

## WHO/WHEN/WHY

### ➤ **The SFCC Campus**

SFCC's campus is situated on 366 acres east of Richards Ave. The land was obtained from a privately owned firm, Rancho Viejo, LLP (RV, LLP), in two acquisitions.

1. April 1985: RV, LLP donates 166 acres to SFCC for the exclusive purpose as the primary site for the college's facilities
2. March 1993: RV, LLP donates 100 acres to SFCC (North lot)  
RV, LLP sell 100 acres to SFCC (South lot)

### ➤ **Area Roadways**

- In the late 1980's, Richards Ave. was paved from Rodeo to the SFCC entrance. This was done through a collaborative agreement between RV, LLP, the County and the City.
- In the mid 1990's, RV, LLP simultaneously financed and constructed:
  - Avenida del Sur
  - A Van Nu Po (from Avenida del Sur to IAIA entrance)
  - the extension of Richards Ave. from SFCC's entrance to Avenida del SurIn return, the developer, Rancho Viejo de Santa Fe, Inc (RVdSF), reimbursed RV, LLP for the infrastructure through a road impact fee with the sale of each house.
- In 2003, Richards Ave. was repaved at an approximate cost of \$1.2m. The work was done by the County and paid for by RVdSF in lieu of an impact fee.

### ➤ **Ranch Viejo Boulevard**

Rancho Viejo Blvd. was paid for and built by RVdSF in November 1998. It was acquired by the County in 1999 through the Improvement District Act.

### ➤ **College Drive**

College Dr. was constructed in 2000 as joint effort between RVdSF and SFCC. Both parties equally split the cost of construction and agreed to equally share future maintenance costs. RVdSF handled permitting and construction. The road was conditionally dedicated to the County at the time the plat for College Heights was recorded, leaving the maintenance responsibilities with RVdSF and SFCC. RVdSF's maintenance responsibilities were turned over to the Rancho Viejo North Community Association at the time the association became controlled by the homeowners.

### ➤ **Community College District Plan**

An 18-month collaborative effort between key stakeholders and governmental authorities (the planning committee) created a land use plan for the area. That plan, adopted by the Board of County Commissioners and the Santa Fe Extraterritorial Zoning Authority in 2000, indicates future roadway networks along with land use plans.

➤ **Rancho Viejo Improvement District**

The Rancho Viejo Improvement District was created in 1999 by Santa Fe County at the request of RVdSF in order to finance the acquisition of public infrastructure in Rancho Viejo.

Only one Improvement District exists in Rancho Viejo. The District consists of:

- Village at Rancho Viejo, Unit 1
- Village at Rancho Viejo, Unit 2
- Village at Rancho Viejo, Tract G, Phases 1 and 2
- The Village Center

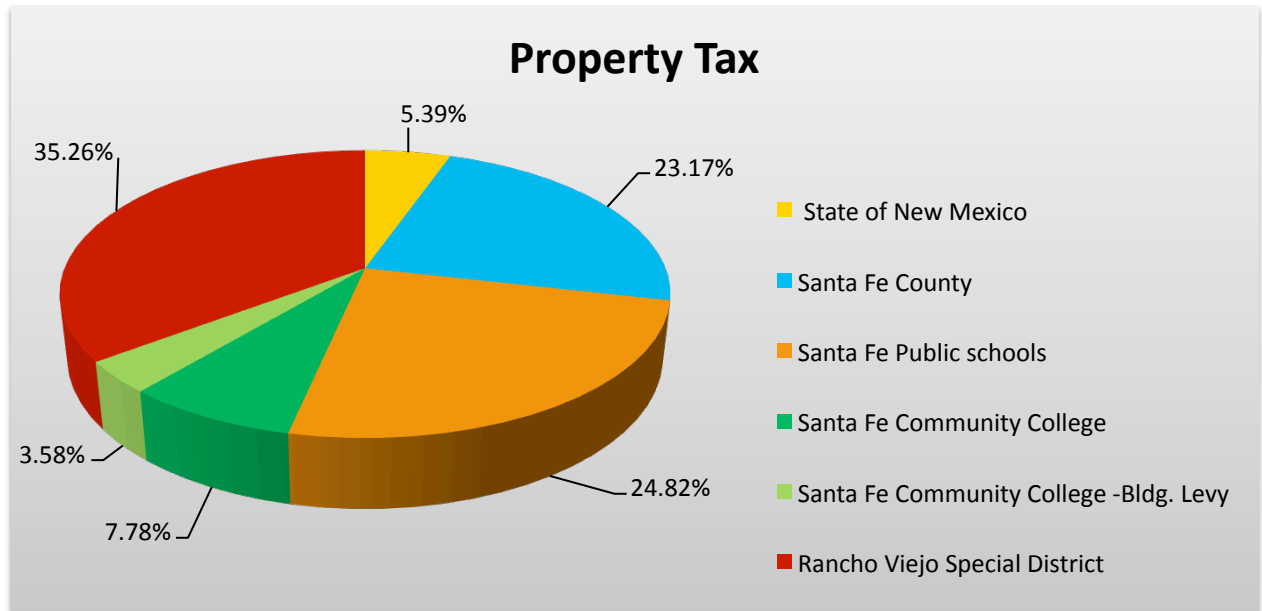
The public infrastructure acquisitions financed by the District are:

- Rancho Viejo Boulevard (from State Hwy. 14 to Avenida del Sur)
- Water line and water system

The cost of the acquisitions was financed by bonds, which are being repaid from a general obligation property tax assessed against the District, with a maximum rate of \$10 per \$1,000 of taxable value. This tax is in effect until the bonds are repaid, which is expected to be in 2019. However, the District may issue additional bonds.

## IMPROVEMENT DISTRICT TAX BREAKDOWN

The following illustrates the 2010 breakdown of property taxes for those in the Improvement District.



Agency	Description	Tax Rate	Percentage	Sub-Totals	Percentage
NM	State Debt Service	1.529	5.39%	1.529	5.39%
Cnty	County Operational	4.697	16.56%		
	County Debt Service	1.873	6.61%	6.570	23.17%
SFPS	Santa Fe Public School Operation	0.120	0.42%		
	Santa Fe Public School Debt	3.420	12.06%		
	Santa Fe Public School Capital Improvement	1.999	7.05%		
	Santa Fe Public School HB33 building	1.499	5.29%	7.038	24.82%
SFCC	Santa Fe Community College	2.205	7.78%		
	Community College Building Levy	1.015	3.58%	3.220	11.36%
RV	Rancho Viejo Special District	10.000	35.26%	10.000	35.26%
		28.357	1.000	28.357	100.00%

## SFCC GOALS

Increase campus safety and alleviate traffic congestion on Richards Ave. Governmental agencies, sheriff and the fire marshal have voiced concern over an institution of SFCC's size having only one way in and one way out. We acknowledge the above issues and want to address the safety and congestion issues in a collaborative manner with key stakeholders and governmental authorities.

### Items being considered are:

- a second entrance to the campus to improve safety and assist with queuing issues at the current entrance
- a better on-campus intersection, allowing sufficient decision time for drivers
- a safer and better-designed main entrance off of Richards Ave. that would reduce queuing and stop-and-go conditions
- encouraging the County to create and construct a southeast connector, reducing the traffic load on Richards Ave.

## CONSTRAINTS

- **SE connector funding:** The County states it does not have adequate funds to construct the southeast connector. As a public entity, SFCC cannot use its bond money to construct the southeast connector.
- **Available roads:** Only two existing roads – Richards Ave. and College Dr. – border SFCC's campus and can be connected to in order to create a secondary entrance.
- **Safety concerns:** The County has acknowledged that the current intersection at the entrance to SFCC is troublesome, and designed a plan to remove the stop-and-go condition. Its plan removes the stop signs on Richards Ave. and prevents left turns out of the campus. Concerned that this plan creates a dangerous situation for those coming onto campus, SFCC asked the County for an opportunity to work collaboratively with it and other stakeholders to create a more permanent, win-win solution.
- **County approval:** The County must approve SFCC's plans. At this time, the County is opposed to any item that creates a stop-and-go situation, such as stop signs and stoplights.