Proposed Rail Runner Station at Las Soleras

Santa Fe

Metropolitan Planning Organization

Technical Coordinating Committee

April 26, 2010

Overview

- ☐ **Las Soleras Master Plan**
- ☐ **810 Application Process & Requirements**
- ☐ **Technical Analysis**
- ☐ **Ridership Analysis**
- ☐ **Environmental Analysis**
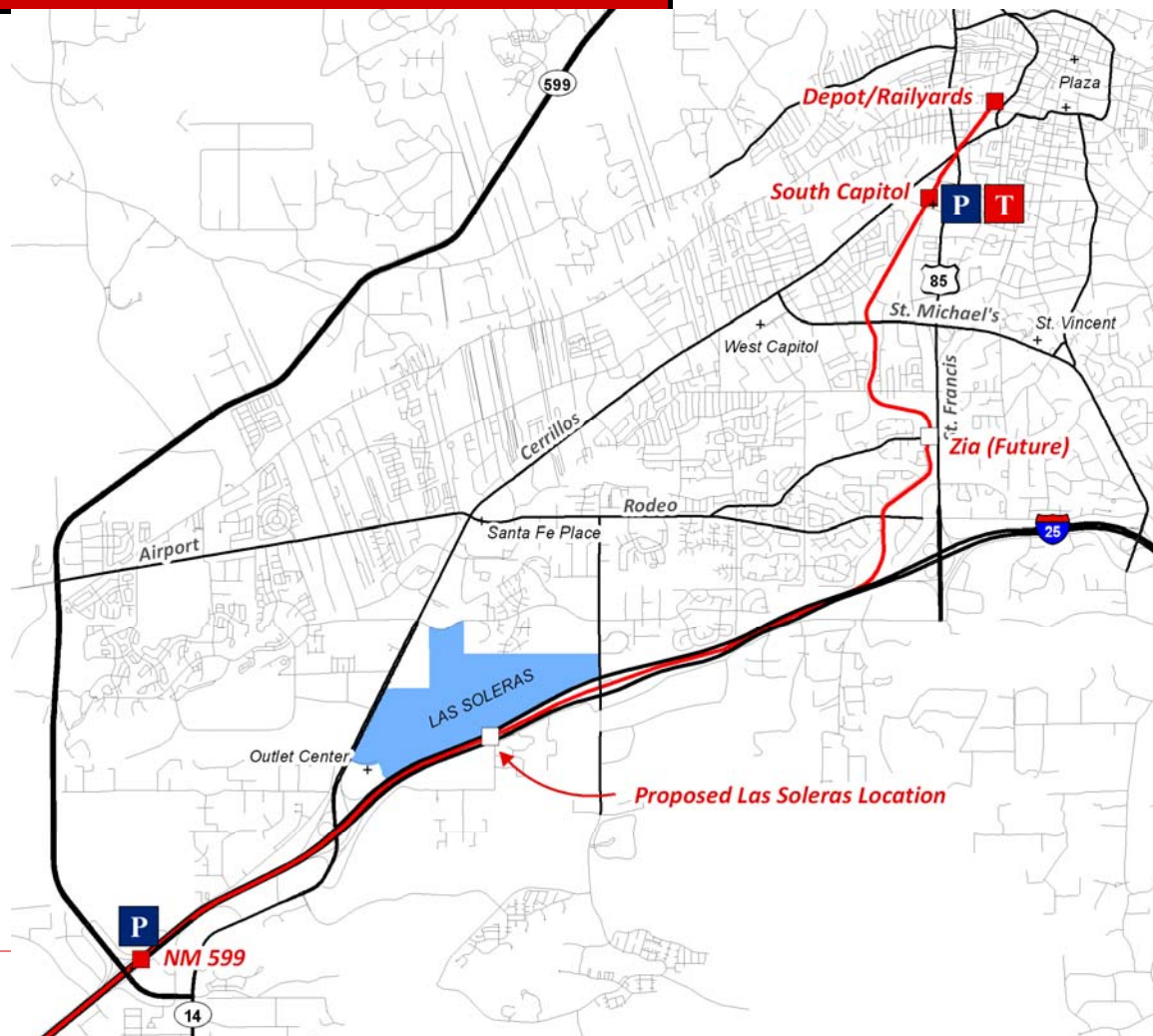- ☐ **Public Involvement Program**

Las Soleras Master Plan

- ☐ **Las Soleras is a significant 560 acre mixed use development proposed alongside the Rail Runner route on I-25.**

- ☐ **At build-out, 5,000 people will reside at Las Soleras and 9,300 people will work there.**

- ☐ **The development promotes *Transit Oriented Development* (TOD) features as encouraged by federal policy and as sought by City, State, and Rail Runner initiatives.**

- ☐ **A new Rail Runner station has been proposed at Las Soleras**
  - ✓ **Within the Interstate 25 median**
  - ✓ **Between Cerrillos Road and Richards Road**
  - ✓ **Approximately 3 miles north of NM 599 station**
  - ✓ **Approximately 4 miles south of Zia station**

- ☐ **Authorization from FHWA is needed for the use of the I-25 ROW for this station.**

Las Soleras Master Plan Location

810 Application Process & Requirements

☐ **Application for use of public ROW on Federal-aid highway in accordance with 23 CFR section 810 subpart C**

- ✓ **Evidence that utilization of the land for proposed purpose will not impair future highway improvements or the safety of highway users**
- ✓ **Public Interest will be served**
- ✓ **Proposed action in an urbanized area is based on a continuing, comprehensive transportation planning process**

☐ **Agency Roles and Responsibilities**

- ✓ **Privately Funded Project**
- ✓ **MRCOG & Rio Metro Transit District**
- ✓ **NMDOT**
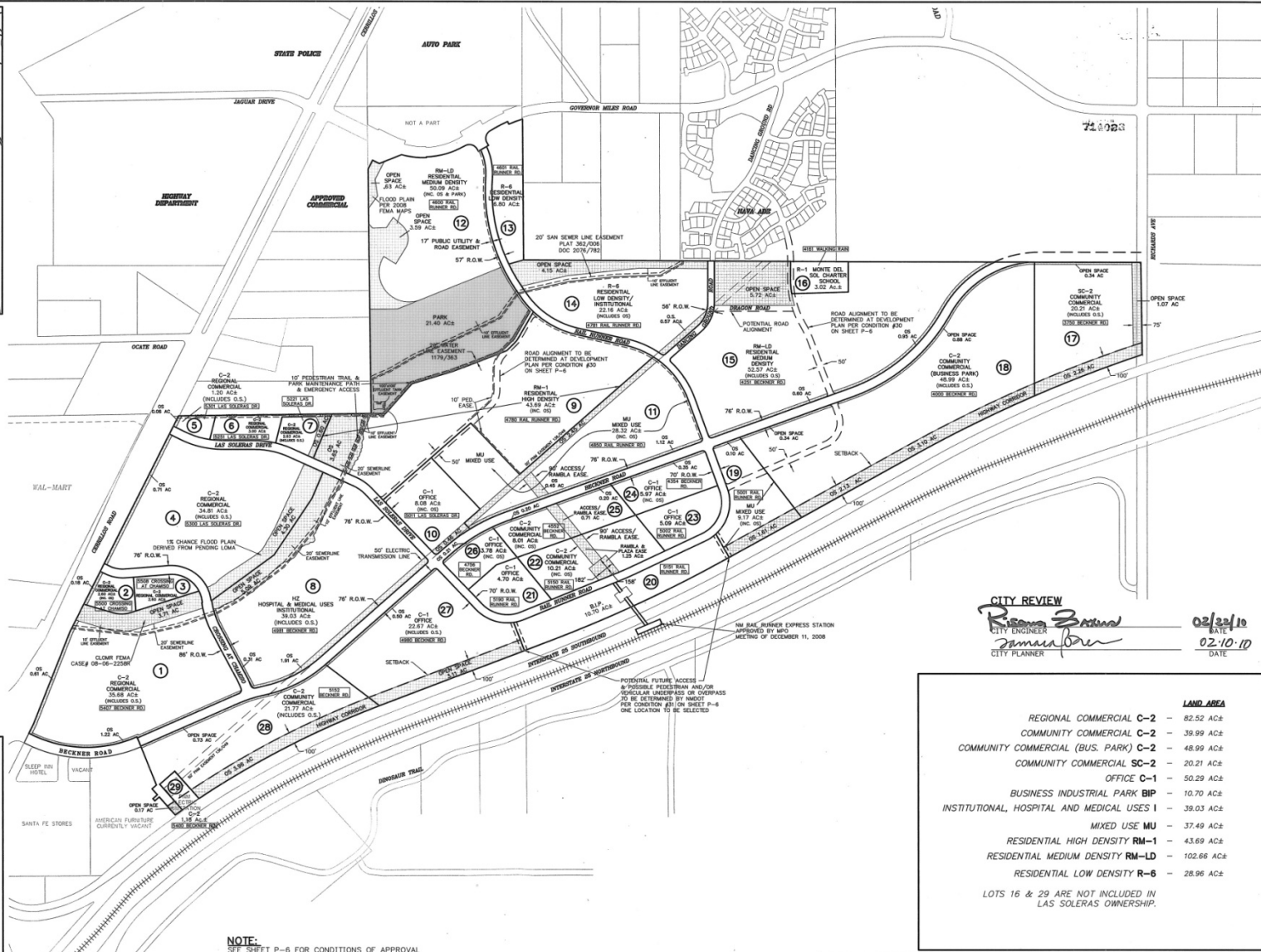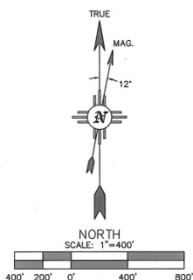- ✓ **FHWA**

Technical Analysis

- ☐ **I-25 Corridor Study Improvements**
- ☐ **Future Widening of Interstate 25**
- ☐ **Potential Interchange at Richards Road**
- ☐ **Safety for vehicular traffic on the Interstate, Patrons of commuter train, and pedestrians**

VICINITY MAP
1" = 8000'

SITE

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
JAGUAR DRIVE
GOVERNOR MILES ROAD
NOT A PART
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
OCATE ROAD
WAL-MART
CERRILLOS ROAD
LAS SOLERAS DRIVE

NAVA ADE

R-1 MONTE DEL SOL CHARTER SCHOOL

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

BECKNER Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. Skarsgard   Jan 18, 2010
                                            DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
18th DAY OF January, 2010

5/23/2011
MY COMMISSION EXPIRES

CITY REVIEW

CITY ENGINEER   02/22/10
                         DATE
CITY PLANNER   02·10·10
                         DATE

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL C-2	82.52 AC±
COMMUNITY COMMERCIAL C-2	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	48.99 AC±
COMMUNITY COMMERCIAL SC-2	20.21 AC±
OFFICE C-1	50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	39.03 AC±
MIXED USE MU	37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	102.66 AC±
RESIDENTIAL LOW DENSITY R-6	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588   FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE:	1"=400'
DATE:	JAN 2010
DRAWN BY:	PST/HF
CHECKED BY:	JWS
REVISED:	1/15/10
WORKED ON:	1/15/10

SHEET:
P-5

LAS SOLERAS
RAIL RUNNER EXPRESS
STATION STUDY

FIGURE 7
BRIDGE RENDERING
AND PLAN VIEW

SMP Architects
PRINCIPLES OF DESIGN

WEST ELEVATION 1"=20'

Ridership Analysis

☐ **An analysis of Rail Runner ridership potential was performed on behalf of the proposed Las Soleras station.**

☐ **The analysis was based on actual Rail Runner ridership levels exhibited at other stations in Santa Fe, to date.**

☐ **The analysis shows significant ridership potential at Las Soleras, particularly as a commuter destination. Ridership levels will reach 900+ per day, making Las Soleras as important a destination as the Depot terminal and South Capitol stations are today.**

☐ **The analysis also concludes that these transit ridership levels can not be achieved by running shuttle buses from the existing NM 599 station.**
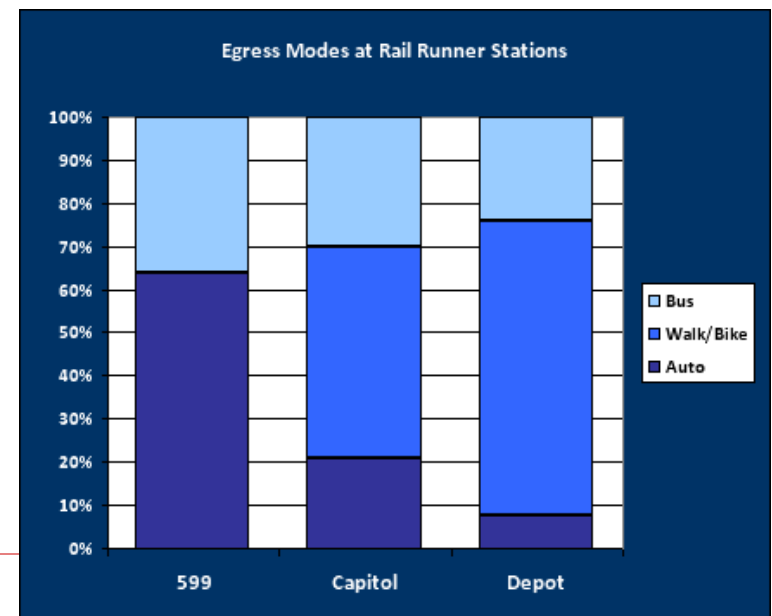
Rail Runner Egress Modes

From Rail Runner internet survey, conducted in Spring, 2009

- **Did our own count at 599, since it was not open in Spring, 2009**
- **Also checked Capitol to confirm survey figures**

2:1 ratio in walk : bus usage

Auto Egress: Significant numbers of commuters are picked up at station. Others (especially 599) park their own cars overnight at station.

599 traffic is heavily oriented to Los Alamos

Egress Mode	599	Capitol	Depot	Overall
Auto	63.7%	20.9%	7.6%	15.4%
Walk/Bike	0.0%	49.1%	68.4%	57.1%
Bus	36.3%	30.0%	24.0%	27.5%
Total	100%	100%	100%	100%

Note: 599 estimated on site on February 3
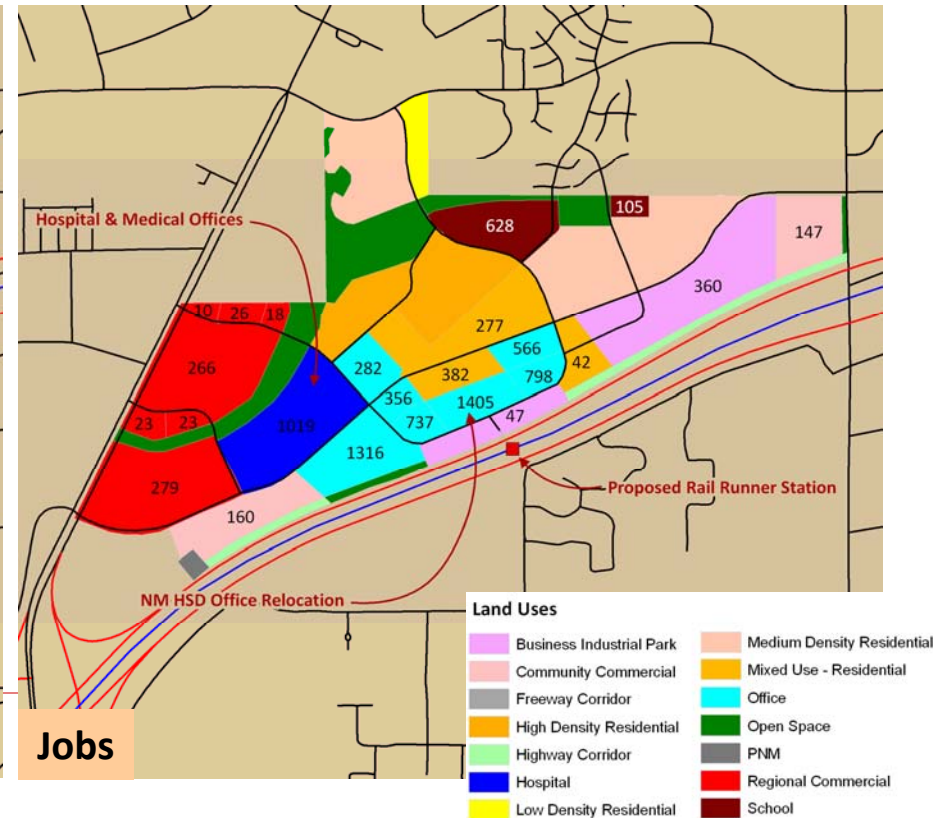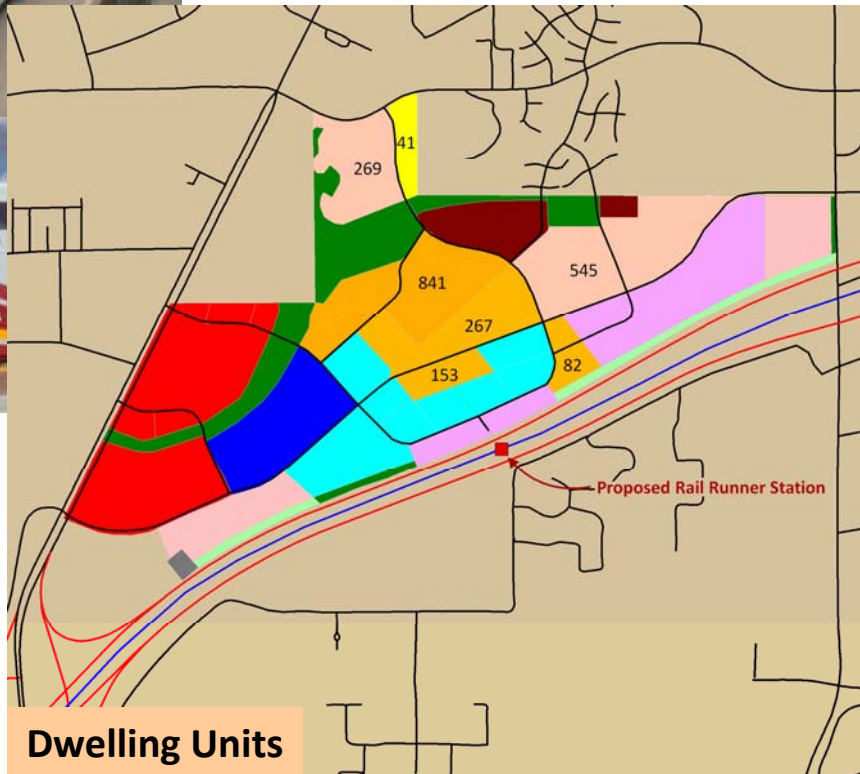Capitol data verified on site on February 5
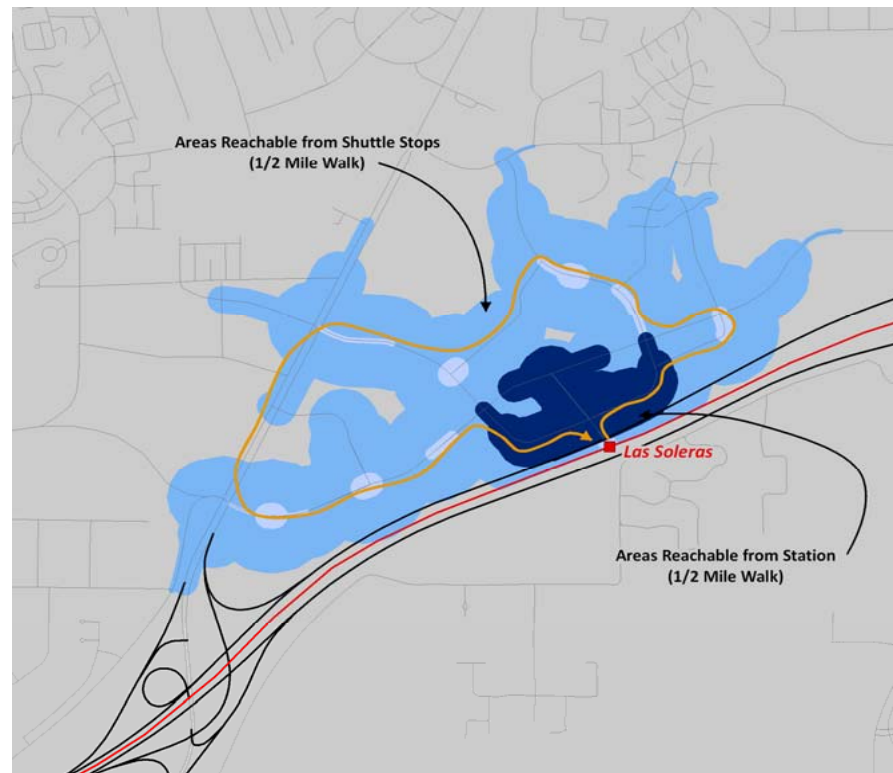
Project Proposal

- ☐ **Build-Out Horizon Year: 2,198 DUs and 9,272 jobs**
- ☐ **Relocation of NM HSD Offices to high density tracts adjacent to proposed station (~3,000 jobs)**

Dwelling Units

Jobs

Land Uses

Business Industrial Park	Medium Density Residential
Community Commercial	Mixed Use - Residential
Freeway Corridor	Office
High Density Residential	Open Space
Highway Corridor	PNM
Hospital	Regional Commercial
Low Density Residential	School

Access to Rail Runner from Las Soleras

□ **Similar methods for estimating ridership can be applied to Las Soleras station scenarios**

Areas Reachable from Shuttle Stops (1/2 Mile Walk)

Las Soleras

Areas Reachable from Station (1/2 Mile Walk)

Environmental Analysis

- ☐ **Field Surveys Completed**
- ☐ **No anticipated concerns regarding natural or cultural resources**
- ☐ **Draft Environmental Assessment Report in May 2010**

Public Involvement Program

- Previous meetings at SFMPO
- Public Information meeting May 6, 2010
  - Open House forum 5:00 to 7:00 pm
  - Inn of Santa Fe on Cerrillos Road
- Additional Information available on MRCOG Web Site
- Public Hearing associated with EA document