

MEMORANDUM

DATE: December 3, 2009

TO: Board of County Commissioners

FROM: Shelley Cobau, Building and Development Services Manager

VIA: Jack Kolkmeier, Land Use Administrator

FILE REF.: **CDRC CASE #MP/PDP 09-5460** **Santa Fe Studios**
Master Plan and
Preliminary Development Plan

APPLICATION:

Santa Fe Studios (Owner), Santa Fe Planning: Scott Hoefft, Agent, request Master Plan approval of a proposed motion picture and television production facility on 65-acres, and Preliminary Development Plan approval for Phase 1 (approximately 15.38-acres). The project is located near the intersection of Montañas de Oro and State Route 14, in Section 36, Township 16 North, Range 8 East (Commission District 5).

SUMMARY:

The Applicant requests Master Plan and Phase I Preliminary Development Plan approval for a motion picture and television production facility on 65-acres in central Santa Fe County just east of the State Penitentiary within the Community College Media District Zone (Exhibit A). The project features soundstages, production support, stage support, lighting shops, mill shops and executive offices. Approximately 524,600 square feet of space will be provided in the first two phases, with Phase 1 containing 137,800 square feet of this total. Soundstages will be approximately 66 feet in height, and will be Pueblo style architecture to reduce massing effect. Phase I includes seven 1500 square foot temporary bungalows and a temporary café. All proposed uses in Phases I, II and in the Override Parcel (Phase III) are consistent with those allowed within the Community College Media District (Ordinance 2007-10).

The Applicant has submitted a Development Report (Exhibit B), Traffic Impact Analysis, Geotechnical Report, Technical Drainage Study, Archaeological Report and design plans in accordance with Land Development Code requirements, these submittals have been reviewed by County staff and external agencies whose comments are included herein as Exhibit E.

Notably, this is an economic development project, with Santa Fe County as an active partner, and contains a Local Economic Development Act (LEDA) element (Exhibit C); Santa Fe Studios meets the criteria for a LEDA project though employment opportunity development for our local workforce. As outlined in the Project Participation Agreement (Exhibit D), Santa Fe County will be responsible for construction of all offsite improvements needed for Phase I of the project on NMSR14, and will be a partner in lease profits for Phase III (Override Parcel). As stated in the memorandum from Santa Fe County Planning (Exhibit E), "with the potential growth of the film industry in New Mexico, there is a demand for a production facility in Santa Fe and the Media Park is ideally located to house such a facility. The studio would provide high-paying jobs for local residents with few if any, adverse impacts upon the quality of life in the community."

Existing Conditions

The project site is currently vacant, with gently sloping terrain. The property is accessed by Montañas De Oro, which is just north of Pen Road and the County Jail complex. The site is not located in a floodplain, and existing drainage patterns convey flow through two minor arroyos that flow westward toward existing facilities under NMSR14. Vegetation on the site is typical of high desert plateau, with sagebrush and chamisa, and native grasses being the prevalent vegetation. Site soil is suited for the intended land use, and a geotechnical report has been presented which indicates no major soil deficiencies are present on the site.

Phasing

The project will proceed in phases as follows:

Phase I: 137, 800 square feet total including:

- Soundstages (2)
- Production Support Facility
- Grip/Lighting Storage
- Mill and Shops
- Main Gate

Phase Ia (LEDA):

- Stages 1 & 2
- Production Support, Stage Support, Grip/Lighting/Storage, Trash and Recycling,
- Mill and Shops
- Main Gate

Phase I (temporary) 13,500 square feet total including:
7 Bungalows (1500 square feet each)
Temporary Grill and Café

Phase II 386,800 square feet total including:
Soundstages (7)
Production Support Facility (3)
Stage Support (3)
Grill/Café
General Offices/Classroom
Commissary/Post Production

Phase III (Override Parcel) 16-acres

Override parcel uses will be based on market demand, consistent with permitted uses in the Media District Zone, including: sound stages, production offices, wardrobe storage, hair/make-up spaces, dressing rooms, editing suite, sound mixing stages, recording stages, admin offices, commissary, restaurants, cafes, snack bars, screening rooms, projection rooms, camera facilities, grip facilities, electric light facilities, transportation garages and storage, computer server banks, warehouse and mill, classrooms, auditoriums, theaters, conference rooms, backlot etc,

Access and Traffic Impact

The site will be accessed from NMSR14 via Montañas De Oro. Substantial Phase I improvements will be designed on NMSR14 as detailed in the Traffic Impact Analysis and as required by the NMDOT (Exhibit D). These improvements will be phased concurrently as the Studio reaches buildout, and include signalization of the NMSR14 intersection with Montañas del Oro, improving and increasing the length of numerous existing run lanes and acceleration/deceleration lanes in the area of the existing intersection at Pen Road and Montañas de Oro, along with increases to the length of the turn lane at NMSR14 and NMSR599. The entrance to the studio will be gated for security reasons and includes a roundabout. Development beyond Phase I will require an updated TIA and all improvements to NMSR14 will require the review and approval of the NMDOT.

Terrain Management

Natural slopes in areas that will be developed range from 2% to 10%, and while natural drainage patterns will be disturbed through site grading, stormwater runoff will be mitigated as required by the Land Development Code and Ordinance 2008-10. Pre and post construction stormwater runoff was quantified using current principles and practices, and post construction stormwater runoff will be detained onsite in a series of retention and detention ponds. Existing culverts under NMSR14 were analyzed and determined to be of sufficient diameter to pass historic runoff, stormwater exiting the site will be directed to these existing conveyance structures. The project has been reviewed for compliance with the Land Development Code and with Ordinance 2008-10 (Stormwater Management and Floodplain).

Landscaping/ Rainwater Harvesting

The project has been reviewed for compliance with the Santa Fe County Land Development Code and Rainwater Harvesting Ordinances 2003-6 and 2008-4. Xeric plants will be utilized and will be watered by an automatic drip irrigation supplied from the extensive rainwater harvesting system. Surface water runoff from parking areas will be directed toward landscaped areas in a passive water harvesting system. Rooftop runoff will be captured in a 17,000 gallon cistern for Phase I and design of subsequent phases will incorporate an extensive rainwater harvesting system.

Water and Liquid Waste

The applicant proposes to use 10.13 acre feet of water per year (afy) for Phase I to serve soundstages, production offices, temporary café, storage and main gate and Phase II will require 23.46 afy of water. As stated in the "Project Participation and Land Agreement" (PPA); 25 acre feet of water will be provided by Santa Fe County. The PPA on page 12 Section 5.3.5 Other Covenants, Paragraph C states that Santa Fe County will provide 25 afy of water to the applicant without charge for this project. Liquid waste disposal will be provided by Santa Fe County, via an 8" diameter line located in the right-of-way of NMSR14, which has an existing stub out to the property,

Solid Waste

A private trash collection service will be utilized to transport solid waste to an appropriate County landfill and all trash enclosures will be screened and gated as required by the Land Development Code.

Fire protection

A sixteen inch fire loop is proposed on the site to provide fire protection. Hydrant spacing will be verified by the Santa Fe County Fire Marshall and all buildings will be sprinklered. All fire mitigation design must meet the requirements of the 1997 Uniform Fire Code, including Appendix 3a and 3b, and the requirements of the Land Development Code.

Open Space and Archaeology

The Applicant submitted an Archaeology Report which is currently under review by the State Historic Preservation Office, any conditions or mitigation needed as determined by this office will be conducted as needed. County Open Space and Trails has performed a review of the project and determined that the site is not conducive to the development of any sort of trail system and the site is not located near any existing trail networks which would call for a connection, so further review or comment from County Open Space and Trails will not be required in upcoming phases of the project.

Architectural Design, Signage and Lighting

The proposed buildings have been designed to be within the height criteria outlined in Ordinance 2007-10 (Community College Media District) Soundstages will be the largest structures on the site, with a proposed height of 66'. Architectural style is Pueblo Style, with numerous architectural offsets to reduce massing. Parking and

onsite circulation must meet all criteria outlined in the Community College Ordinance and Land Development Code. All site signage and lighting (parking lot and building exterior) will be required to meet the criteria outlined in the Community College Ordinance and Land Development Code.

REQUIRED ACTION:

The CDRC should review the attached material, consider the recommendation of staff, and take action to recommend approval, denial, or recommend approval with conditions to the BCC, or table for further analysis of this request.

RECOMMENDATION:

The Application is in compliance with Ordinance 2000-12 (Community College District), Section 4 (B) Master Plan Procedures and Section 4(C) Preliminary Development Plan Procedures and is in compliance with Ordinance 2007-10 (Media District Zone). Staff recommends Master Plan approval for the 65-acre Santa Fe Studios project, and further recommends Preliminary Development Plan approval for the 11.5-acre Phase I portion of the project and requests that Final Development Plan for Phase I be reviewed and approved administratively.

The recommendation for Master Plan and Preliminary Development Plan approval is based on the following conditions:

1. Compliance with applicable review comments from the following:
 - a. State Engineer
 - b. State Environment Department
 - c. State Department of Transportation
 - d. County Water Resources Specialist/County Hydrologist
 - e. County Public Works
 - f. County Fire Marshal
 - g. County Building and Development Services Division
 - h. State Historic Preservation Office
 - i. Rural Addressing
 - j. County Utility
 - k. County Planning
 - l. County Open Space and Trails
2. The Master Plan Preliminary Development Plan and Lot Line Adjustment Plat must be recorded with the County Clerk's office.
3. All redlines will be addressed, original redlines will be returned with final plans.
4. All utilities, with the exception of the relocated PNM Transmission Line, shall be placed underground.

5. Modifications to phasing and building square footage shall be reviewed and approved administratively prior to recordation of Final Development Plans for each Phase of Development.

ATTACHMENTS:

- Exhibit "A"- Vicinity Map
- Exhibit "B"- Development Report and Plans
- Exhibit "C" - Local Economic Development Act (LEDA)
- Exhibit "D" - Project Participation Agreement
- Exhibit "E" – Reviewing Agency Responses
- Exhibit "F"- Media District Ordinance