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County Manager

DATE: October 26, 2017

TO: SLDC Hearing Officer

FROM: John M. Salazar, Development Review Specialist Sr. *JMS*

VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*

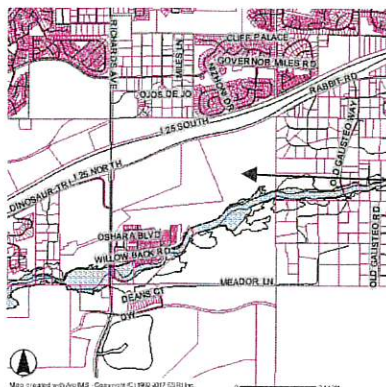
FILE REF.: CASE # CP 16-5280 Oshara Conceptual Plan Amendment

ISSUE:

G.E. Richards Property, LLC, Applicant, Santa Fe Global Partners/Arroyo Hondo de Santa Fe, Agent, request Conceptual Plan approval to amend the previously approved Oshara subdivision (735 dwelling units on 470.62 acres) in order to reduce the estimated commercial square footage in future phases from 1,321,000 square feet to 303,330 square feet, eliminate the Employment Center Zone in Phase 2, eliminate the Institutional Campus Zone, increase the number of dwelling units to 855 from 735, reorganize the phasing plan from six phases to five, to have five sub-phases in Phase 2, and to amend the proposed source of sewer service.

The property is located in the Community College District, within a Planned Development District, east of Richards Avenue and south of Rabbit Road, within Section 16, Township 16 North, Range 9 East (Commission Districts 4 and 5).

VICINITY MAP:



Site Location

NBE-1

SUMMARY:

The Oshara Subdivision is within the Santa Fe Community College District which is a Planned Development District. The Applicant is proposing to amend the previously approved Oshara subdivision (735 dwelling units on 470.62 acres) in order to reduce the estimated commercial square footage in future phases to 303,330 square feet, eliminate the Employment Center Zone in Phase 2 replacing it with a Village Zone, eliminate the Institutional Campus Zone and replace it with an additional Village Zone, increase the number of dwelling units to 855 from 735, reorganize the phasing plan from six phases to five, to have five sub-phases in Phase 2, and to amend the proposed source of sewer service.

Chapter 8, Section 8.10.3.9. Village Subdistricts Development Standards (CCD-V) states: Village subdistricts are development areas where the most intense uses are clustered within the New Community Center and Neighborhood Center Subdistricts. Village subdistricts are further delineated by the Village Separators Subdistrict that generally runs north/south and defines and separates village areas.

On April 30, 2002, the EZA granted master plan approval for a mixed-use development formerly known as "Oshara Ranch." The development consisted of 735 residential units and 1.7 million sq. ft. of commercial space and 246 acres of open space/parks/plaza areas on 471 acres, to be developed in six phases.

On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch in order to change the phasing of the project.

On January 11, 2005, the BCC granted Preliminary Development Plan and Plat approval for Phase I of the Oshara development which consisted of 175 lots on 65.31 acres.

The Applicant now requests Conceptual Plan approval per Chapter 8, Section 8.10.3.4, Conceptual Plan, of Ordinance No. 2016-9, the Santa Fe County Sustainable Land Development Code (SLDC) to Phase the Oshara subdivision into 5 phases, for a total of 855 total residential units, including 131 total affordable units, as follows:

- Phase 1— 186 single family residential units, including 28 affordable units (previously approved);
- Phase 2 – 256 single family residential units, including 38.4 affordable units;
- Phase 3 – 96 single family residential units, including 14.4 affordable units;
- Phase 4 – 143 single family residential units, including 21.45 affordable units,
- Phase 5 – 186 single family residential units, including 27.9 affordable units.

Chapter 4, Section 4.9.9.1, Purpose of the SLDC states:

"A Conceptual plan is comprehensive in establishing the scope of a project, yet is less detailed than a site development plan. It provides a means to review projects and obtain conceptual approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval. A conceptual plan submittal will consist of both plans and written reports."

Chapter 4, Section 4.9.9.2, Applicability, states:

"A conceptual plan is required for the following developments:"

1. All subdivisions containing more than 24 lots;
2. All developments in Mixed-Use, Public/Institutional, Industrial Light, Commercial General, Commercial Neighborhood that are to be built in phases;
3. All new Planned Developments; and
4. All development in the CCD in accordance with Section 8.10.3 of the SLDC.

Chapter 8, Section 8.10.3.5. Conceptual Plan Review Criteria, states: "The criteria for approval of a conceptual plan in the CCD are as follows:

1. Conformance to the Sustainable Growth Management Plan as amended by the Community College District Plan;
2. viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed; and
3. conformance to the this Section 8.10 and other applicable law and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and or construction standards, and open space standards.

The Applicant has addressed the Conceptual Plan Criteria as follows:

Criterion 1: Conformance to the Sustainable Growth Management Plan as amended by the Community College District Plan

1. Land System

Protect significant open space, environmentally sensitive areas and the connections between them. The Oshara conceptual plan preserves over 52% of its land area for useable, connected open space in the form of parks, plazas, trails, arroyo corridors and general open space. It is configured to be in close proximity to homes and is in large useful pieces, not residual scraps.

2. Community Structure and Development Pattern

- a. *Establish a community development pattern that is an alternative to suburban sprawl.* The Oshara plan is a series of villages anchored by neighborhood centers, with a New Community Center located near Richards Avenue. The development is concentrated and surrounded by open space, the antithesis of sprawl.
- b. *Create development areas (neighborhoods, villages, Employment Centers and Institutional Campuses) that are mixed use.* The Oshara plan's villages are all designed with a mixed use center.
- c. *Develop the District into a hierarchy of clusters developed on the principles of: mixed use; variety in form and image; pedestrian orientation, high density centers; a focus on transit; and economic and cultural diversity that reflects the patterns of northern New Mexico villages and small towns.* Oshara makes use of numerous traditional New Mexico village patterns, including street grids

organized around civic plazas, alley-access lots to minimize the impact of garages on streetscapes, residential compounds and live-work mixed use building types.

- d. *Provide diverse housing opportunities and community oriented affordable housing integrated within neighborhoods and villages that meet the needs of all District residents.* The Oshara plan consists of a range of housing types, including apartments, townhouses, patio houses, courtyard houses, compounds and detached housing. Affordable housing is integrated into all types.

3. Circulation and Connections:

- a. *Maximize external road connections to the District.* The conceptual plan includes multiple connections to the surrounding road network. The plan anticipates and is designed around both existing and future planned major County roads.
- b. *Provide a rich network of small roads that minimize traffic speeds and promote connectivity of roads and trails.* The Oshara land plan is based on a connected network of small roads.
- c. *Minimize the scale of roads, to be pedestrian and community friendly.* The plan utilizes pedestrian friendly (living priority) narrow section roads from the CCD's selection of appropriate road standards.

4. Open Space

- a. *Create a continuous open space system that connects natural land features, parks recreation areas and public spaces within the Santa Fe Community College District.* The Oshara open space system surrounds and penetrates each village, connecting village separators with formal parks and plazas.
- b. *Locate open space in proximity to dwellings.* The configuration of the plan and the relatively small size of neighborhoods mean that significant open space is within a block or two of every home.
- c. *Provide physical and visual access to open space.* Oshara makes use of many single loaded or open road sections where the open space directly abuts one or both sides of the road. Frequent trailheads are located with public access.

5. Infrastructure

a. *Water:*

Manage stormwater to enhance water harvesting for irrigation, stabilization of soils and vegetation, habitat enhancement and aquifer recharge. The Oshara stormwater management system makes use of a dense network of swales and small ponding areas that thread through the open space to provide stormwater recharge and landscape irrigation, while minimizing the negative effects of large concentrations of fast-moving water.

Connect new village development to a District or community water system. Oshara is connected to the County water system.

Protect arroyos and existing drainages to ensure preservation of natural recharge zones. The Oshara plan proposes no construction in arroyos or drainages other than infrequent road crossings.

b. *Wastewater:*

Connect new village development to a wastewater system, provided by the County or by developers and approved by the County. Oshara's first phase (Oshara Village) is connected to its own package treatment plant. Future phases of development will be connected directly to the County system.

c. Drainage:

Base storm water management plans in the College District on the premise that storm water is most effectively controlled at or near the source using alternative management practices that utilize source controls to minimize drainage leaving the site and thereby prevent pollution pick-up by runoff. The Oshara stormwater management system makes use of a dense network of swales and small ponding areas that thread through the open space to provide stormwater recharge and landscape irrigations, while minimizing the negative effects of large concentrations of fast-moving water.

d. Electrical:

Install all distribution lines and subdivision electrical service lines underground. All electrical distribution other than the existing PNM regional backbone transmission line are and will be underground.

6. Environmental and Sustainable Systems

Create walkable, mixed use development clusters that reduce vehicle miles traveled and infrastructure, and as a result, conserve energy and protect the environment. The Oshara plan is based entirely on small concentrated walkable villages with mixed-use centers. The villages are surrounded and separated by substantial useable open space.

7. Affordable Housing

Provide affordable housing within and in close proximity to New Community and Neighborhood Centers so that residents can reduce transportation costs by living near transit, commercial and community services. The Oshara plan meets this standard.

Provide a wide variety of affordable housing types, including single family, attached, multifamily, rental, live-work and accessory units that provide choice and meet the diverse needs of residents. The intent is to provide affordable housing in all of the various types that are to be built.

Distribute affordable housing in small increments throughout the District to avoid the stigma associated with low cost housing projects. Affordable housing will be incorporated into each neighborhood.

Staffs response: The Application is in conformance with the SGMP as the Community College District is a planned development district intended to promote and focus compact, mixed-use development in a village land use pattern.

Criterion 2: Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed.

Each phase of the Oshara development is designed as a stand-alone development from the standpoint that it has its own road system, mixed use center, affordable housing, open space, trails, stormwater management, utility services and connections, and so forth. Financing for development is separate for each phase, and the financial success of one phase is not dependent on another. Development of a village or phase will only occur as market demands, available infrastructure and political approval dictate.

Staffs response: The Application meets this criteria as the Applicant is proposing each phase in a Village concept each containing their own road systems, open space, mixed use centers and neighborhood centers.

Criterion 3: Conformance to SLDC section 8.10 (standards for the Community College District planned development district) and other applicable laws and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and/or constructions standards, and open space standards.

The information contained in this report and the accompanying drawings is compiled to demonstrate compliance with section 8.10 as well as the other sections of the SLCD. As each phase is developed, detailed engineering of roads, utilities, grading and drainage and landscaping will be submitted for approval by the County hearing officer, Planning Commission and Board of County Commissioners.

For each phase and sub-phase of development, proposed improvements will have a financial guarantee ensuring completion. An affordable housing agreement will be entered into to assure compliance with promised affordable housing.

Staffs response: Staff finds that the Application meets Section 8.10 and applicable standards as set forth in Chapter 6, Chapter 7, Chapter 8 and Chapter 13.

The Applicant is also requesting a SLDC text amendment to Appendix F Map 2, the Community College District Land Use Zoning Map. This will be a separate process and Staff is reviewing this separately as the proposed amendment would eliminate the previously approved Employment Center and Institutional Campus and would be substituted with the Village Zone.

The Applicant presented the Application to the Technical Advisory Committee (TAC) on February 4, 2016, at the regularly scheduled meeting, as required by Chapter 4, Section 4.4.4.3 Pre-application TAC Meeting and Table 4-1.

The Applicant presented the Application at a Neighborhood Meeting held on October 14, 2016, as required by Chapter 4, Section 4.4.4.4, Pre-application Neighborhood Meeting. The Applicant submitted an Agenda of the meeting, a list of individuals in attendance, material that was

presented by the Applicant, and a summary of discussion from those in attendance. This material is contained in the record. (Exhibit 5)

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on September 13, 2017. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on September 13, 2017, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record. (Exhibit 7)

This Application was submitted on August 20, 2017.

This Application was reviewed for compliance with the applicable standards as set forth in Chapter 6, Chapter 7, Chapter 8 and Chapter 13, of the SLDC as follows:

ENVIRONMENTAL IMPACT REPORT (Section 6.3)

The Applicant is proposing to impact land that is relatively poor wildlife habitat quality while preserving land that is good wildlife habitat quality through the designation of 240.48 acres of open space throughout the development. The CCD requires fifty percent open space; the Applicant is proposing fifty-two percent. The Applicant proposes to revegetate disturbed areas. Landscaping will be low water using native or naturalized species similar to and compatible with existing flora. Roads are designed to be narrow, slow speed pedestrian priority in order to help reduce impact on small animal movement. Stormwater runoff from roofs and pavement are being proposed to be captured and directed into open space areas in order to increase and beautify wildlife habitat. The Applicants proposal is in accordance with Chapter 6, Section 6.3.

Staff finds that the Application meets the standards of this section at conceptual plan level.

ADEQUATE PUBLIC FACILITIES & SERVICES ASSESSMENT (Section 6.4)

The Applicant addresses roads, fire, law enforcement, and emergency response services, water, sewer, community parks, recreation areas, and trails along with existing deficiencies within the submitted APFSA.

Under roads, the Traffic Impact Analysis addresses road improvements necessary only if the NE and SE Connectors are constructed to ensure that the existing adequate levels of service on public roads are maintained. The Applicant provided a TIA which shows the LOS of all affected roads within a half mile of the proposed project to be operating at a LOS no lower than a D. However, this TIA assumes that the NE and SE Connectors have already been constructed. For conceptual plan the Applicant only needs to propose roads and trails which have been done through the APFSA.

The project site within SDA-1 indicates that adequate fire, law enforcement, and emergency response services are available. Property taxes generated by residences within the Property will be available to ensure that adequate staffing levels are maintained.

The project will include a network of internal trails designed and built to County standards. This includes over 192 acres of natural open space. The open space, parks and trails are consistent with the CCD standards set forth in the SLDC.

The existing deficiencies as identified by the Applicant are as follows:

- Sheriff's Department vehicles may be lower than the target value as required by the SLDC

Staff finds that the Application meets the standards of this section at conceptual plan level.

WATER SERVICE AVAILABILITY REPORT (Section 6.5)

Oshara will receive water service from the Santa Fe County Utilities Department. In accordance with Chapter 6, Section 6.5.3, Santa Fe County Utility is Ready, Willing, and Able to serve the project with water and wastewater services provided the Applicant modify their conceptual plan to depict water service for all phases coming from the south with a point of connection that is supplied from the Rancho Viejo tank. SFCU requires that an amended Ready, Willing, and Able letter be required prior to Conceptual Plan recordation.

Staff finds that the Application meets the standards of this section at conceptual plan level.

TRAFFIC IMPACT ASSESSMENT (Section 6.6)

Oshara will have an impact on the County of Santa Fe Road system and the Traffic Impact Analysis addresses road improvements necessary to ensure that the existing adequate levels of service on public roads are maintained. The Northeast and Southeast Connectors must be constructed in order to maintain adequate levels of service on the impacted public roads.

The Oshara Conceptual Plan Amendment is consistent with the CCD Plan to include the CCD Circulation Map for Circulation and Connection to maximize external road connections to the District. The conceptual plan includes multiple connections to the surrounding road network in accordance with the CCD Circulation Map. The proposed road network includes connections to the current proposed alignments for the Northeast (NE) and Southeast (SE) connectors and is based on a connected network of small roads consistent with pedestrian and community friendly (living priority) road standards. The Conceptual Plan roundabouts and road connections to the NE Connector/Rabbit Road and SE Connector will need to be reviewed and approved by the County to ensure consistency with the alignment and design for the NE/SE Connector project for preliminary and final development plat approval.

ACCESS (Section 7.4) AND ROAD DESIGN STANDARDS (Section 7.11)

The Applicant is proposing the following connector roads to serve the project:

- Richards Avenue on the west side of the property
- The Southeast Connector running north-south in the eastern portion of the property
- The Northeast Connector on the north side of the property
- Rabbit Road connecting the SE Connector to Oshara Village

Streets within the project are proposed to be designed in accordance with living priority road standards of the Code which will include Village Street, Neighborhood Street and Lane street sections as defined in the CCD.

FIRE PROTECTION (Section 7.5)

Santa Fe County will provide water for fire protection to the project. Fire hydrants capable of producing a minimum of 1500 GPM at 20 PSI of dynamic pressure via gravity flow are proposed throughout the development every 500 feet. The locations of hydrants shall be identified with the preliminary plat submittal.

The Santa Fe County Fire Department, Fire Prevention Division reviewed the Application and requires compliance with applicable Santa Fe County fire and life safety codes, Ordinances, and Resolutions. The project shall comply with Article I, Section 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

LANDSCAPING AND BUFFERING (Section 7.6)

All disturbed areas are to be hydro-seeded with a dense mixture of seed and mulch. Topsoil will be stockpiled on site to be re-used. Drought tolerant plants will also be used. Tree and shrub landscaping is proposed for the common areas (parks, streets, parking areas).

Two buffer areas are located within the Oshara property. Richards Avenue has a 200 foot buffer along the western boundary of the property. The eastern boundary contains a 400 foot Arroyo Hondo West buffer.

The CCD prohibits certain subdistricts from being located in buffer areas which include New Community Centers and Neighborhood Centers. The Applicant is proposing to have a Village Zone within the Arroyo Hondo West buffer.

FENCES AND WALLS (Section 7.7)

The Applicant has not addressed fences and walls within the submittal. Fences and Walls shall meet the requirements of Chapter 7, Section 7.7 and shall be addressed with the preliminary plat submittal.

LIGHTING (Section 7.8)

The Applicant has not addressed street lighting within the submittal. Road Lighting shall meet the requirements in Chapter 7, Section 7.8.4 and shall be addressed with the preliminary plat submittal.

SIGNS (Section 7.9)

The Applicant has not addressed signage within the submittal. Signage shall meet the requirements of Chapter 7, Section 7.9 and shall be addressed with the preliminary plat submittal.

PARKING/LOADING (Section 7.10)

The Applicant proposes two off-street parking spaces to be provided for each detached dwelling unit.

This proposal meets Table 7-6: Parking.

WATER SUPPLY, WASTE WATER & WATER CONSERVATION (Section 7.13)

Santa Fe County Utilities (SFCU) has reviewed the information packet submitted for approval on August 15, 2017 for the Arroyo Hondo de Santa Fe (Development) residential subdivision conceptual plan/variance amendment.

SFCU is Ready, Willing, and Able (RWA) to serve the Development water and wastewater services provided the Development modifies their conceptual plan to depict water service for all phases coming from the south with a point of connection that is supplied from the Rancho Viejo tank.

An amended RWA letter will be required before the Development's conceptual plan is recorded and a Water Allocation approval from the BCC shall be required prior to Preliminary Plat approval.

A water service agreement and a sewer connection agreement must be approved by the BCC prior to final plat approval.

The Office of the State Engineer has reviewed the application and has issued a positive opinion for the project.

Private gravity flow sewer lines will out-fall into the County sewer system.

OPEN SPACE (Section 7.15)

The Community College District (CCD) regulations require that a minimum of 50 percent of the tract be preserved in permanent open space. The Applicants are proposing 52 percent of open space.

Areas of open space will be designated as accessible to residents of the subdivision and the public. The project includes the creation of public trails, passive and active parks, and a public trailhead for parking.

The Oshara Conceptual Plan is consistent with the CCD Plan to create a continuous open space system that incorporates open space buffers and arroyo corridors, neighborhood trail systems, parks and plazas. The Oshara Conceptual Plan is also consistent with the CCD Open Space and Circulation Map which includes:

- Create a continuous open space system that connects natural land features, parks recreation areas and public spaces within the Santa Fe Community College District.
- The Oshara Conceptual Plan identifies open space which is consistent with the CCD Open Space Plan and Circulation and Connections Plan includes the location of open space in proximity to dwellings and provides physical and visual access to open space.

- Protect significant open space, environmentally sensitive areas and the connections between them. The Oshara Conceptual Plan identifies open space areas and the connections between these areas which preserves approximately 52% of the project area for useable, connected open space in the form of parks, plazas, trails, arroyo corridors and general open space.

The Oshara Conceptual Plan Amendment also meets the SLDC requirements for open space in accordance with SLDC Section 8.10.3. The District Trail and local trails are shown on the conceptual plan as District Trails.

PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES (Section 7.16)

The Applicant references an archeological survey and report titled "Archeological Survey of 534 Acre Parcel at Richards Avenue and I-25, Santa Fe County, NM (NMCRIS No. 53907) which was submitted for their archeological survey and report of the property. This was reviewed by the State of New Mexico Historic Preservation Division (SHPO) in which they state the following:

- SHPO recommends that the railroad grade (LA 116025) is updated and that SHPO be consulted on its National Register eligibility and the potential for the development to affect the railroad grade if it is determined to be eligible.
- SHPO recommends that LA 191 and LA 116025 are also updated and the site boundaries are verified and added to the Master Plan plats to both ensure that the sites are adequately protected and so that the area removed from the development is not unnecessarily large.
- SHPO recommends that sites LA 179789 and LA 133102 are updated and that SHPO be consulted on the National Register eligibility and potential to affect these sites.

The Applicant shall submit a cultural resource report to be approved by SHPO for archaeological sites LA 116025, LA 191, LA 179789 and LA 133102 prior to conceptual plan recordation.

TERRAIN MANAGEMENT (Section 7.17)

The project has been designed to protect the natural beauty of the land and vegetation, minimize soil erosion and sediment load in stormwater runoff, and confine disturbance of the land to housing areas and roadways. The roads follow the terrain to limit the extent of required grading.

A storm water system is proposed and centralized detention pond will be used to retain excess storm water flows generated by the proposed road and lot development. A detailed drainage and grading plan is required at Preliminary Plat stage.

FLOOD PREVENTION AND FLOOD CONTROL (Section 7.18)

No residential development will take place within the designated Arroyo Hondo 100-year floodplain. Homes will be set back at least 50 feet from the 100-year floodplain boundary. The SLDC requires a 75 foot erosion setback from all FEMA designated floodplains. Streambed and bank stabilization must be designed by a professional engineer in order to reduce the 75 foot setback.

SOLID WASTE (Section 7.20)

Solid waste pick up will be provided on a private basis.

OPERATION AND MAINTENANCE OF COMMON IMPROVEMENTS (Section 7.23)

A Homeowners Association has been created to maintain the roadways, sewer system within the property, all parks, open space, trails, and drainage structures. All parks, open space, trails, and drainage structures will be referred to as Common Areas.

AFFORDABLE HOUSING (Chapter 13)

The Oshara Conceptual Plan includes an Affordable Housing Plan Amendment which includes 5 Phases for a total of 867 residential dwelling units. The SLDC requires 15 % Affordable dwellings for subdivisions greater than 25 lots. The requirements for affordable dwellings for this project are 130.5 units. The Oshara Affordable Housing Plan Amendment proposes to meet the 15% affordable housing requirement by building 131 affordable units with 39 affordable units in Income Range 1: 0-65% Area Median Income (AMI); 31 affordable units in Income Range 2: 66%-80% AMI; 36 affordable units in Income Range 3: 81%-100% AMI and 25 Affordable units in Income Range 4: 101%-120% AMI.

The Oshara Affordable Housing Plan Amendment meets the requirements of the Affordable Housing Chapter 13 of the SLDC and the Affordable Housing Regulations enabled by Resolution 2010-189 in terms of number of affordable units proposed, integration, phasing, marketing and sales, product mix, and minimum square footage requirements. It also meets the requirements as far as number of units proposed in each income range. The Affordable Housing plan will be required to be integrated into an Affordable Housing Agreement that the Applicant must provide as part of its final plat and/or development application.

AGENCY REVIEW (Exhibit 3)

<u>Agency</u>	<u>Review Comment</u>
NMDOT	No Comment
NMED	Incomplete
OSE	Approval
SHPO	Requiring Cultural Resource Report
County Public Works	No Comment
County Fire Marshal	Approval with Conditions
County Utilities	Requiring amended RWA Letter
County Planning Division	Approval
Soil and Water	No Comment
Santa Fe Public Schools	Approval
County Affordable Housing	Approval

RECOMMENDATION:

Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request for Conceptual Plan approval to reduce the estimated square footage in future phases to

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303,330 square feet increase the number of dwelling units to 855, reorganize the phasing plan from six phases to five, to have five sub-phases in Phase 2, and to amend the proposed source of sewer service. Staff recommends approval of the Conceptual Plan subject to the following conditions:

1. The approval is subject to any required Amendment of the SLDC Appendix F Map 2 of the CCD Land Use Zoning map by the BCC.
2. The Applicant shall be responsible for all design and construction costs associated with the construction of the Northeast Connector from the Rail Trail to the western border of the subject property per the Northeast Connector layout.
3. The Applicant shall be responsible for all design and construction costs associated with the construction of all roundabouts along the Northeast and Southeast Connectors connecting to the subject property.
4. The Applicant shall provide an amended Ready, Willing, and Able letter prior to Conceptual Plan recordation.
5. The Applicant shall submit a cultural resource report to be approved by SHPO for archaeological sites LA 116025, LA 191, LA 179789 and LA 133102 prior to conceptual plan recordation.
6. The Applicant shall address lighting as required by Chapter 7, Section 7.8 with the Preliminary Plat application.
7. The Applicant shall address signage as required by Chapter 7, Section 7.9 with the Preliminary Plat application.
8. A Water Allocation shall be approved by the BCC prior to Preliminary Plat approval.
9. The Applicant shall submit an application for Preliminary Plat approval after the final design of the NE and SE Connectors have been finalized.
10. The Applicant shall submit an application for Final Plat approval after the NE and SE Connectors are under construction.
11. The Applicant can record Final Plat after the NE and SE Connectors are open.
12. Detailed drainage and grading plan shall be submitted with Preliminary Plat.

Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written recommendation. The Santa Fe County Planning Commission (SFCPC) will be holding a public hearing on this matter on December 21, 2017.

EXHIBITS:

1. Development Plan Report
2. Proposed Conceptual Plan
3. Reviewing Agency Responses
4. Aerial Photo of Site
5. Community Meeting Material
6. Legal Notice

NBE-13

OSHARA CONCEPTUAL PLAN AMENDMENT & COMMUNITY COLLEGE DISTRICT LAND USE ZONING MAP AMENDMENT

September 24, 2017

Santa Fe Global Partners

Design Team:

Lorn Tryk Architects, P.C.

Earth and Steel Design, LLC

Sayre Engineering



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REQUEST SUMMARY

Conceptual Plan Amendment

This application is a request to amend an existing Conceptual Plan for Oshara, a 470-acre area in the Santa Fe County Community College District. The first phase of the existing Conceptual Plan (known as Oshara Village) is already constructed. The proposed Conceptual Plan amendment will change locations and types of zones, amounts of residential dwellings and commercial space and phasing for the undeveloped portion of the Oshara property.

Since the plan configuration is being modified, roads, trails, open space amounts and locations will be modified accordingly.

Since the number, type and distribution of dwellings is being modified, the affordable housing plan is also being modified accordingly.

SLDC Community College District Land Use Zoning Map Amendment

In order to approve the amendment to the Conceptual Plan, an amendment to the SLDC Community College District planned development district Land Use Zoning Map is necessary. The proposed amendment will eliminate the Community College District "Employment Center" and "Institutional Campus" sub-districts and substitute Village Neighborhood sub-districts.

A. OSHARA CONCEPTUAL PLAN AMENDMENT

1. BACKGROUND AND SUMMARY

Oshara, formerly known as Oshara Ranch, is a 470.62 acre area of land in the Santa Fe County Community College District that originally received Conceptual Plan approval (at the time referred to as "Master Plan" approval) in 2002, and was amended in 2004. The Conceptual Plan (as amended in 2004) called for 735 homes and an estimated 1,321,000 sf of commercial space, to be constructed in 6 phases.

Phase 1 of the Conceptual Plan, known as Oshara Village, received development plan approval in 2004, and consisted of 175 homes and a projected 365,000 sf of commercial space. The residential component has been substantially built, but little of the commercial space has been built, due to lack of market demand and availability of financing.

This proposed amendment to the Conceptual Plan will:

- Reduce the estimated commercial square footage in future phases to 303,330 sf
- Eliminate the Employment Center Zone
- Eliminate the Institutional Campus Zone
- Increase the number of residences to 855
- Reorganize the phasing plan
- Amend the proposed source of sewage treatment

2. REDUCTION IN COMMERCIAL SQUARE FOOTAGE

The demand for commercial space has steadily declined in Santa Fe County. Retail space per capita is already considerably higher in Santa Fe than the national average. Meanwhile, brick and mortar retailers are experiencing increasing competition and market share from internet sales as well as from big box retailers in high-traffic, high-visibility locations.

Other similar mixed-use projects, such as Rancho Viejo and Aldea de Santa Fe have had disappointing results with developing commercial space.

The demand for office space and service retail has also declined in Santa Fe, just as the average size of companies has shrunk. A speculative retail and office project for Oshara Village was approved by Santa Fe County in 2006, but was abandoned due to poor demand.

At the present time, it is anticipated that much of the demand for commercial space in the future phases of Oshara can best be accommodated with home occupation space within residences as well as in live-work units that have the flexibility to be residential, commercial or both uses. This building type has achieved some success in projects like Aldea, where pure commercial space failed.

Accordingly, the projected commercial square footage in the Neighborhood Center zones has been reduced to 20% of expected development. Projected commercial square footage in

Neighborhood zones has been reduced to 5% of expected development. No commercial square footage is anticipated in residential fringe areas. This has reduced the total expected commercial square footage in Oshara from 1,321,000 s.f. to 303,330 sf.

3. ELIMINATION OF THE EMPLOYMENT CENTER SUBDISTRICT

The original Oshara Ranch Conceptual Plan contemplated a large office/industrial warehouse project that was not mixed use (no residential component.) This project was contemplated because of high perceived market demand at the time, as well as having a willing development partner. A large Employment Zone was incorporated into the Conceptual Plan to accommodate this project. More recently, demand for this type of commercial space has diminished, the lending market has grown much **more conservative and there is no longer a willing development partner.**

4. ELIMINATION OF THE INSTITUTIONAL CAMPUS SUBDISTRICT

The original Oshara Ranch Conceptual Plan contemplated an institutional campus that would be a satellite campus for a large post-secondary educational institution. This opportunity has since evaporated.

5. INCREASE IN NUMBER OF RESIDENCES

Santa Fe remains a desirable location in which to live. The Santa Fe Community College District, as the County's designated growth area, will be better equipped to accommodate residential growth in terms of infrastructure, enabling zoning and location relative to existing goods and services. As stated earlier, a viable scheme of mixed use can best be attained by nurturing small scale neighborhood commercial within live-work and mixed use building types.

6. REORGANIZATION OF PHASING

With the shift away from the former proposed industrial office and institutional campus users to a more neighborhood oriented plan, a modified phasing plan is proposed that has 5 phases including the existing Oshara Village. The second phase will be in the northeast portion of the area, followed by phases in the southeast, south and northwest portions.

7. SCHEDULE OF PHASING

Anticipated schedule for starting construction of each phase is as follows:

Phase 1: January 2007 (Oshara Village construction begun)

Phase 2:

Subphase A May 2019

Subphase B May 2020

Subphase C May 2021

Subphase D May 2022

Subphase E May 2023

Phase 3:	November 2024
Phase 4:	November 2026
Phase 5:	November 2028

8. UTILITIES

a) Wastewater Treatment:

The original Oshara Master Plan proposed that wastewater treatment would be accomplished via connection to the Rancho Viejo Wastewater Treatment Plant. Rancho Viejo has decided not to allow this option, and its present service area does not extend to Oshara property.

Phase 1 of Oshara, known as Oshara Village, received approval to construct an on-site wastewater treatment. While this may be a future option for the subsequent phases of Oshara, the plant currently lacks the authority, management, or approval to extend its service area to include future Oshara phases.

Consequently, until this option becomes a real possibility, the applicant has chosen to request wastewater service from the County.

b) Water Service:

All phases of Oshara will be served by the County water system. Lines and connections already installed in Phase 1 (Oshara Village) are located and sized to be connected to by future phases.

9. SUMMARY OF CONCEPTUAL PLAN REVISIONS BY PHASE

As currently approved, the Oshara Conceptual Plan is summarized as follows:

OSHARA
CURRENTLY APPROVED

ZONE	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MAXIMUM FAR	APPROVED COMMERCIAL
EMPLOYMENT CENTER ZONE	81.8		No max	120	3	895,000
INSTITUTIONAL ZONE	18.8		No max	0	2	250,000
NEW COMMUNITY CENTER	24.8	87	No max	175	3	136,000
VILLAGE ZONE	57.7	202	No max	420	3	40,000
OPEN SPACE (INCLUDES ARROYOS, PARKS AND PLAZAS)	246.1					
ROADS AND PARKING	10.8					
FRINGE AREAS	30.6	31	123	20		
TOTAL	470.6	320		735		1,321,000

As proposed, the Conceptual Plan is summarized as follows:

OSHARA
CONCEPTUAL PLAN AMENDMENT

ZONE	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MAXIMUM FAR	MAXIMUM COMMERCIAL @ FAR X 50%	EXPECTED COMMERCIAL
NEW COMMUNITY CENTER	8.08	28	No max	39	3	527,947	105,589
NEIGHBORHOOD CENTER	29.73	104	No max	128	2	1,295,039	39,841
NEIGHBORHOOD AREA	113.08	396	No max	567	2	4,925,765	157,900
NEIGHBORHOOD FRINGE	37.94	38	152	122	2	-	0
OPEN SPACE	191.43						
ARROYO CORRIDOR	43.59						
PARKS AND PLAZAS	5.46						
ROADS AND PARKING	41.31						
TOTAL	470.62	566		855		6,748,751	303,330
MIN. OPEN SPACE	235.31						
PROPOSED OPEN SPACE	240.48						

The following is a summary of the proposed Conceptual Plan by phase:

PHASE 1

	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MIN FAR	MAX FAR	EXPECTED FAR	MAXIMUM COMMERCIAL @ FAR X 50%	EXPECTED COMMERCIAL
NEW COMMUNITY CENTER	8.08	28	No max	39	0.33	3	1.5	527,947	105,589
NEIGHBORHOOD AREA	19.17	67	No max	136	0.25	2	0.5	835,045	20,876
OPEN SPACE	23.28								
ARROYO CORRIDOR	12.17								
PARKS AND PLAZAS	2.61								
TOTAL	65.31			175					126,466
MIN. OPEN SPACE	32.66								
PROPOSED OPEN SPACE	38.06								

PHASE 2

	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MIN FAR	MAX FAR	EXPECTED FAR	MAXIMUM COMMERCIAL @ FAR X 50%	EXPECTED COMMERCIAL
NEIGHBORHOOD CENTER	4.29	15	No max	26	0.25	2	0.75	186,872	7,008
NEIGHBORHOOD AREA	24.16	85	No max	152	0.25	2	0.75	1,052,410	39,465
NEIGHBORHOOD FRINGE	16.17	16	65	78		2	0.5		
OPEN SPACE	51.81								
ARROYO CORRIDOR	11.13								
PARKS AND PLAZAS	0.36								
TOTAL	107.92			256					46,473
MIN. OPEN SPACE	53.96								
PROPOSED OPEN SPACE	63.3								

PHASE 3

	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MIN FAR	MAX FAR	EXPECTED FAR	MAXIMUM COMMERCIAL @ FAR X 50%	EXPECTED COMMERCIAL
NEIGHBORHOOD AREA	20.37	71	No max	81	0.25	2	0.75	887,317	33,274
NEIGHBORHOOD FRINGE	7.2	7	29	14		2	0.5		
OPEN SPACE	33.01								
ARROYO CORRIDOR	5.6								
PARKS AND PLAZAS	0								
TOTAL	66.18			96					33,274
MIN. OPEN SPACE	33.09								
PROPOSED OPEN SPACE	38.61								

PHASE 4

	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MIN FAR	MAX FAR	EXPECTED FAR	MAXIMUM COMMERCIAL @ FAR X 50%	EXPECTED COMMERCIAL
NEIGHBORHOOD CENTER	9.42	33	No max	38	0.25	2	0.75	410,335	15,388
NEIGHBORHOOD AREA	19.3	68	No max	77	0.25	2	0.75	840,708	31,527
NEIGHBORHOOD FRINGE	13.81	13.81	55.24	28		2	0.5		
OPEN SPACE	40.8								
ARROYO CORRIDOR	8.67								
PARKS AND PLAZAS	1.3								
TOTAL	93.3			105					46,914
MIN. OPEN SPACE	46.65								
PROPOSED OPEN SPACE	50.77								

PHASE 5

	ACRES	MIN DU'S	MAX DU'S	PROPOSED DU'S	MIN FAR	MAX FAR	EXPECTED FAR	MAXIMUM COMMERCIAL @ FAR X 50%	EXPECTED COMMERCIAL
NEIGHBORHOOD CENTER	16.02	56	No max	64	0.25	2	0.5	697,831	17,446
NEIGHBORHOOD AREA	30.08	105	No max	120	0.25	2	0.5	1,310,285	32,757
NEIGHBORHOOD FRINGE	0.76	0.76	3.04	2		2	0.5		
OPEN SPACE	42.53								
ARROYO CORRIDOR	6.02								
PARKS AND PLAZAS	1.19								
TOTAL	96.6			122					50,203
MIN. OPEN SPACE	48.30								
PROPOSED OPEN SPACE	49.74								

10. ANTICIPATED LAND USES

Land uses anticipated are similar to the current Conceptual Plan except that large scale office/light manufacturing and large scale institutions are no longer anticipated. Anticipated uses include the following:

New Community Center:

Civic, community, retail, service retail, office.

Live-work units, mixed use buildings (residential above commercial).

Single family attached dwellings, multi-family dwellings, duplexes, townhouses, apartments, accessory units, home occupations.

Neighborhood Centers:

Live-work units, mixed use buildings (residential above commercial), neighborhood oriented retail, home occupations.

Single family attached dwellings, multi-family dwellings, duplexes, townhouses, apartments, accessory units.

Neighborhoods:

Single family detached dwellings, single family attached dwellings, residential compounds, multi-family dwellings, duplexes, townhouses, apartments, accessory units, home occupations.

Neighborhood Fringe:

Single family detached dwellings, residential compounds, duplexes, accessory units, home occupations.

East Buffer Area:

Single family detached dwellings, residential compounds, duplexes, accessory units.

11. ROADS AND TRAILS

The layout of main roads is shown on the proposed amended Conceptual Plan.

Traffic-priority connector roads serving the project will include:

Richards Avenue on the west side of the property.

The Southeast Connector highway running north-south in the eastern portion of the property.

The Northeast Connector highway on the north side of the property.

Rabbit Road connecting the SE Connector to Oshara Village.

Living -priority roads will include:

All roads within the New Community Center in Oshara Village, as well as all roads within each neighborhood in the future phases.

Living priority roads will include "Village Street", "Neighborhood Street" and "Lane" street sections as defined in the Santa Fe Community College District Planned District standards in the SLDC.

Timing and Phasing of Roads

It is anticipated that development in phases 2 through 5 will commence once construction is underway on the Northeast and Southeast Connector highways to assure sufficient traffic capacity of the network for the proposed development.

Trails

Each phase of development will include a system of local neighborhood trails for equestrian, bicycle and pedestrian traffic as described in the SLDC.

12. BUFFERS

Two buffer areas are shown on the SLDC CCD Land Use Zoning Map: A 200' buffer along both sides of Richards Avenue; and a 400' wide buffer along Arroyo Hondo West neighborhood.

In the Community College District, certain subdistricts are expressly prohibited from being located in buffer areas, including New Community Centers and Neighborhood Centers, while other subdistricts, including Neighborhoods, Employment Center and Institutional Campuses, are not prohibited.

The 200' Richards Avenue Buffer:

This buffer area was addressed during development plan phase for Oshara Phase 1 (Oshara Village) where it was refined in shape, narrowing the buffer to approximately 90' for one block to allow commercial development along a frontage street at the south end of the buffer area while widening the buffer to approximately 400' at the plaza area and approximately 850' at the north end.

The 400' Arroyo Hondo West Buffer:

The current Conceptual Plan includes a substantial portion of the Institutional Campus subdistrict in the Arroyo Hondo West buffer as well as neighborhood subdistricts. The proposed Conceptual Plan amendment will eliminate the Institutional Campus subdistrict altogether and substitute Neighborhood subdistrict. No subdistricts of any other kind are proposed in this

buffer. Uses will be limited to Single family detached dwellings, residential compounds, duplexes, accessory units.

13. WATER BUDGET

The proposed water budget for Oshara projects a water usage rate of .15 acre feet per household. Substantial conservation measures are now required by the new County code, which will be reinforced by homeowner association regulations. Water harvesting of stormwater as well as greywater reuse systems will provide more than sufficient water needed for xeric landscape irrigation.

Parks and plazas irrigation is budgeted at 3.27 acre feet based upon a plant canopy of 50% of the area, using an irrigation rate of 9 gallons per sf. See item 4 below for a detailed discussion of this rate.

In addition, we are proposing to consume approximately 1.9 acre feet of water for open space area planting while the open space planting becomes established. All open space planting is designed to eventually survive without supplemental watering.

Finally, we are proposing a 36.2 acre foot water budget for commercial space.

Per Santa Fe County Resolution 2015-44 we are adding an additional 20% to account for line losses and other uses in the system such as line and hydrant flushing ("unaccounted -for water").

a) Water Budget for Homes, Detached and Attached

The Oshara water budget proposes .15 acre feet/year per dwelling (48878 gallons.) As detailed in subsequent sections of this report, we estimate having more than enough water available for landscape irrigation from water harvesting sources (cisterns and grey water systems).

Use	Percentage of Total Daily Indoor Use	Gallons per Capita x 2.2
Showers	16.8%	8212
Clothes Washers	21.7%	10607
Dishwashers	1.6%	782
Toilets	26.6%	13002
Baths	1.7%	831
Leaks, line flushing, etc.	13.7%	6696
Faucets	15.7%	7674
Other Domestic Uses	2.2%	1075
Total Indoor Use:		48878

The breakdown of water usage in a typical home is courtesy the American Water Works Association.

b) Historic Usage of Comparable Nearby Subdivisions

We requested and received historic water usage data from Santa Fe County Utilities Dept. for Rancho Viejo and Oshara Village. These communities are close to the proposed project, are in the Community College District, have comparable lot sizes and comparable house sizes. Neither has water restrictions that are any more severe than those that will be proposed for this project.

On the other hand, the proposed project will be required to adhere to a substantially more strict new County code. The new code has restrictions on both indoor and outdoor water conservation, including requirements for low-flow plumbing fixtures, use of xeric planting, mulch and programmed drip irrigation. In addition the proposed project will be required to have significantly larger cisterns than those that were required for either of the referenced projects, because the required cistern sizing calculations have recently been substantially increased as part of the new Sustainable Land Development Code. This is because the calculated cistern requirement is now based on total roofed area (including garages and exterior porches) whereas before it was based on heated square footage only. Moreover, the old requirement had no cistern requirement when heated area was less than 2500 sf. A large percentage of the houses in both of the referenced subdivisions are less than this size.

We computed average water usage from the data supplied to us, averaging each separate address group (each group corresponding to a separate phase of Rancho Viejo or to the sole phase of Oshara Village.) Homes that were vacant for a significant part of the year were eliminated from the computation.

The average acre-foot/year usage for each group is as follows:

Group 1:	0.13 acre foot per year per dwelling
Group 2:	0.10 acre foot per year per dwelling
Group 3:	0.147 acre foot per year per dwelling
Group 4:	0.145 acre foot per year per dwelling
Group 5:	0.148 acre foot per year per dwelling

In other words, both subdivisions are performing at or below the consumption rates that we have projected for Oshara.

c) Landscape Irrigation Water Usage for Individual Homes

The average residential lot in Oshara is approximately 6000 sf. Given an average size house with a roofed area of 2800 sf, this leaves approximately 3200 sf of uncovered lot area. While it is not expected that a typical homeowner will landscape that entire uncovered area, for the purposes of computation, we have assumed that to be the case.

Using the County's own standard for landscaping intensity (such as for landscape buffers, separation of land uses, effective separation of thoroughfares, parking lot landscaping, etc.) which is 1 tree and 3 shrubs per 500 sf., and assuming an average 8 foot tree canopy diameter and an average 2 foot shrub canopy diameter, the total plant canopy would be 413 sf.

Using an average landscape irrigation rate per year of 10 gallons per square foot (see next section for discussion of this rate), **we estimate the typical house to have an annual landscape irrigation need of 4130 gallons.**

d) Landscape Irrigation Water Usage Rates

In order to develop our water budget for landscaping, we have relied on watering rates published by the NM Office of the State Engineer.

According to Appendix C "Landscape Irrigation Requirements in New Mexico" of Technical Report 48 as published by the NM Office of the State Engineer, entitled *Water Conservation and Quantification of Water Demands in Subdivisions, A Guidance Manual for Public Officials and Developers*, Wilson, B. C., 1996, the landscape irrigation requirements for trees, shrubs, herbs and vegetable gardens in Santa Fe County in an average year using drip irrigation range from **8.89 gallons/sf to 9.49 gallons per year per sf of canopy size.**

The report summarizes Santa Fe County landscape irrigation water requirements as follows:

County	Locale	Flood or Sprinkler Irrigation					Drip Irrigation	
		KYBL	BERM	BUFF	TREE	HORT	TREE	HORT
Santa Fe	Santa Fe	32.70	23.36	14.91	16.13	15.11	9.49	8.89

Key: KYBL=Kentucky bluegrass; BERM=Bermuda grass; BUFF=Buffalo grass; TREE=Trees and shrubs; HORT=Horticultural plants, e.g., herb and vegetable gardens.

This conclusion is corroborated when using the detailed computation method derived by New Mexico State University. Daniel Smeal, Irrigation Specialist at NMSU's ASC Farmington campus, who has extensively researched irrigation requirements for plants has developed the following formula based on extensive empirical analysis:

$$IR = (ET_r - R) \times K \times CA \times 0.623 / 0.90$$

Where:

- IR = irrigation requirement, gallons/plant
- ET_r = total reference evapo-transpiration between irrigations, inches
- R = effective rainfall between irrigations (inches)
- K = adjustment factor for the species of plant
- CA = canopy area, sq. ft. per plant

- 0.623 = conversion factor (inches to gallons)
- 0.90 = assumed efficiency of drip system

We have tested this formula using typical Santa Fe area drought-tolerant plants of various sizes and types. Those with a K factor of .1 to .2 (less water use) such as Serviceberry, Cliffrose, Spanish Broom, Yarrow and NM Locust calculated to use an average of **8 gallons per square foot of canopy per year** using the formula.

Plants of various sizes with a K factor of .3 to .5 (more water use) such as Penstemon, Butterfly Bush, Potentilla, Evening Primrose and Goldenrain Tree calculated to use an average of **11 gallons per square foot of canopy per year**.

We conclude that the rates shown in the OSE Technical Report 48 represent a good average for drip irrigated landscaping in Santa Fe County.

e) Water Harvesting

Rainwater catchment systems are required by the Sustainable Land Development Code for all new construction whose roof area is 2,500 square feet or greater. We anticipate that most homes in Oshara will exceed 2500 sf of roofed area since garages and portals are included in the computation.

Rainwater catchment systems are required by the new code to be sized at 1.15 gallons times a minimum of 85% of the roofed area. So, for a home with 2500 sf of roofed area, the minimum size cistern will be 2444 gallons.

US ClimateData.com lists Santa Fe's current average yearly rainfall as 14.21 inches. The same **typical 2500 sf roofed area home with a cistern capturing 85% of the roofed area will therefore generate 18,872 gallons of harvested water (.06 acre feet.), far in excess of the landscape water requirement we have computed per dwelling.**

f) Grey Water Systems

Homes in Oshara will be provided with double waste piping in order to facilitate the installation of grey water reuse systems.

According to the American Water Works Association, daily indoor water use in the typical single family home is broken down as follows:

Use	Percentage of Total Daily Use
Showers	16.8%
Clothes Washers	21.7%
Dishwashers	1.6%
Toilets	26.6%

Baths	1.7%
Leaks, line flushing, etc.	13.7%
Faucets	15.7%
Other Domestic Uses	2.2%

Using the above data, greywater from showers, baths, faucets and clothes washers totals an average of 39% of indoor domestic water usage. So, in a typical home consuming .15 acre feet of water in a year (48,750), where indoor water usage accounts for 90% of the total water usage, a **total 17,111 gallons would be available for grey water reuse for landscape irrigation, also far in excess of the landscape irrigation requirements we are projecting per dwelling.**

g) Water Budget for Open Space

The open space landscaping is composed primarily of existing vegetation. Stormwater runoff for the entire project, including homes, driveways and roads, is directed into the open space to a series of small stormwater detention ponds that successively drain from one to another. The landscape intensification of the open space consists of additional trees planted along gravel infiltration galleries that double as pathways, as well as trees planted at the fringe of the pathways.

There is not a piped automatic irrigation system proposed. Rather, planted trees will be watered until establishment using TreeGator slow release watering bags that will be periodically filled from water trucks. We successfully used this system for street trees at Aldea de Santa Fe, and are confident of the success of the system.

The proposed water budget uses the landscape irrigation water usage rates from the Office of the State Engineer as discussed in section 1 above.

h) Water Budget for Commercial Space

Typical commercial building consumption rate is approximately 1 acre foot per 10,000 square feet of useable space. Our proposed 36.2 acre foot budget for an estimated 303,300 square feet of commercial space allows for line losses and other uses in the system (such as line and hydrant flushing).

OSHARA**PROPOSED WATER BUDGET**

6/30/2017

PHASE	RESIDENTIAL UNITS	AF/YR INCL LOSSES (NOTE 1)	CONSUMP. AF/YR	COMMERCIAL SF	CONSUMP. AF/YR (NOTE 2)	IRRIGATED PARKS & PLAZAS (AC)	IRR RATE AF/YR (NOTE 3)	CONSUMP. AF/YR	TOTAL CONSUMP.
1	175.00	0.18	31.50	126,466.00	15.18	2.61	0.60	1.57	48.24
2	256.00	0.18	46.08	46,473.00	5.58	0.36	0.60	0.22	46.30
3	96.00	0.18	17.28	33,274.00	3.99	-	0.60	-	17.28
4	143.00	0.18	25.74	46,914.00	5.63	1.30	0.60	0.78	26.52
5	186.00	0.18	33.48	50,203.00	6.02	1.19	0.60	0.71	34.19
TOTAL	856.00		154.08	303,330.00	36.40			3.28	172.53

NOTE 1

Based on 60 GPCD x 2.2 household = .15 AF/YR plus unaccounted for water

NOTE 2

Average commercial consumption assumed to be 1 acre foot per 10000 sf gross area.

NOTE 3

Open space Irrigation based upon 9 gallons/sf of plant canopy/year

Plant canopy assumed to be 50% of area

14. AFFORDABLE HOUSING PLAN AMENDMENT

The Conceptual Plan amendment for the Oshara property necessitates a corresponding amendment to the existing affordable housing plan in that the number and distribution of housing units is being changed.

The Oshara affordable housing plan will continue to incorporate the following

- An amount equal to or greater than 15% of the dwellings in each phase of the master plan will be affordable dwellings
- Affordable dwellings will be a mix of housing types including detached and attached single family, duplex and multifamily.
- Affordable dwellings will meet the minimum square footage requirements of the Code.

Note that affordable housing meeting the current Oshara affordable housing plan and agreement has already been fully provided for phase 1 of Oshara (known as Oshara Village.)

The original plan called for 15% of a total of 735 dwellings on the 470 acre property. Based upon the proposed master plan revision and phasing plan revision, affordable housing will be provided in the following amounts:

PHASE	Total DU's	Total Afford. DU's	Income Level 1		Income Level 2		Income Level 3		Income Level 4	
			2 BR, min.	3 BR, min.	2 BR, min.	3 BR, min.	2 BR, min.	3 BR, min.	2 BR, min.	3 BR, min.
			1000 SF	1150 SF	1000 SF	1150 SF	1000 SF	1150 SF	1000 SF	1150 SF
1	175	26.25	3	3	3	4	3	4	4	3
2	256	38.4	4	5	5	4	5	5	5	5
3	96	14.4	1	2	2	1	2	2	2	2
4	143	21.45	3	2	2	3	2	3	3	3
5	186	27.9	4	3	4	3	4	3	3	4
Total	856	128.4	15	15	16	15	16	17	17	17

The current Oshara Affordable Housing Agreement covers phase 1 of the Oshara masterplan. That agreement is still in the process of been fulfilled.

As each phase of the project is developed and a new development plan is filed, a new Affordable Housing Agreement describing the above terms will be entered into between the County and the developer, naming the County as the administrator. The following is a summary of the proposed affordable housing plan:

AFFORDABLE HOUSING PLAN

Greer Enterprises ("**Applicant**") submits this Affordable Housing Plan ("**Plan**") to the Santa Fe County Land Use Department pursuant to Santa Fe County Ordinance No. 2006-02 ("**Affordable Housing Ordinance**"), as amended, and the Affordable Housing Regulations, Resolution No. 2010-189 ("**Regulations**").

Recitals

A. Regulations require Applicant to present the Land Use Department ("**Department**") with an Affordable Housing Plan that includes the following elements ("**Plan Elements**"):

- A brief narrative description (the "**Narrative Description**") of the proposed Affordable Housing which the Applicant intends to produce, including:
 - The number of Affordable Houses, type (e.g. studio, 1 bedroom), and size of the Affordable Houses to be provided by Income Level as well as any required residual fee.
 - The Applicant's proposal for providing required Affordable Housing, which shall include a timetable for delivering the required Affordable Houses.
 - A description of how the Affordable Houses will be integrated into the overall design and layout of the Project, fit in with market rate housing, and not be obviously different in style or type. The Plan shall also set forth the number of Affordable Houses and market rate houses to be completed in each Phase.
 - The Plan shall also set forth:
 - All incentives allowed under the Affordable Housing Ordinance or other Ordinance for which it claims eligibility.
 - Its eligibility for such incentives, including if claiming Entry Market Housing Units, the Applicant shall identify the energy efficiency measures that the Applicant proposes to provide within the Project as a whole as well as the means by which the Applicant will substantiate that it did, in fact, provide such measures within the Project as a whole.

- The general location of Affordable Houses and lot sizes; *provided*, however, that the locations may be changed with the approval of the Affordable Housing Administrator.
- A phasing schedule (the "**Phasing Schedule**"), describing the timing for marketing, constructing, and selling the required Affordable Houses.

B. Applicant hereby submits to this Plan containing the Plan Elements for the development known as Oshara (the "**Development**").

C. This Plan shall become effective upon its approval by the Land Use Department, as evidenced by the signature below.

Affordable Housing Plan

Article I (Plan Elements)

1. Narrative Description. Applicant hereby proposes to construct and provide the following described Affordable Housing.

1.1. Number of Houses. Applicant proposes to construct and/or sell a total of a one hundred twenty eight (128) Affordable Homes within the Development, which is approximately 15% of the total of 856 dwellings in the development.

1.2. Housing Types. Attached hereto as Exhibit A is the chart showing the lots on which Affordable Houses will be built in accordance with this Plan and the Affordable Housing Ordinance. Also shown are the minimum size of house within each category and the number of each house type by Income Range. The specific house type will be identified and agreed upon when the sales agreement between the Eligible Buyer and Applicant.

1.3. Percentage of Affordable Housing. The Applicant shall provide One hundred thirty one (131) Affordable Houses, as follows: Income Range 1, thirty nine (39) houses; Income Range 2: thirty one (31) houses ; Income Range 3, thirty six (36) houses ; and Income Range 4, twenty five (25) houses .

1.4. Housing Characteristics. At a minimum, the Affordable Houses will be have the following features and characteristics:

Slab on grade footing & stem concrete foundation

2x6 wood frame construction

Low E dual pane windows

2-Coat STO elastomeric stucco

R-22 Total exterior wall blown insulation

- R-50 total blown insulation ceilings
- 1 car attached garages
- High efficiency gas-fired heating system
- 40 gallon gas water heater with Energy Star Certification
- Tape & texture –drywall installation
- Masonite EP-6 slab interior doors - Steel front entry door
- EZ-Set door hardware
- Solid Hardwood cabinets
- Kohler/Sterling plumbing fixtures
- Sterling tub/shower units
- Laminate countertops
- Whirlpool appliances with Energy Star Certification
- Sherwin Williams Low VOC latex interior paint
- Carpet & Vinyl flooring (tile optional)
- 2-Category 5 telephone outlets
- 2-RG6 CATV outlets

- 1.5. Integration. The Affordable Houses will be dispersed throughout the Development and be of the same type as market rate houses. The Affordable Houses will be detached and will be of similar architectural design to the market rate houses.
- 1.6. Marketing. On or before _____ 2018, Applicant shall begin marketing the Affordable Houses through its standard marketing avenues, including without limitation, direct marketing to governmental authorities, local non-profit agencies and other entities dealing in affordable housing.
2. Housing Identification. Attached hereto as Exhibit A is a listing of the lots on which the affordable housing will be located and the minimum square footage for each category of income. Attached hereto as Exhibit B is a schematic drawing showing the location of each Affordable Lot.
3. Phasing Schedule. Applicant shall construct, market, and sell all of the Affordable Houses and market rate houses as part of the same integrated plan for the Development. Affordable House sales shall begin in _____ 2018 and will continue until all one hundred twenty eight (131) Affordable Houses have been sold and occupied. The build out and sales of Affordable Houses will be done proportionately with market rate sales.

Affordable Housing Agreement. This Plan shall be incorporated into an Affordable Housing Agreement between the Applicant and Santa Fe County pursuant to the Affordable Housing Ordinance and Regulations.

4. Applicable Incentives: The Development will comply with energy efficiency code requirements and shall be eligible to apply for incentives available under the Affordable Housing Ordinance relating to water rights, infrastructure, and relief from development fees.
5. Alternative Means of Compliance: Applicant is not proposing any alternative means of compliance or claiming the existence of hardship conditions.

Article II
(General Provisions)

1. Affordable Housing Agreement. Applicant shall execute an affordable housing agreement prior to the recording of the Development.
2. Amendment. This Plan may only be amended or modified by a written agreement between the Department and the Applicant.
3. Incorporation of Regulations. All of the terms and phrases used herein which are defined or have a specific meaning under the Regulations shall have the same definition or meaning under this Plan.

GREER ENTERPRISES, INC.

SANTA FE COUNTY LAND USE DEPARTMENT

By: _____

(Name)

(Title)

By: _____
Penny Ellis-Green
Land Use Administrator

Date : _____

Date: _____

Exhibit A

Housing Types

PHASE	Total DU's	Total Afford. DU's Req'd	Income Level 1	Income Level 2	Income Level 3	Income Level 4	Total Proposed
1	186	28	13	5	10	0	28
2	256	38.4	10	10	10	10	40
3	96	14.4	4	4	4	4	16
4	143	21.45	6	6	6	6	24
5	186	27.9	6	6	6	5	23
Total	867	130.15	39	31	36	25	131

15. CONCEPTUAL PLAN REVIEW CRITERIA

Section 8.10.3.5 of the SLDC outlines three criteria for approval of a conceptual plan in the Community, as listed below. The following outlines how Oshara meets these criteria.

CRITERION 1: Conformance to the Sustainable Growth Management Plan as amended by the Community College District Plan.

The Community College District Plan lists the following important principles that have been incorporated into the Oshara Conceptual Plan:

1. Land System

Protect significant open space, environmentally sensitive areas and the connections between them. The Oshara conceptual plan preserves over 52% of its land area for useable, connected open space in the form of parks, plazas, trails, arroyo corridors and general open space. It is configured to be in close proximity to homes, and is in large useful pieces, not residual scraps.

2. Community Structure and Development Pattern

- a. *Establish a community development pattern that is an alternative to suburban sprawl.* The Oshara plan is a series of villages anchored by neighborhood centers, with a New Community Center located near Richards Avenue. The development is concentrated and surrounded by open space, the antithesis of sprawl.
- b. *Create development areas (neighborhoods, villages, Employment Centers and Institutional Campuses) that are mixed use.* The Oshara plan's villages are all designed with a mixed use center.
- c. *Develop the District into a hierarchy of clusters developed on the principles of: mixed use; variety in form and image; pedestrian orientation, high density centers; a focus on transit; and economic and cultural diversity that reflects the patterns of northern New Mexico villages and small towns.* Oshara makes use of numerous traditional New Mexico village patterns, including street grids organized around civic plazas, alley-access lots to minimize the impact of garages on streetscapes, residential compounds and live-work mixed use building types.
- d. *Provide diverse housing opportunities and community oriented affordable housing integrated within neighborhoods and villages that meet the needs of all District residents.* The Oshara plan consists of a range of housing types, including apartments, townhouses, patio houses, courtyard houses, compounds and detached housing. Affordable housing is integrated into all types.

3. Circulation and Connections:

- a. *Maximize external road connections to the District.* The conceptual plan includes multiple connections to the surrounding road network. The plan anticipates and is designed around both existing and future planned major County roads.
- b. *Provide a rich network of small roads that minimize traffic speeds and promote connectivity of roads and trails.* The Oshara land plan is based on a connected network of small roads.
- c. *Minimize the scale of roads, to be pedestrian and community friendly.* The plan utilizes pedestrian friendly (living priority) narrow section roads from the CCD's selection of appropriate road standards.

4. Open Space

- a. *Create a continuous open space system that connects natural land features, parks, recreation areas and public spaces within the Santa Fe Community College District.* The Oshara open space system surrounds and penetrates each village, connecting village separators with formal parks and plazas.
- b. *Locate open space in proximity to dwellings.* The configuration of the plan and the relatively small size of neighborhoods means that significant open space is within a block or two of every home.
- c. *Provide physical and visual access to open space.* Oshara makes use of many single loaded or open road sections where the open space directly abuts one or both sides of the road. Frequent trailheads are located with public access.

5. Infrastructure

a. Water:

Manage stormwater to enhance water harvesting for irrigation, stabilization of soils and vegetation, habitat enhancement and aquifer recharge. The Oshara stormwater management system makes use of a dense network of swales and small ponding areas that thread through the open space to provide stormwater recharge and landscape irrigation, while minimizing the negative effects of large concentrations of fast-moving water.

Connect new village development to a District or community water system. Oshara is connected to the County water system.

Protect arroyos and existing drainages to ensure preservation of natural recharge zones. The Oshara plan proposes no construction in arroyos or drainages other than infrequent road crossings.

b. Wastewater:

Connect new village development to a wastewater system, provided by the County or by developers and approved by the County. Oshara's first phase (Oshara Village) is connected to its own package treatment plant. Future phases of development will be connected directly to the County system.

c. Drainage:

Base storm water management plans in the College District on the premise that storm water is most effectively controlled at or near the source using alternative management practices

that utilize source controls to minimize drainage leaving the site and thereby prevent pollution pick-up by runoff. The Oshara stormwater management system makes use of a dense network of swales and small ponding areas that thread through the open space to provide stormwater recharge and landscape irrigation, while minimizing the negative effects of large concentrations of fast-moving water.

d. Electrical:

Install all distribution lines and subdivision electrical service lines underground. All electrical distribution other than the existing PNM regional backbone transmission line are and will be underground.

6. Environmental and Sustainable Systems

Create walkable, mixed use development clusters that reduce vehicle miles traveled and infrastructure, and as a result, conserve energy and protect the environment. The Oshara plan is based entirely on small concentrated walkable villages with mixed-use centers. The villages are surrounded and separated by substantial useable open space.

7. Affordable Housing:

Provide affordable housing within and in close proximity to New Community and Neighborhood Centers so that residents can reduce transportation costs by living near transit, commercial and community services. The Oshara plan meets this standard.

Provide a wide variety of affordable housing types, including single family, attached, multifamily, rental, live-work and accessory units that provide choice and meet the diverse needs of residents. The intent is to provide affordable housing in all of the various housing types that are to be built.

Distribute affordable housing in small increments throughout the District to avoid the stigma associated with low cost housing projects. Affordable housing will be incorporated into each neighborhood.

CRITERION 2: Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed.

Each phase of the Oshara development is designed as a stand-alone development from the standpoint that it has its own road system, mixed use center, affordable housing, open space, trails, stormwater management, utility services and connections, and so forth. Financing for development is separate for each phase, and the financial success of one phase is not dependent on another. Development of a village or phase will only occur as market demands, available infrastructure and political approval dictate.

CRITERION 3: Conformance to SLDC section 8.10 (standards for the Community College District planned development district) and other applicable laws and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and/or construction standards, and open space standards.

The information contained in this report and the accompanying drawings is compiled to demonstrate compliance with section 8.10 as well as the other sections of the SLDC. As each phase is developed, detailed engineering of roads, utilities, grading and drainage and landscaping will be submitted for approval by the County hearing officer, Planning Commission and Board of County Commissioners.

For each phase and sub-phase of development, proposed improvements will have a financial guarantee ensuring completion. An affordable housing agreement will be entered into to assure compliance with promised affordable housing.

B. SLDC CCD LAND USE ZONING MAP AMENDMENT

1. PROPOSED MAP CHANGE

The applicant is hereby requesting an amendment to the SLDC Community College District planned development district's Land Use Zoning Map for the area encompassing the Oshara development, a total land area of 470.62 acres. Specifically, the request is to eliminate the Employment Center and Institutional Campus subdistricts and substitute Village Neighborhoods, Neighborhood Centers and Fringe subdistricts.

The map does not distinguish location and size of neighborhood centers, leaving that to the platting stage of a given development.

Phase 1 of Oshara (known as Oshara Village) is already substantially constructed and will not require rezoning. The balance of the Oshara property is the subject of this request.

2. JUSTIFICATION FOR CHANGE

The justification for this request is based on a substantial change in the real estate market resulting in a substantial change in the conditions of the area surrounding the applicant's property. The demand for commercial space has steadily declined in Santa Fe County. There is Moreover, there is no longer a potential large scale institutional user that would benefit from the Institutional Campus subdistrict zoning.

The proposed zone change and map amendment meets the criteria established in the SLDC as follows:

Public Policy Criteria

- It provides for an increase in affordable housing over the previous zoning and plan.
- It maintains a reasonable, realistic and sustainable amount of non-residential development in a mixed use pattern, eliminating large non-mixed use users and development.
- It maintains County-planned infrastructure including road and trail networks and utility extensions.
- It replaces predominantly commercial zoning that had no code-required residential component with compact traditional mixed use neighborhood development.
- It preserves more than 50% of open space.
- It fosters the creation of sustainable, energy-efficient construction by clustering and efficiently using infrastructure.
- It is consistent with the Sustainable Growth Management Plan goals and policies.

Impact on Neighboring Lands

The current Employment Center and Institutional Campus subdistrict zoning represents a much greater potential impact on immediate neighbors due to building height, density and commercial uses than the proposed Neighborhood subdistrict zoning.