



## **Hillcrest Master Plan**

### **SUMMARY**

#### **Conceptual Development Plan**

The purpose of Master Plan Zoning is to provide for the unified planning of large-scale areas in order to achieve the distinctive and variety of land uses which large scale planning makes possible.

Master Planned Communities are not new although Edgewood has historically evolved in small pockets of development. The general public in Edgewood has placed well thought-out land use plans high on its collective list of desirable features for the future of Edgewood.

The developers wish to address those priorities by forming a well planned and orderly development process of developing these 950 acres over the next 20 years.

This Master Plan request provides the outline for subsequent development of the property. Generally, this plan is based on three principles:

1. The arrangement and character proposed uses within the Master Plan District shall be compatible with the comprehensive plan for the Town of Edgewood;
2. The integrity and character of the area and the utility and value of the property and contiguous zoning districts is preserved and enhanced;
3. The proposed Master Plan will not be detrimental to the public health, safety, or general welfare of the Town of Edgewood.

[Click here for a full-color map.](#)

Vicinity Map

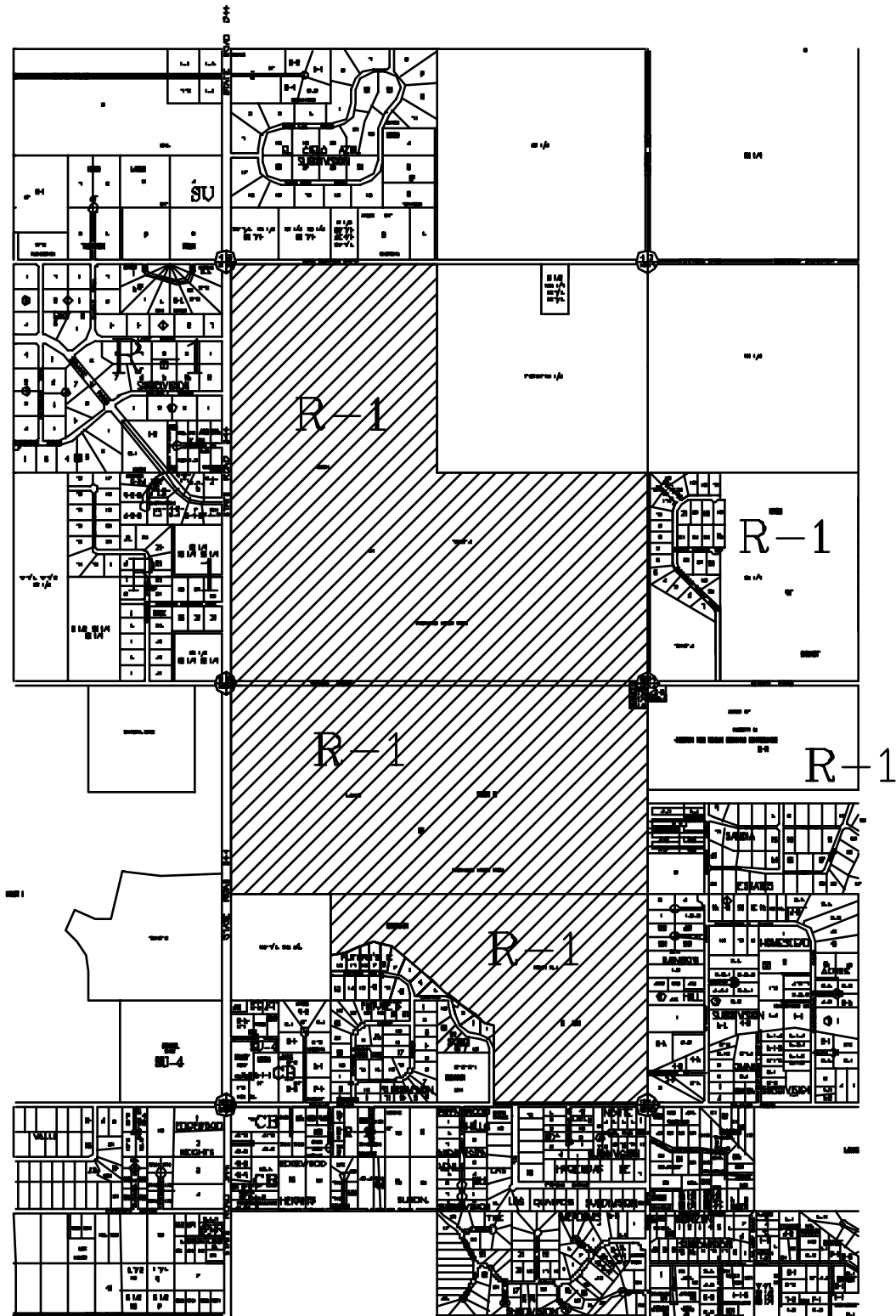


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### **Proposed Land Uses**

#### **Summary**

The proposed target market for Hillcrest is the population segment known as “empty nesters”, or those over 55 years of age. The developers do not wish to add another “run-of-the-mill” residential subdivision to the numerous residential subdivisions in the area. This unique property is large enough and has enough positives (location, access, characteristics) to plan a mixed use project with many types of housing (traditional 1 acre lots, townhouse, patio homes, and mobile home park) that has shopping and recreational features integrated into the design.

In order to attract the semi-retired segment of homeowners described above, certain amenities to the plan must be present:

- Nearby Shopping: Shopping facilities will be nearby, in most cases within walking distance, thus lessening the impact of traffic along State Road 344;
- Recreational Facilities: The golf course and walking trails within the open spaces will provide numerous recreational opportunities for the target market;
- Medical/Health Facilities: The medical center planned within Section 16 on the “Town Centre” lands will complement both projects;
- RV Park: Edgewood’s proximity to Albuquerque, Santa Fe, and the Salt Mission Trail provide opportunity for RV’ers to visit those points from a base in Edgewood.

This target market does not impact the school system, as their children are generally “grown and gone”. Likewise, being retired or semi-retired, they do not impact traffic patterns at peak hours as they are not commuting to urban centers to join the workforce. This planned development will complement the vision of the master plan in Section 16 and be an asset to the community. This Master Plan District is also harmonious with the intent of the Comprehensive Plan for the Town of Edgewood.

#### **Land Use Plan**

Hillcrest is intended to be an exurban Master Plan District containing a mixture of commercial, residential and recreational uses. The commercial portion of the property, located along State Road 344, contains 84.3 acres or 9% of the total area and includes the RV Park. The commercial units will provide an opportunity for convenient shopping and services not only for the Master Plan District but for the surrounding area as well. In addition, it will provide employment opportunities and a source of gross receipts taxes for the Town of Edgewood.

The Recreational Vehicle Park will be a source of gross receipts taxes for the town. It will also be very compatible to the golf course and commercial portions of the property. It will attract travelers with the convenience of shopping and services as well as the recreation of the golf course and the proximity of Santa Fe, Albuquerque, the Salt Missions Trail, and the Turquoise Trail.

The residential units are designed to offer single-family housing choices in a variety of price ranges. The mobile home park (portion Unit 2) will offer affordable housing. The apartments (Unit 8) will offer affordable rental housing. The townhouses and patio homes (Unit 4) will offer compact housing. Unit 3 will consist of manufactured housing units set on permanent foundations and slightly more expensive than the mobile home park. Units 9, 10 and 11 will consist of site built homes on larger lots (2 acres). Units 1, 12, and a portion of Unit 3 about the proposed golf course and therefore will consist of larger and higher end homes.

All development will be in accordance with the Comprehensive Zoning Ordinance of the Town of Edgewood, Subdivision Regulations, and in accordance with any Restrictive Covenants placed upon the property by the Developer.

## *Hillcrest Master Plan Summary*

### **Projected Impacts**

Any development creates impacts upon its community, some positive, others negative. The developer strives to create as many positive impacts and as few negative impacts as possible when designing and implementing a new project. This section will discuss impacts in the following categories:

Transportation  
Utilities  
Police and Fire Protection

School Capacity  
“Dark Skies”  
Archaeology

### **Transportation**

Of all the impacts created by development, increased traffic is certainly the most noticed. At build-out, there will be approximately 763 homes and several commercial businesses in Hillcrest. When one considers that most families own two or more cars, there will be an impact on State Road 344. The Master Plan is designed to have each unit with a closed roadway system that will not access other sites when future development occurs. There will be two collector roads proposed as part of the Master Plan. The rest of the roads will be considered residential streets and not impact any adjoining neighborhoods.

Impact to adjoining neighborhoods is minimized by the design of the Master Plan District. The Master Plan has been designed to retain most traffic generated within the development via a closed roadway system until it exits the district to either the Arterial Roads or the State Highway. The district has been designed with two new access points to State Road 344 along with the three contiguous existing Arterial Roads providing primary ingress and egress to the District. The design of the interior streets provides convenient automobile access. Paving is expected to be 24' in width and on-street parking will be prohibited. Sidewalks, curb and gutter will not be provided in keeping with an exurban or semi rural design.

### **Utilities**

#### **Wastewater Treatment**

Units 1, 2, 4, 5, 6, 7, 8, and 12 will be connected to a centralized sanitary sewer system. The New Mexico Environment Department standard of use for sizing a septic system is 75 gallons of wastewater per person per day. Thus, a typical family of four could generate 300 gallons of wastewater per day. Using 300 gallons per day and 662 units connected at build out, the residential portion of the District may generate approximately 198,600 gallons of wastewater each day. An additional 45,000 gallons per day of discharge is budgeted for the commercial sites.

Upon development of any of Units 1, 2, 4, 5, 6, 7, 8, or 12, the developer will extend sewer from the Town of Edgewood at his expense. The developer will work with the Town of Edgewood Public Works Department to assure adequate facilities for the Master Plan District and for all other properties which may wish to connect to the sewer. Since build-out will be gradual, there should be no immediate impact upon the city's proposed collection and treatment facilities.

Upon development of each unit requiring wastewater collection, the developer will have the necessary construction plans for sewer main extension prepared by a licensed, professional engineer. The system will be designed to adequately serve the subject property and other adjacent properties. Upon development of subsequent units, the developer shall provide the wastewater collection infrastructure at his expense, according to plans for development of each unit contained herein.

#### **Water**

Using the same New Mexico Environment Department standard stated above and a typical family of four, the projected water use in the District upon full build out could be 142 million gallons annually or 436 acre-feet of water annually. The developer has 600 acre-feet of diversion rights approved by the State Engineer for all uses proposed in the Master Plan District. There will be adequate water to supply the District as well as other developments in the vicinity.

It should be noted that the average household in the district may consume less than 300 gallons of water a day. Conservation efforts, public education and restrictive covenants can cause the public to become more frugal in their use of water. At full build out, the District will use less water than projected based on the New Mexico Environment Department standard, due to recycled water use on the golf course and landscaped areas.

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The Developer will construct a community water system at his expense within the District, capable of providing sufficient water for domestic and commercial consumption and for fire protection. Upon development of the first unit, the developer will have the necessary construction plans for water line extension prepared by a licensed, professional engineer. There will be adequate pressure and flow to provide fire protection. There will be no adverse impact upon the existing facilities of the Thunder Mountain Water Co. due to the on-site well and water supply.

### **Potable Supply**

The potable water supply will come from the onsite wells permitted under file E-761 in the Office of the State Engineer. Current water samples of the water quality show that Thunder Mountain Water Company’s water complies with all regulations for water quality.

### **Conservation and Reuse**

To conserve water, the restrictive covenants will provide guidelines for landscaping and garden irrigation. Xeric and permaculture practices will be encouraged. Stormwater management should be designed to slow runoff and hold it for watering vegetation (permaculture) to further conserve water. Stormwater should be seen as a resource, not a waste product. The anticipated water budget for each unit is outlined below:

<b>Unit #</b>	<b>Use</b>	<b># Lots/Units</b>	<b>Use Per Unit in A/F/A</b>	<b>Total A/F/A</b>
1	Single Family Residential	52 D.U.	0.33	17.2
2	RV Park/Mobile Home Park	250/150 D.U.	0.12/0.25	67.5
3	Single Family Residential	147 D.U.	0.33	48.5
4	Single Family Residential	150 D.U.	0.33	49.5
5	Commercial Business	4.7 Acres	0.72/Acre	3.4
6	Commercial Business	44 Acres	0.72/Acre	31.7
7	Commercial Business	17.6	0.72/Acre	12.7
8	Multi Family Residential	60 D.U.	0.25	15
9	Single Family Residential	26 D.U.	0.33	8.6
10	Single Family Residential	35 D.U.	0.33	11.6
11	Single Family Residential	40 D.U.	0.33	13.2
12	Single Family Residential	96 D.U.	0.33	31.7
	Single Family Residential	7 lots	(domestic wells)	0
Golf Course	Recreational	159 Ac.	(80% coverage) 1.05 AFA in frost-free period, 0.50 outside frost-free period according to OSE Technical Report 49.	125*
<b>Totals</b>		<b>763 Dwelling Units 84.3 Ac. Commercial</b>		<b>436 AFA</b>

\*Upon full development of Hillcrest, it is anticipated that the wastewater system currently contemplated by the Town of Edgewood will be able to provide at least 60 A/F/A of recycled water available for golf course irrigation, thus replacing “fresh water” irrigation.

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### **Stormwater Management**

The existing drainage pattern of the site overall is being preserved in its natural pattern as shown on the development plan. Culverts will be installed across arroyos so as not to impede flow and all appropriate engineering will be done as each unit of the District is developed. Individual homeowners will be encouraged to consider the benefits of applying permaculture techniques to their landscapes. Slow infiltration of water helps remove surface contaminants, stabilizes soils, helps to restore native vegetation and wildlife habitat and provides free irrigation of landscaping. It also reduces the risk of flooding and ultimately recharges the groundwater.

All appropriate engineering steps will be taken to minimize increased flows to avoid adverse impacts upon properties downstream of the Master Plan District. Flood retention check dams and holding ponds will be incorporated in to the specific drainage design of each unit as appropriate.

### **Flood**

A portion of the subject property lies within flood zone "A" as per Federal Flood Insurance Rate Map Panel No. 360069 0525 B. This arroyo is located on the southern end of the proposed development, called Bachelor Draw. No development will be allowed in any floodplains or floodways.

### **Electricity**

Central New Mexico Cooperative will supply electricity within the Master Plan District. All lines will be underground.

### **Natural Gas**

EMW Gas Cooperative will supply natural gas.

### **Telephone**

Telephone will be supplied by Qwest and will be underground.

### **Solid Waste**

Waste Management of New Mexico has several routes for weekly pickup in the Town of Edgewood and will be able to serve the District. Waste Management of New Mexico charges owners a monthly fee for weekly pickup.

### **Other Utilities**

Other utilities, such as cable television, or fiber optics such as T1 or ISDN lines may not be available at this time. Said utilities will be welcome when available and not excluded from proposed utility easements.

As all utilities are in place along the existing arterial roads, the Master Plan District will function as "infill" development from a utility standpoint and should not have an adverse effect on any utility company or cooperative.

### **Police and Fire Protection**

New Mexico State Police and Santa Fe County Sheriff currently serve the district for police protection. The Edgewood Volunteer Fire Department will serve the district for emergency and fire protection.

### **School Capacity**

Edgewood Elementary School is approximately one half mile south of the site. Edgewood Middle School is located directly west of the site and Moriarty High School is located eleven miles southeast of the site. According to an article in the Mountain View Journal, published on November 2, 2000, school enrollment in the Moriarty School District has been down for two years, especially in the elementary grades. Mike Reese, Assistant Superintendent, speculated in that article that "the population base of the district has been getting older and having fewer children". The figures quoted indicate a drop in enrollment over the last two years of 190 students district wide.

Since new developments do not build out in a single day, it is expected that the impact on the schools will be minimal. Not all families moving into the District will be new to the community. Some families won't have school age children. It is expected that the increase of students in the schools will return the population to approximately the 1998 level. The return to that level will be gradual and occur naturally over a number of years.

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### **Dark Skies**

All new development within the District will be required to comply with the State of New Mexico's "Dark Skies Statutes" and current Town Ordinances.

### **Archaeological Report**

#### **Cultural and Historic Resources**

Historically, this land was cultivated and is currently used as grazing land. There are no known cultural or historic resources on the site.

#### **Archaeological Resources**

There are no known archaeological resources or unmarked human burials on the site.

#### **Protection/Preservation of Cultural/Historical, Archaeological, and Paleontological Resources**

Prior to approval of the subdivision units, the developer will prepare an archaeological assessment of the site. The New Mexico State Office of Cultural Affairs may require any significant sites or resources to be protected. Upon approval of the Master Plan District, the developer will move forward to have the assessment prepared and will cooperate with the State of New Mexico in preserving any significant finds.



**Oden-Miller & Associates is a multi-disciplined professional engineering & surveying firm with specific expertise in the areas of land planning, civil engineering, water resources, and land surveying. For more information on this project or our services please contact us at:**

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