre, in phase 3 of the development plan. A subsequent amendment modified the density once more, evolving from R-5 to RMLD (Residential - Multifamily Land Use Development). This adjustment saw a notable augmentation in the number of market-rate units from 70 to 103 and affordable units from 9 to 13, yielding a density of 6.99 units per acre. Additionally, the acreage experienced a slight increase from 14.72 acres to 14.73.

The subject site is situated adjacent to the off-ramp of Veterans Memorial Highway (NM-599), bounded by Veterans Memorial Highway to the north and west, South Ridgetop Rd. to the east, and Camino Francisca to the south. The surrounding area is characterized by a mix of residential uses of varied densities and land types, encompassing condominiums, single-family dwellings, and varying lot sizes, contributing to a diverse and dynamic local landscape.

Table 1: Tract 6A Density Changes

Tract 6A			
Year	**Acres**	**Units**	**Density**
1979	28	7	
1996	14.72	60	4.80 units per acre
2005	14.72	70 + 9 affordable	6.99 units per acre
Amended	14.73	103 + 13 affordable	6.99 units per acre

2. Legal Lot of Record

A CERTAIN PARCEL OF LAND KNOWN AS "TRACT 6A", CONTAINING 19.736 ACRES MORE OR LESS AND BEING SITUATE WITHIN PROJECTED SECTION 11 OF TOWNSHIP 17 NORTH, RANGE 09 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, AND WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, AS SHOWN ON "LOT SPLIT OF THE SOUTHWEST PART REMAINDER TRACT, LAS ESTRELLAS SUBDIVISION, TRACT 5C, TRACT RD, TRACT 5E & TRACT 6A", PREPARED BY DEAN SHRADER, NMPS, 12451, AND RECORDED ON OCTOBER 4, 2007, IN PLAT BOOK 665, PAGES 47-48, AS INST. #1501993, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

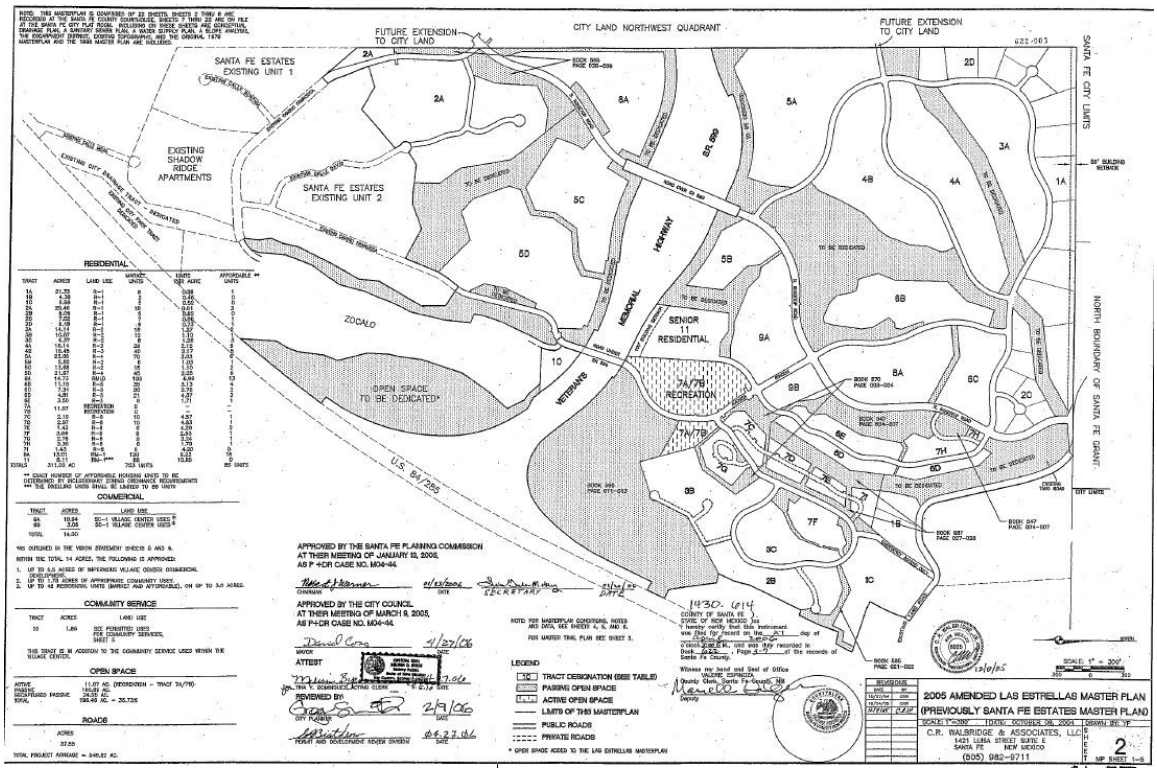

Figure 1: Santa Fe Estates Master Plan

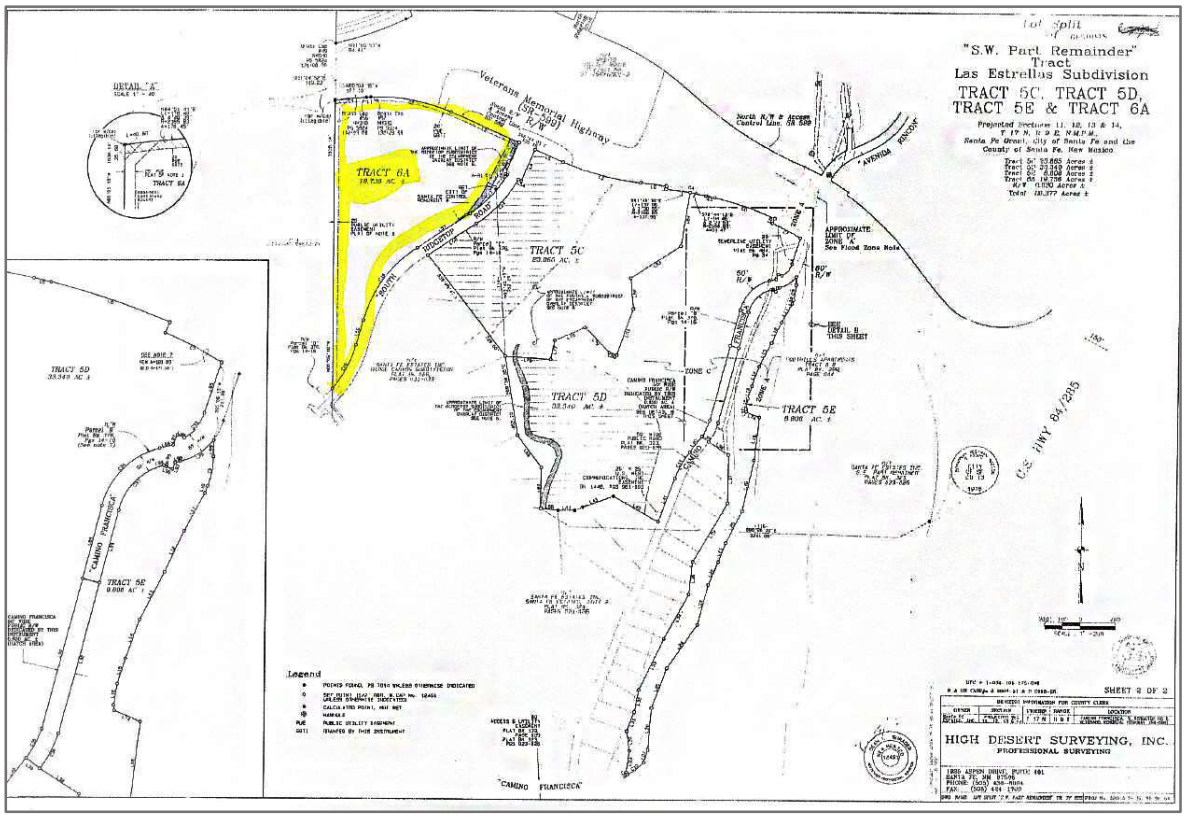

Figure 2: Tract 6A Survey

3. Existing Conditions

Roadways

Tract 6A can be accessible via Veterans Memorial Highway exit off/on-ramp to the north of the site. The site can also be accessed through a single lane two-way road; South Ridgetop Road that runs along the easternly portion of Tract 6A.

Dry Utilities

Tract 6A, adjacent to developments of varying densities, lacks key utilities (power, gas, cable). Future development would utilize the existing eastward infrastructure for supply. Such utilities would need to be extended to the site.

Wastewater

Currently there is no sewer service for the property. Per the conceptual utility master plan a lift station is planned for the northwest corner of the property and would pump wastewater north across Veterans Memorial Highway to a secondary lift station that would pump wastewater west to a collection system. Neither of the lift stations currently exist. An alternate option would be to install a lift station that would pump wastewater to Ridgetop Rd and into existing systems that are located within Ridge Canyon or Pinon Bluff Subdivisions. Both options need to be coordinated with the City Utility department since a current layout for development is unknown.

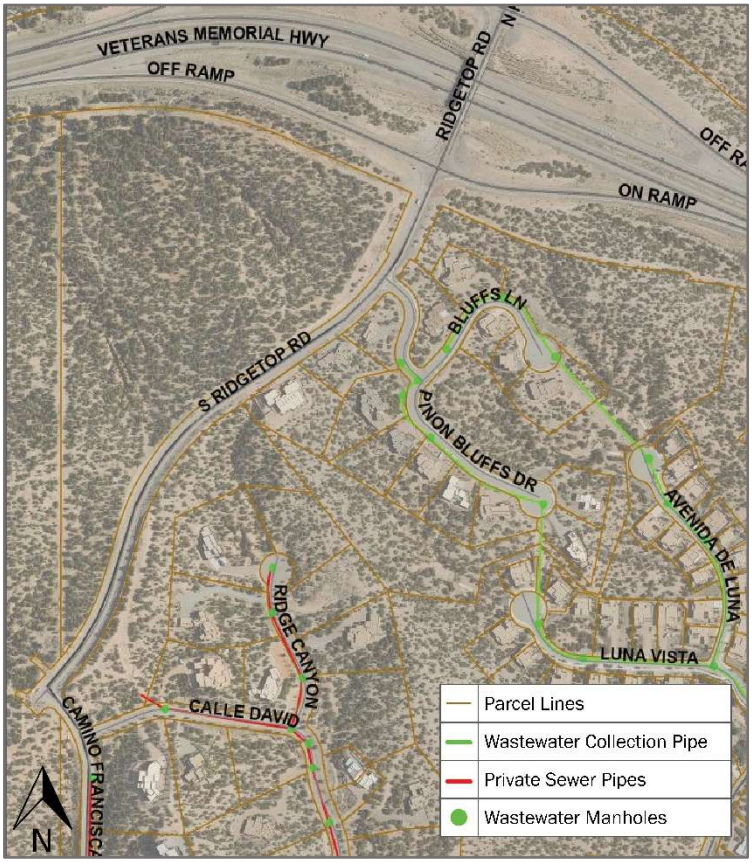

Figure 3: Wastewater Infrastructure

In the eastern sector of Tract 6A, a comprehensive network of wastewater collection pipes has been strategically deployed to facilitate efficient sewage management. Originating from the intersection of Avenida Rincon and Camino Francisca, this intricate network seamlessly extends its reach into the various subdivisions situated in the vicinity.

Conversely, to the southern expanse of Tract 6A, an organized network of private sewer lines has been meticulously established. These private sewer lines serve as a critical component in the local sewage disposal system, enhancing the overall sanitary conditions of the area.

The existence of these well-designed wastewater management systems reflects a proactive approach to land use in the specified tracts. Their careful integration into the overall landscape underscores the importance of sustainable development practices and serves as a noteworthy example of responsible land utilization within the broader context of urban planning and infrastructure development.

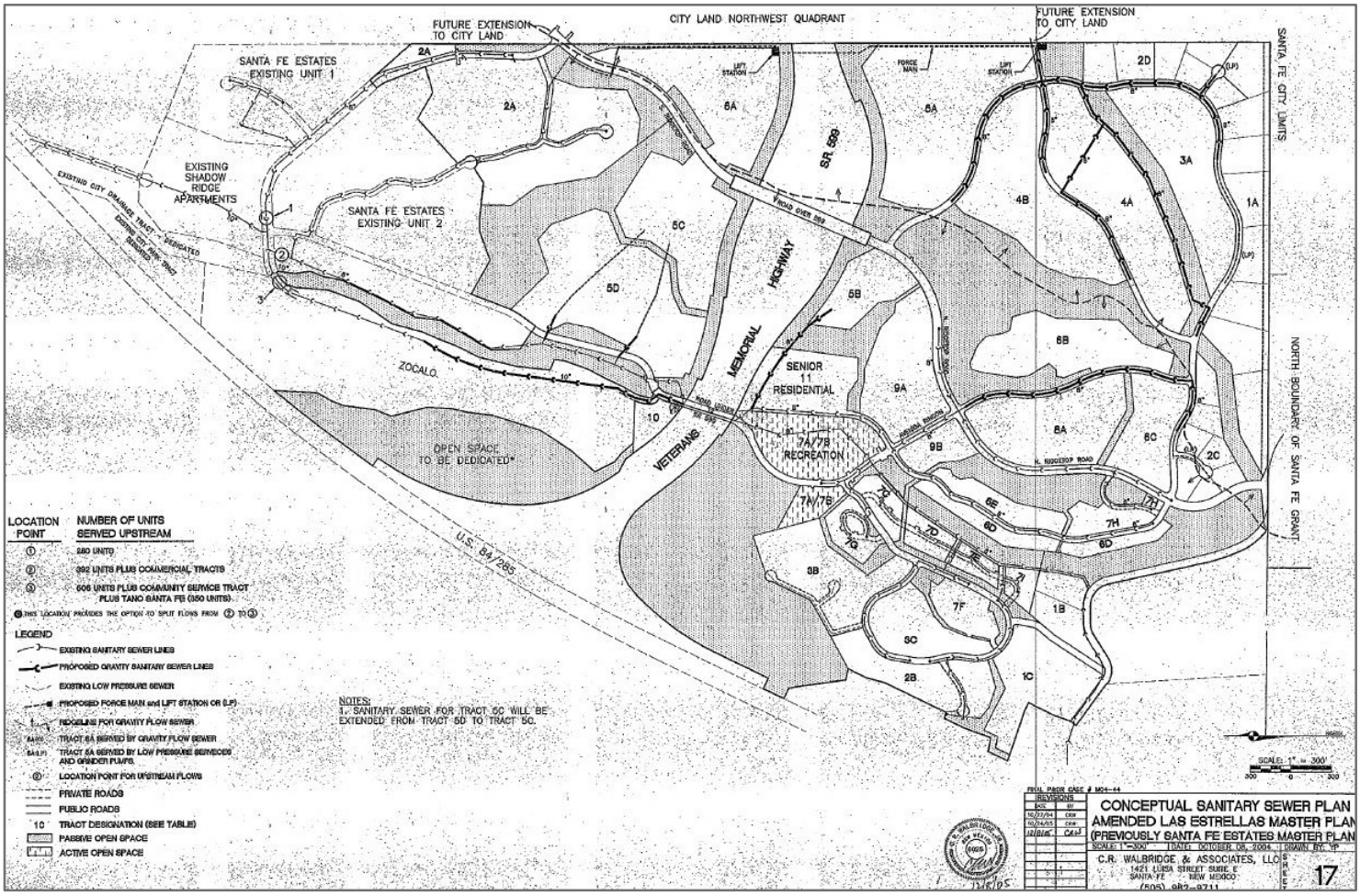

Figure 4: Conceptual Sanitary Sewer Plan

Water

Tract 6A is situated within a well-connected network of pipe distribution infrastructure, contributing to its strategic location in terms of water resource access. The distribution system runs along both the northern parcel boundary and the western section, ensuring comprehensive coverage.

There is a 12” PVC waterline located along the west property boundary and a 10” PVC waterline along the northern property boundary. The water is supplied by the 12” line that crosses under Veteran Memorial Highway. These lines have the capacity to feed the development the specifics of the service would need to be coordinated with the City’s Water Department since a current development layout is unknown.

The northern distribution pipeline plays a pivotal role in supplying water resources to the adjacent, more densely populated subdivision located to the east. This subdivision benefits from the presence of seven fire hydrants along key thoroughfares, namely Pinon Bluffs Drive, Luna Vista, Avenida de Luna, and Bluffs Lane. This not only enhances the overall safety of the area but also underscores the vital role of Tract 6A in supporting critical municipal services.

Simultaneously, the western distribution pipeline caters to the needs of a large lot residential development that spans South Ridgetop Rd, Ridge Canyon, and Calle David.

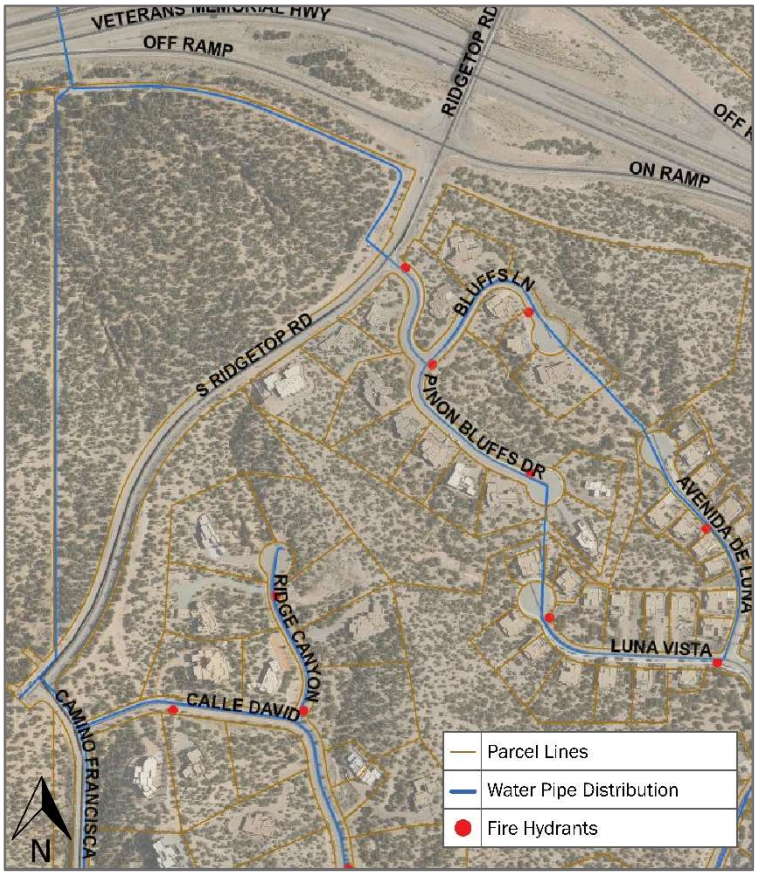

Figure 5: Water Infrastructure

Drainage

The property generally slopes from southeast to northwest. There also appears from city Lidar information to be little to no offsite stormwater that would impact the property. The eastern edge of the property sits on a ridge and most of the storm water is cut off by Ridgetop Rd. Per the attach slope analysis there are two minor arroyos on the property and there are no FEMA regulated floodplains. Of the 19.61 acres that was analyzed 16.24 acres have slopes between 0 and 20%. This amounts to 82% of the property that is available for full development. Per the City Code on lot ponding that is required for retention, detention, or infiltration. (SFCC 14-8.2- Terrain and Storm Management)

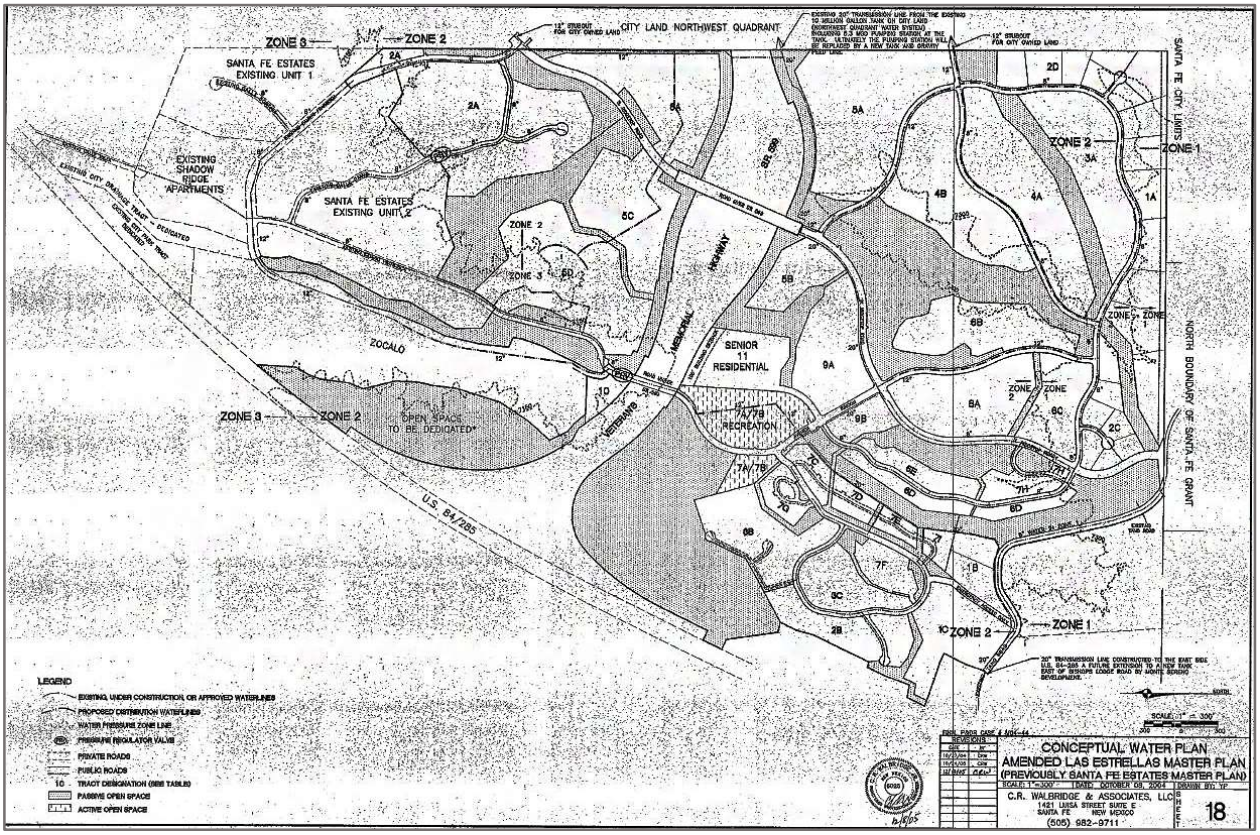

Figure 7: Conceptual Water Plan

Figure 6: Conceptual Drainage Plan

Open space

Dedicated open space enhances the appeal of Tract 6A, creating a harmonious blend of urban development and nature. This thoughtful integration extends throughout the area, connecting with adjacent subdivisions to form a cohesive network of green spaces. The Master Plan notes: *The open space tracts shown are reserved for future dedication as adjacent tracts are developed and are intended to meet the open space requirements of City Code.*

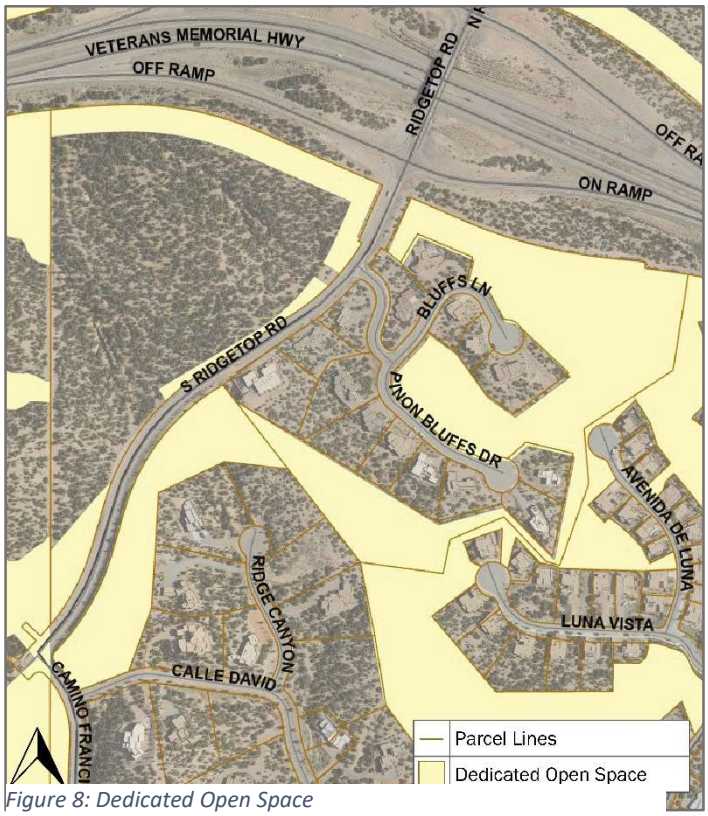

Figure 8: Dedicated Open Space

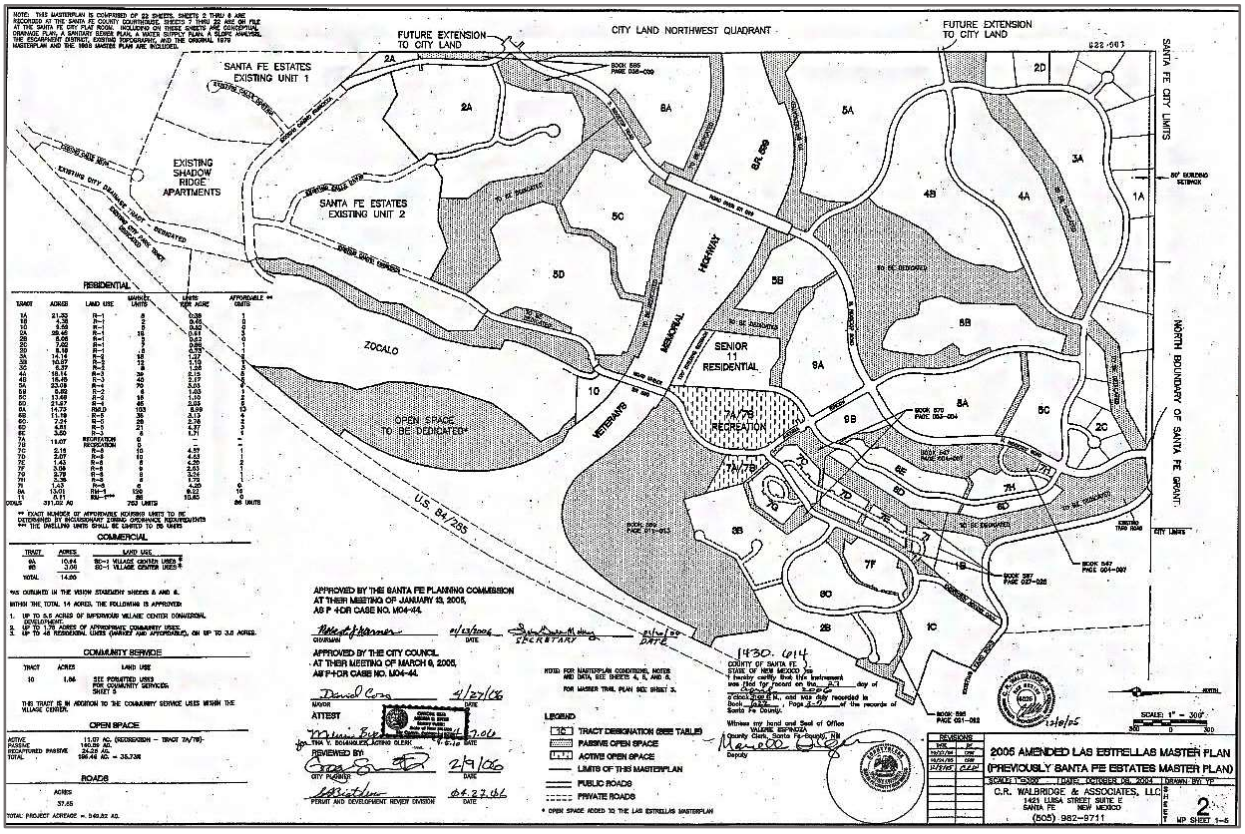

Figure 9: Las Estrellas Master Plan/ Open Space Dedication

4. Development Standards

Access and Circulation

The subject site has limited access through the off-ramps (north and south) of Veterans Memorial Highway and channeling into Ridgetop Road. As a result, circulation within Tract 6-A is very minimal. At least two connections to the existing road networks shall be provided. The Master Plan depicts a trail network south of Tract 6-A, access to the trail must also be provided.

Parking

The subject site would adhere to Santa Fe's Parking Standards. (Table 14-8.6-1.)

Table 2: Parking and Loading Requirements

Table 14-8.6-1:Parking and Loading Requirements		
Category	**Specific Use**	**Parking and Loading**
Household Living	Attached dwelling unit (2-5 units)	2 spaces per dwelling unit
	Attached dwelling unit (over 5 units): Less than 800 sq. ft. of heated floor area	1 assigned space and .25 unassigned space per dwelling unit
	Attached dwelling unit (over 5 units): 800- 1,200 sq. ft. of heated floor area	1 assigned space and .50 unassigned space per dwelling unit
	Attached dwelling unit (over 5 units): More than 1,200 sq. ft. of heated floor area	1 assigned space and 1 unassigned space per dwelling unit
	Detached dwelling unit	2 spaces per dwelling unit

Table 3: Bicycle Parking

Table 14-8.6-3: General off-street Bicycle Parking	
Automobile Parking Spaces Required	**Bicycle Spaces Required**
0-5	4
5-15	6
16-50	8
51-100	10
100 or more	12

Screening

Residential development on residentially zoned property that abuts major or secondary arterials shall be screened from those streets to mitigate noise and to promote residential privacy. Screening shall be by walls, fences, the planting of trees and shrubs or a combination of these. The provision of plant material shall, at a minimum, conform to the same requirements as for open space in SFCC Subsection 14-8.4(H) An alternative to screening shall be a twenty-five (25) foot setback of undisturbed trees, shrubs, grasses, or landscape treatment consisting of appropriate vegetative cover[1].

Landscaping

Landscaping for multi-family residential is required per SFCC Subsection 14-8.4 "Landscaping and Site Design". Below are the pertinent regulations that are applicable to multifamily development.

SFCC 14-8.4- Landscaping and Site Design

(E) Water Harvesting and Irrigation Standards:

Water conservation and stormwater management shall guide landscape and site planning, design, installation, and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2 (Terrain and Stormwater Management). Landscape design shall apply the principles of xeriscaping and achieve the highest industry standards for irrigation efficiency. Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system.

(4) Irrigation Standards:

Irrigation systems shall be provided for all landscaped areas. Landscape irrigation plans shall integrate water harvesting and stormwater management with the highest industry standards for efficient irrigation use. The development of alternative sources of irrigation water is recommended, including harvested water from cistern collection and gray water . Potable water irrigation may be used as a supplemental or temporary system. Irrigation designers and installers are encouraged to use the City Landscape Irrigation Systems Standards as a guide to minimum specifications for irrigation systems. All new irrigation systems and major renovation of existing systems shall comply with the following standards:

> (b) an automatic, digital multi-programmable controller is required for all irrigation systems with an irrigated landscaped area larger than one thousand (1,000) square feet installed in commercial, industrial and multiple- family residential development .

(F) Plant Material Standards:

[1] Santa Fe Code of Ordinances, Chapter 14- Land Development 14-8.5(J)(2).

Plant material selection shall emphasize drought tolerant plant species and shall limit the use of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5 , which is minus fifteen degrees Fahrenheit, or colder.

(a) all required deciduous trees shall be two (2) inch caliper minimum.
(b) all required shrubs shall be five gallon minimum except as noted on the City of Santa Fe Recommended Plant List.
(c) all required evergreen trees shall be a minimum of six (6) feet in height.
(d) When more than ten trees are required by this Section 14-8.4, more than one species shall be provided unless otherwise approved by the land use director.
(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt.

(G) Street Tree Standards:

(2) Required street trees do not substitute for required landscape material in parking lots , except as provided in Subsection 14-8.4(I)(2) (Parking Lots - Perimeter Screening). Street trees shall be located as follows:

(a) on major and secondary arterials, one tree an average of every thirty (30) to forty (40) feet.

(c) where street trees or planting strips are required but not practical, the equivalent area in square feet and amount of plant material may be provided elsewhere on the site, with approval of the land use director and based on existing conditions or design intent.

(3) Location of Street Trees:

(b) on major and secondary arterials, trees shall be planted in a minimum ten (10) foot wide parkway that includes the width of the sidewalk or other pedestrian way. If existing development precludes provision of the ten (10) foot wide parkway , trees shall be planted in a space no smaller than five (5) feet by thirteen (13) feet and preferably multiple trees in longer planting strips.

(c) street trees should be planted to the greatest extent possible in swales or basins that collect run-off and precipitation.

(d) street trees shall be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination.

(e) street trees shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation.

(f) street trees located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity.

(H) Open Space Planting Requirements

(1) Required open space shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features.

(2) n addition to required trees and shrubs, open space areas shall be landscaped with groundcover plants or decorative mulch or naturally occurring groundcover plants shall be maintained.

(4) At least twenty-five percent of required trees and shrubs shall be evergreen. Existing trees and shrubs shall be accepted for required landscaping if they otherwise meet the requirements of this Section 14-8.4.

5. Land Use Development

Analysis of Tract 6A, designated as Planned Residential Community (PRC), involves a comprehensive examination of zoning regulations and design guidelines. The Master Plan guiding this area is the Las Estrellas Master Plan, with supplementary adherence to Santa Fe Land Development Code Standards.

Specifically, Tract 6A is subject to a maximum buildable height limitation of eighteen feet (18'). Additionally, the City of Santa Fe imposes regulations on natural slopes, mandating that slopes of thirty percent or greater must remain undisturbed, except for specific cases such as arroyo crossings and limited isolated occurrences of sloped areas. Each individual disturbance in these cases should not exceed one thousand (1,000) square feet, subject to approval by the city engineer.

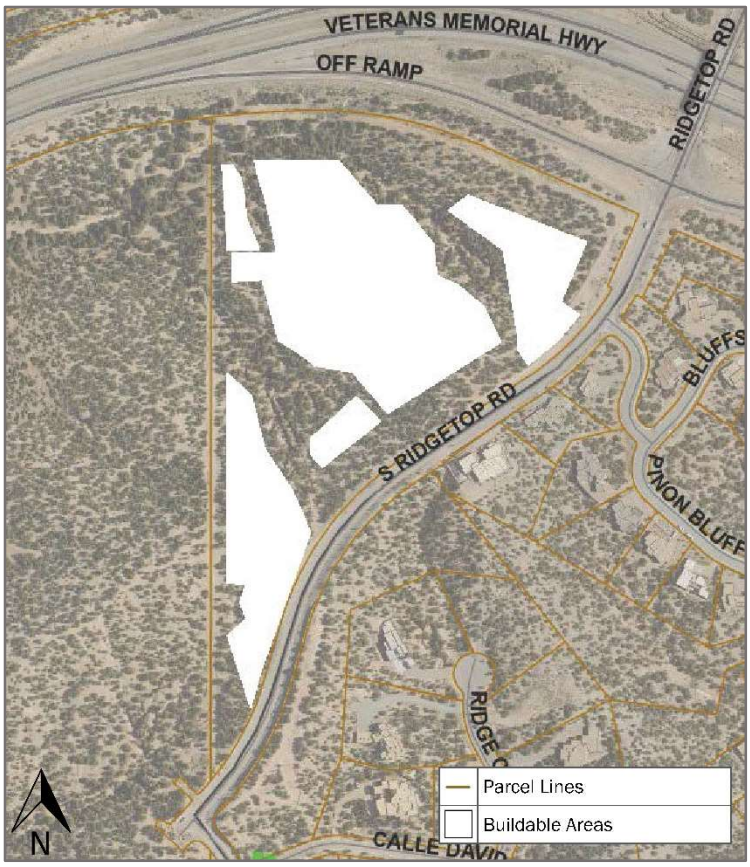

Figure 10: Buildable Area

To visualize the impact on buildable areas, a slope map was generated, illustrating the cumulative acreage available for development. The analysis revealed that 5.07 acres are designated as non-buildable, and an additional 0.69 acres are allocated to drainage basins. Deducting these from the total buildable acreage, which includes slopes ranging from 0-30 percent, results in a net buildable area of 12.33 acres.

Further extrapolation based on the Las Estrellas Master Plan's units per acre metric yields a total of 86.18 units for development in Tract 6A. This analysis provides a detailed understanding of the

constraints and opportunities within the specified zoning and regulatory framework, facilitating informed decision-making for land use planning in the area.

Table 4: Slopes Tables

Number	Minimum Slope	Maximum Slope	Area (sf)	Area (Ac)	Color
1	0.00%	20.00%	707,391.27	16.24	
2	20.10%	30.00%	80,536.60	1.85	
3	30.10%	132.05%	66,111.67	1.52	
Total			854,039.54	19.61	

	Area (sf)	Area (Ac)
Non-Buildable area	220,846.79	5.07
Drainage Basin	29,898.82	0.69

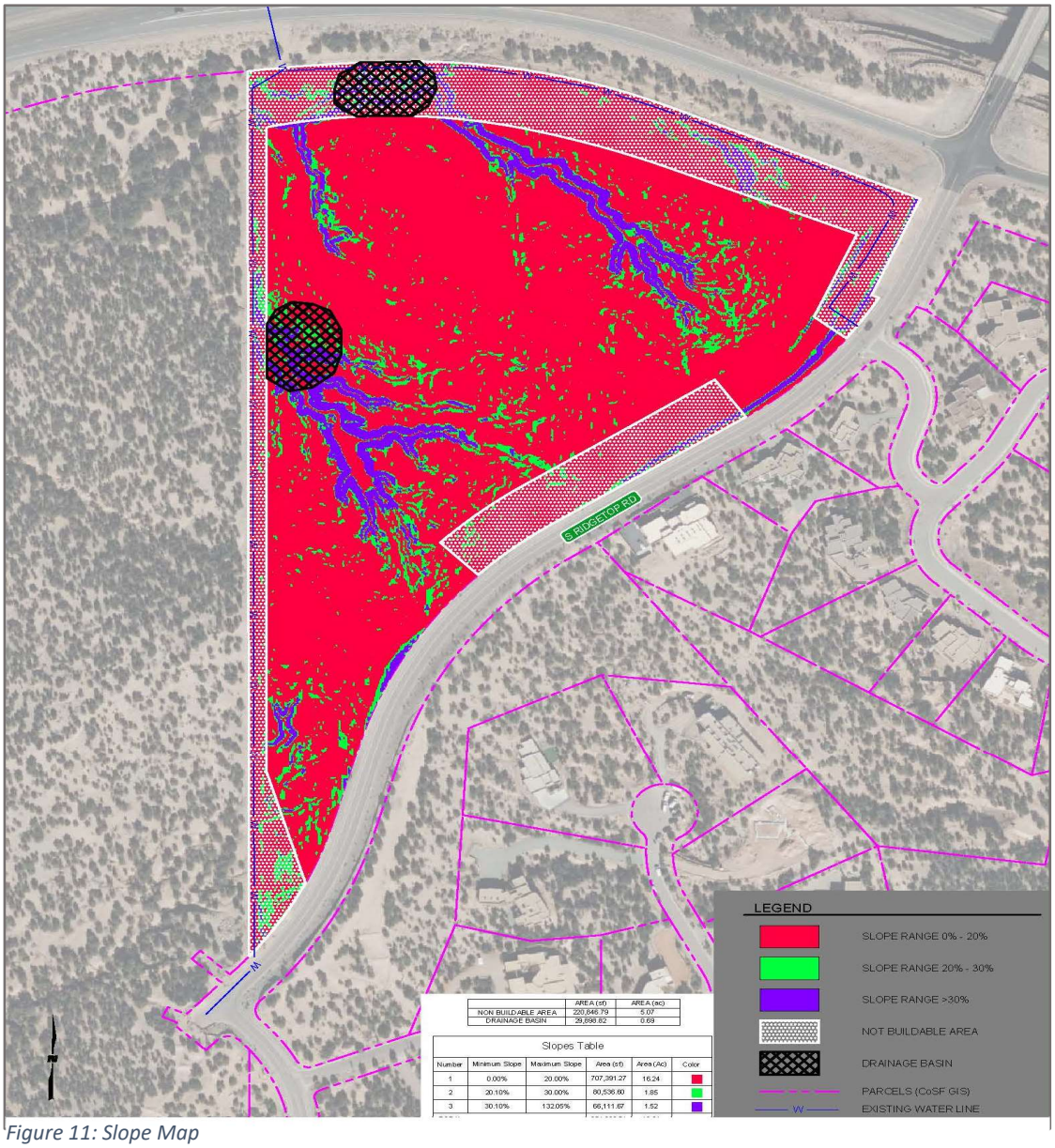

Figure 11: Slope Map

Architectural Design Guidelines

Las Estrellas has design guidelines that apply to each property in a certain subdivision. An Architectural Control Committee (ACC) controls the assessment and approval of a project's conformity with the project's design criteria. The ACC is easily accessible and highly encourages a pre-application meeting to help design experts or builders determine which criteria apply to their project. In the case of a design standard disagreement, the most restrictive standards supersede.

6. Conclusion

By looking at factors like maximum buildable height, drainage areas, easements, open space and natural slopes regulations, the available area for development is approximately 12.33 acres after removing non-buildable areas. Considering the number of units allowed per acre according to the Las Estrellas Master Plan, the Tract 6A parcel could potentially develop a total of 86 dwelling units and would be an ideal site for multi-family residential. The examination of Tract 6A for feasibility of development, follows the regulations of the Las Estrellas Master Plan and Santa Fe Land Development Code Standards, zoning regulations, and design guidelines.

Prepared by

4401 Masthead St. NE Suite 150
Albuquerque, NM 87109