



CITY OF LAS CRUCES

Parks and Recreation Advisory Board

December 19, 2024

The Parks and Recreation Advisory Board held a meeting on December 19, 2024, at 6:00 p.m. at City Hall, Room 2007B, 700 N. Main, Las Cruces, NM.

Members Present:

- Fred Raish – At large member
- Laura Haas - District 6
- Charles Beard – District 2
- Miley Sarah Grandjean - District 1
- Kylie Aleja Jenkins - District 5
- Aracely Tellez – District 3

Members Absent:

- Alana Bradley - District 4

Others Present:

- Steven Bingham, Director, Parks & Recreation
- Robert Nunez, Deputy Director, Youth Services, Parks and Recreation
- Hazel Nevarez, Senior Office Manager, Parks & Recreation
- Joey Dominguez, Parks Administration
- Miguel Terrazas, Diversion Specialist, Parks & Recreation
- Carol Montoya, Diversion Specialist, Parks & Recreation
- Camica Ramirez, Diversion Specialist, Parks & Recreation
- Kenneth Coppedge

The Parks and Recreation Advisory Board Meeting of December 19, 2024, at City Hall Room 2007B, 700 N. Main, Las Cruces, NM was brought to order at approximately 6:00 p.m. by Chair Raish and recognized the meeting as having a legal quorum.

1. Introductions:

Board Members introduced themselves and stated the district they represent. Attending staff introduced themselves.

2. Conflict of Interest:

There was no conflict of interest.

3. Approval of the Agenda:

1
2 Vice-Chair Haas moved to approve the Parks and Recreation Advisory Board
3 Meeting Agenda for December 19, 2024, seconded by Board Member Beard.
4 Motion passed unanimously.
5

6 **4. Approval of the Minutes September 19, 2024:**
7

8 Vice-Chair Haas moved to approve the Parks and Recreation Advisory Board
9 Meeting Minutes September 19, 2024, seconded by Board Member Beard. Motion
10 passed unanimously.
11

12 **5. Public Participation:**
13

14 None.
15

16 **6. Action Items:**
17

18 **6.1 Realize Las Cruces Endorsement:**
19

20 Steven Bingham stated this is a process that has been going on for a few
21 years. The development code has not been updated since 2001. Realize Las
22 Cruces is the development code update. This update includes roads, right-
23 of-ways, landscaping, parks, trails, open space, tree preservation, screening
24 and fencing, zoning and zoning map, subdivisions, drainage, signs, outdoor
25 lighting.
26

27 Section 5.5 is parks and trails. Going forward with the passing of this new
28 code is require park dedication and construction of neighborhood parks.
29 Proposing instead of collecting an impact fee for the City to build or contract
30 with the developer to build a park and reimburse that, propose that there will
31 be a park dedication requirement. There are a variety of ways to get parks, go
32 for a bond. If you want the new housing that is creating the need for the park,
33 then there are two methods, impact fees and park dedication. Park dedication
34 has not been used by Las Cruces before. Park dedication has been around
35 since the 1960s. The requirement would be the developers build a
36 neighborhood park at their cost with no reimbursement, but pull it out of impact
37 fees and it will a minimum of three acres with a few exceptions. It would three
38 acres times the number of dwellings times the number of people per unit.
39 Basically it is three acres per 1,000 people. A copy of the park section of
40 proposed ordinance was given to the Board Members.
41

42 The purpose of this is to ensure that new master plan or subdivision
43 development allocates resources for accessible and usable parks and trails in
44 accordance with the adopted Parks and Recreation Master Plan, the
45 Comprehensive Plan, the Active Transportation Plan, and any applicable
46 adopted City plan. The Parks and Recreation department will be involved and

1 make recommendations for these parks to be built and meet the needs of the
2 community.

3
4 It was recommended that the impact fee should be used within a mile of the
5 residence. Recent study shows that people on average use between four and
6 six parks regularly throughout the course of a year. There are regulations like
7 the land must provide a minimum of 200 feet of street frontage. No parks
8 located on a cul-de-sac, but this is still being debated between Community
9 Development and City Council. Must be suitable to allow for convenient
10 pedestrian and bicycle access. There is a 20% grade limit on a portion of the
11 park to be built. Cannot be within 100 year flood plain, unless discretion of
12 Parks and Recreation director. Also a fee in lieu is allowed. A trail master
13 plan is in the works. Open space preservation to preserve natural
14 environmental sensitive areas.

15
16 Question about if lights are required. There is no requirement but that would
17 come into the design process negotiations. Improvements to existing parks
18 could also be discussed. Improvements must be completed no later than 50%
19 build out, or two years after the subdivision plat is recorded, whichever comes
20 first.

21
22 Vice-Chair Haas asked about what is put in the parks. Steven Bingham stated
23 the requirement is the land and the improvements. A negotiation will go on
24 between the developer and the City. Vice-Chair Haas asked who determines
25 the age appropriate infrastructure in each park. Steven Bingham stated there
26 is data out there that the home builders are aware of that if they want to attract
27 an older demographic, there are certain amenities in building the house. Vice-
28 Chair Haas asked Chris Faivre if there is anything that Community
29 Development think the PRAB should take from this. Chris Faivre stated this is
30 a completely different approach and the community will benefit from
31 extensively. The intent is to create a structure that will allow Parks to not have
32 to focus all their resources on the neighborhood parks and allow them to focus
33 on other things. The new code makes it easier to build duplexes, triplexes,
34 apartments to better accommodate the housing shortage. At any given time
35 there is about a 5,000 units short in the housing market.

36
37 Steven Bingham stated impact fees prohibit from charging to increase the level
38 of service. If we are at 0.85 acres we cannot say we are going to charge new
39 people to be at three as it is against the law. Impact fees keep the same level
40 of service, but park dedication can raise to a higher level of service. One of
41 the concerns from the developers is that they will have to add a couple of
42 thousand dollars to the price of the home. The current impact fee is currently
43 \$2,600, for a 30 year mortgage this would be \$16.86 per month. In 2022
44 Clemson University did a study that said research shows the annual average
45 healthcare cost was \$374 lower per person per year for those living near the
46 most green space than for those living near the least green space. Areas with

1 the most green space have the lower crime rates versus areas with least green
2 space.

3
4 Steven Bingham stated there is a tree preservation. This is unless a tree is
5 dead, diseased, or nuisance, that you have to get a permit to cut it down if it is
6 more than six inches. The Planning and Zoning Commission approved with
7 two proposed modification, asking to delay that option 5.5, remove it, and to
8 address it later and not include as part of this Realize Las Cruces, or to accept
9 a proposal by the Home Builders Association to reimburse them 50% of the
10 neighborhood park. City Council at their work session did not agree with P&Z.

11
12 Vice-Chair Haas propose endorsing the Parks section of Realize Las Cruces
13 as is; seconded by Board Member Tellez. Motion passed unanimously.

14 15 **7. Discussion Items:**

16 17 **7.1 Presentation to Kenneth Coppedge:**

18
19 Presentation to Kenneth Coppedge for his service on the Parks and
20 Recreation Advisory Board. Vice-Chair Haas thanked him for all his work.

21 22 **7.2 Presentation of Award to Youth Development and Diversion Program -** 23 **Steven Bingham, Director of Parks and Recreation:**

24
25 Steven Bingham stated they want to recognize the Youth staff as they won the
26 New Mexico State Youth Program of the Year. Robert Nunez introduced the
27 staff: Miguel Terrazas, with the City for over nine years; Carol Montoya with
28 the City for two years; Camica Ramirez with the City for two years. They are
29 the diversion specialists. They work with the youth in the educational aspect.
30 In the field they visit with them, a lot of follow-ups are done with the youth after
31 going through the program. There are others, Pat Acosta, the supervisor,
32 Kiana Sandoval, intake specialist, and Samantha Armendariz, intake
33 specialist. There is a staff of six, but budgeted for a staff of nine. They cover
34 north to Hatch and south to Sunland Park, Chaparral, and Anthony. They work
35 normally Tuesday through Saturday, and until 7:00 p.m.

36
37 Originally were the Juvenile Citation Program as law enforcement was giving
38 more citations. Those have been reduced and then they looked at
39 preventative aspect, so now Development and Diversion Program. This
40 program has been within the City of Las Cruces for 21 years.

41
42 Steven Bingham offered lunch to the Youth staff. He also stated there is
43 research about 15-20 years ago that talked about for every dollar spent
44 working with youth you save seven dollars in juvenile delinquent system. This
45 staff is hard working and deal with youth who need good influence, that value
46 the youth. The City has some very committed people in this area.

1
2 **7.3 Board Orientation:**
3

4 Vice-Chair Haas is proposing a work session for the Board Members to get an
5 overview/orientation from the City Clerk as there are numerous new Board
6 Members. January 30th is the only date the clerk has available, at 6:00 p.m.,
7 which is the following Thursday after the board meeting. She will send an e-
8 mail to confirm to attend.
9

10 **7.4 Land use Assumption - Steven Bingham, Director of Parks and**
11 **Recreation:**
12

13 Steven Bingham stated this report was done by a consultant, TischlerBise, and
14 they have done the previous two land use assumption reports and impact fee
15 studies. This report is just the land use assumption and level of service. By
16 state statute required to at least every five years perform this study. This is a
17 45-year national practice. TischlerBise have done over 1,000 impact
18 analyses, impact fee studies, economic impact analyses, real estate and
19 market feasibility, and revenue enhancement options, all across the country.
20

21 Impact fees are a onetime payment for level of service contributions at the time
22 a building permit is pulled, which is charged to a residential unit. All new
23 housing has to provide the same level of service as the previous housing has
24 put in service. There are 500 acres of parkland for the first 100,000 people.
25 The next 5,000 has to stay at the same proportions financially. This fee cannot
26 be used for operations, maintenance, or repairs. It is not taxed. It is a land
27 use regulation. Growth creates the need for the infrastructure, proportionality,
28 growth pays it fair share of the cost and benefits, growth receives the benefit
29 from the infrastructure.
30

31 Land use assumptions look at the household sizes per unit, population
32 estimates and projected growths, housing unit estimates and projections, and
33 projection summary. The levels of service are neighborhood parks,
34 community parks, athletic facilities, dog parks, trails, recreation centers, indoor
35 and outdoor aquatic facilities.
36

37 In the study found single-family housing 2.68 people per household but living
38 in the unit only 2.44 people. As part of this study they used the Public Safety
39 Impact Fee produced occupancy density which was done recently, rather than
40 redoing information. Historical growth chart was shown from 2010 to 2021, an
41 average of 1.25% growth per year, this is from the U.S. Census. Projected
42 growth from 2023 to 2033 is 1.2% increase in population. Housing unit
43 estimates and projected growth which looked at single-family and multifamily
44 units. Projected units by the year were shown with a growth of 4,391 for single-
45 family and 1,619 in multifamily. Residential projections were shown in housing
46 units.

1
2 Level of service, community park is greater than 10 acres with smaller being
3 neighborhood parks are between three and 10 acres in the industry. Here in
4 Las Cruces our parks are a bit smaller. Amenities in the park determine
5 whether it is a neighborhood or community park. Level of service for every
6 1,000 people there are 0.85 acres of neighborhood parks, 1.29 acres for
7 community parks.
8

9 Charles Beard asked if the parks had to be in the area of improvement. Steven
10 Bingham stated impact fees have a seven year lifetime, so if not spent in seven
11 years it has to be returned. The City of Las Cruces has one service area for
12 Parks and Recreation, the whole City. Most communities only have one
13 service area because the older sections will collect very little impact fee and
14 never be enough to use. The national standard which is adopted in the Parks
15 and Recreation Master Plan is everyone should be within a quarter mile
16 walking distance. Speciality parks like dog parks, skate parks, airplane park
17 is 38 acres but is 0.33. Butterfield shooting range is a park but was removed
18 from speciality parks as it inflated too much. Trails per 1,000 people is 0.24
19 miles. Recreation center for which there are three; East Mesa, Frank O'Brien
20 Papan, and Meescheidt. There are 0.49 square feet per person. Aquatic
21 center is 0.54 square feet per person, but level of service is set for population
22 through 2043.
23

24 Vice-Chair Haas asked who provides the data to the consultant. That would
25 be the City. Time is not extensive in doing this as the data is kept and updated
26 regularly.
27

28 Aracely Tellez asked who this is reported to. That would be City Council. This
29 report is an analysis of where we are and where we should be and what the
30 national standards also. Also in preparation for impact fee study and proposals
31 for adjusting impact fees to meet current cost to maintain the same level.
32

33 Question on how impact fees are collected. They are collected as part of
34 pulling the building permit.
35

36 **8. Staff Member Comments:**
37

38 Joey Dominguez stated Parks does not have any comments at this time. The dog
39 park rules will be on the agenda for January.
40

41 Robert Nunez stated their out of school programs are registering for the holiday
42 camp which starts on Monday. Last full school day is today. Keep Las Cruces
43 Beautiful program is still doing monthly neighborhood dumpster days. Mr. Catanach
44 could not attend the meeting but would like to thank everyone that participated and
45 assisted with the tree lighting. Wished everyone happy holiday, happy new year.
46

1 **9. Board Member Comments:**
2

3 Board Member Grandjean she met people in her district and shared their concerns
4 in a smaller forum. A big concern was why are we letting the trees die in Cruces.
5 Joey Dominguez stated the study for Apodaca was done for multiple parks. This
6 study looked at the current trees and then what would be the proper trees to plant.
7 Steven Bingham stated the City does have a forester who has a crew.
8

9 Vice-Chair Haas thanked the staff or all the hard work they do all year.
10

11 Chair Raish thanked everyone.
12

13 **10. Adjournment:**
14

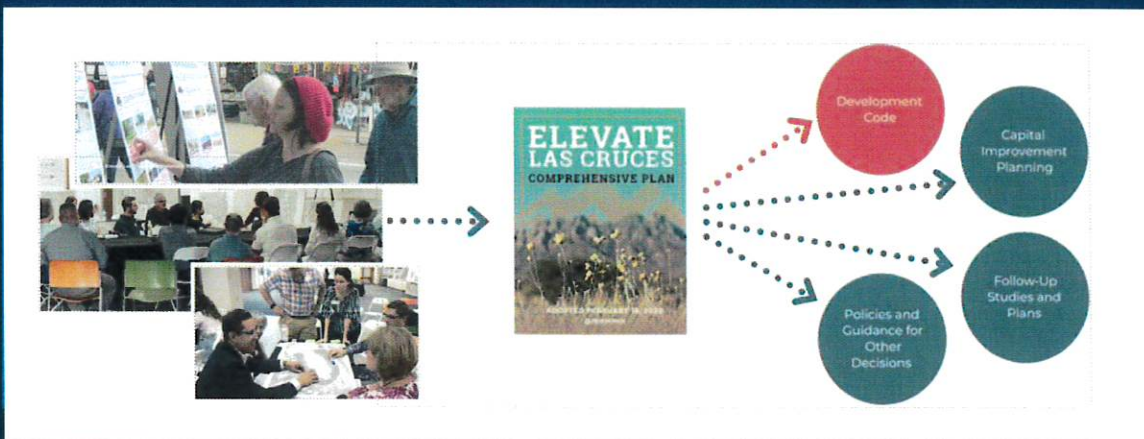
15 Vice-Chair Haas moved to adjourn, seconded by Board Member Beard Haas.
16 Motion passed unanimously.
17
18
19
20

21 _____
22 Chairperson

PARKS AND RECREATION ADVISORY BOARD

REALIZE LAS CRUCES
DEVELOPMENT CODE
PARKS & TRAILS
November 21, 2024

PLAN VISION & IMPLEMENTATION



CODE UPDATE SCOPE

- Roads & Rights-of-Way
 - Landscaping
- Parks, Trails, & Open Space
 - Tree Preservation
 - Screening & Fencing
- Zoning & Zoning Map
 - Subdivisions
 - Drainage
 - Signs
 - Outdoor Lighting

PARKS & TRAILS

- Section 5.5
- Requires Park Dedication & Construction of Neighborhood Parks
- Minimum 3-acre with some exceptions
 - $(3 \text{ acres} \times \# \text{ of dwellings} \times \text{people per unit}) / 1,000 \text{ people}$
- Standards for park or trail dedication
- Outlines dedication and construction process

Realize Las Cruces

For details, see

https://s3-us-west-2.amazonaws.com/mysocialpinpoint/uploads/redactor_assets/documents/90be8d83f9b64ee05de4267989d6b1bde3c21061d489bdf5f27fca0355b8b0aa/94651/RLC_Development_Code_2024.10.15_Accepted.pdf

PROCESS

- P&Z recommendation
 - Approval with consideration of delaying adoption of 5.5 based on consideration of HBA concerns/alternatives
- City Council Work Session December
- City Council Adoption in February

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PARKS DEVELOPMENT FEES
Land Use and Levels of Service Assumptions
DRAFT

City of Las Cruces, New Mexico
September 30, 2024

Beltsville, MD | 301.570.0900
TischlerBise.com

TischlerBise DRAFT

- 45-year national practice
- Fiscal Impact Analysis (1,000+)
- Impact Fees (1,000+)
- Economic Impact Analysis
- Real Estate and Market Feasibility
- Revenue Enhancement Options



2

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Impact Fee Overview DRAFT

- One-time payment at time of building permit.
- Only paid by new development—not existing residents or businesses.
- Helps fund capital improvements providing additional capacity.
- Cannot be used for operations, maintenance, or repairs.
- Impact fees are a land use regulation—not a tax.
- Three requirements:
 - » Need: Growth creates the need for the infrastructure.
 - » Proportionality: Growth pays its fair share of the cost.
 - » Benefit: Growth receives a benefit from the infrastructure.
- Land use assumptions necessary to satisfy the three requirements.

3

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Outline DRAFT

- Land Use Assumptions
 - » Household size
 - » Population estimate and projections
 - » Housing unit estimate and projections
 - » Projection Summary
- Levels of Service
 - » Neighborhood Parks
 - » Community Parks
 - » Community Parks-Athletic
 - » Special Use Parks
 - » Trails
 - » Recreation Centers
 - » Indoor Aquatic
 - » Outdoor Aquatic

4

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Land Use Assumptions

5

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Household Size DRAFT

Type of Unit	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit
Single Family	81,888	30,542	2.68	33,524	2.44
Multifamily	19,590	10,925	1.79	12,365	1.58
Subtotal	101,478	41,467	2.45	45,889	2.21
Group Quarters	1,472				
Total	102,950				

Source: U.S. Census, 2020: ACS 5-Year Estimates Detailed Tables
Note: Single unit includes detached, attached, and mobile homes.

Estimate by housing unit type.

The Las Cruces Public Safety Impact Fee uses a different approach—shown on the next slide.

6

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Household Size

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Public Safety Impact Fee (Willdan, 2022) produced development impact fee amounts by size (in square feet) of housing units.

City of Las Cruces		Public Safety Impact Fee Update Study	
Table 2.2: Occupant Density Assumptions			
Residential			
1,500 or less	1.02	Persons per dwelling unit	
1,501 to 2,100	1.83	Persons per dwelling unit	
2,101 or more	2.43	Persons per dwelling unit	
Nonresidential			
Warehouse (S, U)	0.32	Employees per 1,000 sq. ft.	
Manufacturing (M)	0.35	Employees per acre	
Industrial (I)	1.87	Employees per 1,000 sq. ft.	
Warehouse (E, H)	2.83	Employees per 1,000 sq. ft.	
Office (O)	3.78	Employees per 1,000 sq. ft.	
Commercial/Hotel (N, H, A)	2.12	Employees per 1,000 sq. ft.	

Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates (Data #2018 and 2020); U.S. Census Bureau, 1980 Census Urban Census Services.

To be determined whether this data will be used in the Parks Development Fee.

TischlerBise does not make any warranties regarding this data, as we have not independently verified the calculations.

7

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Population Growth Trends

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Historical Population Growth

Year	City of Las Cruces Population
2010	98,284
2011	100,212
2012	101,045
2013	101,238
2014	101,192
2015	101,113
2016	101,313
2017	101,963
2018	102,812
2019	103,432
2020	111,385
2021	112,722
Net Increase (2010-2021)	14,438
Growth Rate (2010-2021)	1.25%

Population as of July 1 except 2020 and 2021, which is as of April 15
Source: U.S. Census; Willdan Financial Services

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Population Estimate and Growth

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Population Estimate and Projected Growth

Year	City of Las Cruces Population (as of July 1)
2023	115,443
2024	116,828
2025	118,230
2026	119,649
2027	121,085
2028	122,538
2029	124,008
2030	125,497
2031	127,004
2032	128,529
2033	130,072
Net Increase (2023-2033)	14,629
Growth Rate (2023-2033)	1.20%

Sources: Willdan Financial Services through 2030; subsequent years projected based on average annual growth rate of 1.2% (from above projections).

9

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Housing Unit Estimate and Growth

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Housing Unit Estimate and Projected Growth

Year	City of Las Cruces Housing Units	73%		27%	
		Single Family Units	Multi-Family Units	Single Family Units	Multi-Family Units
2022	46,898	34,261	12,637		
2023	47,460	34,672	12,788		
2024	48,030	35,088	12,942		
2025	48,606	35,509	13,097		
2026	49,190	35,936	13,254		
2027	49,780	36,367	13,413		
2028	50,377	36,803	13,574		
2029	50,982	37,245	13,737		
2030	51,593	37,691	13,902		
2031	52,211	38,143	14,069		
2032	52,837	38,600	14,237		
2033	53,470	39,062	14,408		
Net Increase (2022-2033)	6,010	4,391	1,619		

Source: Willdan Financial Services; U.S. Census, 2020; ACS 5-Year Estimates Detailed Tables

Note: Single unit includes detached, attached, and mobile homes.

10

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Residential Projections

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	2023	Multi-Year Incremental						10-Year Change
		Base	1	2	3	4	5	
Population								
Total Population	115,443	116,828	118,230	119,649	121,085	122,538	130,072	14,629
Net Increase Per Year	1,369	1,385	1,402	1,419	1,436	1,453	1,545	
Housing Units								
Single Family Units	34,672	35,088	35,509	35,936	36,367	36,803	39,062	4,391
Multi-Family Units	12,788	12,942	13,097	13,254	13,413	13,574	14,408	1,619
Total Housing Units	47,460	48,030	48,606	49,190	49,780	50,377	53,470	6,010
Single Family Net Increase Per Year	411	416	421	427	433	438	465	4,391
Multi-Family Net Increase Per Year	151	154	155	157	159	161	171	1,619
Net Increase Per Year	562	570	576	584	590	597	633	6,010

Source: Willdan Financial Services; U.S. Census, 2020; ACS 5-Year Estimates Detailed Tables

Note: Nonresidential development estimates and projections are included in the land use assumptions memo to be consistent with the Public Safety and Utilities Development Fee reports; it is not anticipated that the Parks and Recreation Development Fee will be assessed on nonresidential development.

11

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Levels of Service

12

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Park and Recreation Components Outline

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Components

- » Neighborhood Parks
- » Community Parks
- » Community Parks-Athletic
- » Special Use Parks
- » Trails
- » Recreation Centers
- » Indoor Aquatic
- » Outdoor Aquatic

13

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Neighborhood Parks Level of Service

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Neighborhood Park		Acres
Site		
Albert Tombs Johnson Sr. Memorial Park		1.9
Camelot Gardens Park		1.2
Camrose Park		2.3
Candlelight Knolls Park		0.4
College Manor Park		2.0
Country Club Estates Park		2.3
El Comon Park		0.7
El Encanto Parque		0.5
Four Hills Park		1.9
Gus Vrachakis Park		3.3
Hermosa Heights Park		1.2
Olvera Park		1.9
La Buena Vida Park		8.7
Las Colinas Arroyo Park		1.3
Legends West Park*		2.0
Metro Verde (any) Park		2.8
Metro Verde Sculpture Park		1.7
Metro Verde Soccer Park		1.0
Metro Verde Tower Park		1.6
Metro Verde Villas Park		2.2
North Las Cruces Park		8.3
Northside Park		1.0
Northridge Park		1.1
Palace Of The Sun Park		1.0
Pioneer Woman's Park		2.5
Ponderosa Park		0.7
Rincon Hills Park		3.7
Sagehen Park		2.1
Sagehen / Stull Park		2.2
Sam Grant Park		2.6
San Jose Park		1.8
Sunrise Terrace Park		4.3
Sunset Hills Park		1.5
Talibook Park		5.7
Tony Gomez Park		12.1
Valle Verde Park		2.9
Villa Encarnada Park		1.9
Vista De La Montana Park		2.2
Total		98.34

* Adjusted to reflect the active portion of the park (2 acres of 13.8 acre)

Level of Service (LOS) Standards	
Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	0.85

Level of Service Calculation =
98.34 Acres / 115,443 persons / 1,000
= 0.85 Acres per 1,000 persons

Source: City of Las Cruces Parks and Recreation

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14

Community Parks Level of Service

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Community Park		Active Acres
Site		
Brangian Park		4.0
Burn Lake		7.00
Desert Trails Community Park		34.07
East Mesa Park		2.07
Frerige Park		9.9
Henry Bendavid Community Center		6.63
La Ulorona Park		4.38
Las Cruces Lions Park		7.51
Mesilla Park		4.85
Metro Verde Splash Pad Park		7.93
Mike Apoteaca Park		14.88
R. L. Young Park		21.80
Valley View Park		8.57
Veterans Memorial Park		34.70
Meerscheldt Rec Center*		4.10
Unidad Park*		1.61
Total		149.03

Level of Service (LOS) Standards	
Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	1.29

* Located within the Hadley Avenue Recreation Complex
Source: City of Las Cruces Parks and Recreation

Community Park-Athletic		Active Acres
Site		
Apoteaca Ball Fields		9.13
Burn Lake - Soccer Fields		5.55
High Noon Soccer Complex - Fields 1-2		7.22
High Noon Soccer Complex - Fields 3-5		10.78
Hadley Outdoor Exercise Site*		0.30
Jim Hartley Field*		10.51
Milag Park*		13.31
Providence Park Soccer Complex*		8.51
Raymond M. Pat Sports Complex*		18.20
Ronald D. Galta T-Ball Complex*		3.88
Soldados Multipurpose Complex*		8.71
East Mesa Public Recreation Complex		53.00
Total		148.73

Level of Service (LOS) Standards	
Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	1.29

* Located within the Hadley Avenue Recreation Complex
Source: City of Las Cruces Parks and Recreation

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Special Use Parks Level of Service

DRAFT

Special Use		Active Acres
Site		
ASCMV Dog Park		1.09
Burn Lake Dog Park		2.04
RC Airplane Park		30.5
Las Cruces BMX Track*		2.6
Las Cruces Dog Park*		1.4
Las Cruces Skate Park*		1.0
Total		38.55

Level of Service (LOS) Standards	
Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	0.33

* Located within the Hadley Avenue Recreation Complex
Source: City of Las Cruces Parks and Recreation

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Trails Level of Service

DRAFT

Trails		Total Miles
Site		
Alameda Arroyo Trail		0.73
Armijo Lateral Trail		2.63
Calle Jitas Trail		1.07
Desert Trails Park - path		37.37
Gomez Trail		0.18
La Ulorona Multi Use Path - Park		0.24
La Ulorona Multi Use Path - South		3.15
La Ulorona Multi Use Path - North		1.14
Las Cruces Lateral Trail		3.13
LC Dam Trail		12.82
Legends West Trail		1.32
Mesilla Drain Trail		2.21
Metro Verde Trail		0.22
Metro Verde/Engler - Multi Use Path		0.68
Outfall Channel Trail		4.44
Sonoma Ranch Multi Use Path		3.61
Tierra Verde Trail		0.25
Triviz Multi Use Path		4.57
Twin Parks Trail		0.93
Union Multi Use Path West		0.83
Wetland Trail		1.12
Total		82.65

Level of Service (LOS) Standards	
Las Cruces Population in 2023	115,443
LOS: Miles Per 1,000 Persons	0.24

Source: City of Las Cruces Parks and Recreation

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Recreation Centers Level of Service

DRAFT

Site	Location	Square Feet
East Mesa Recreation Center	East Mesa Park	3,260
Frank O'Brien Papen Recreation Center	Mesilla Park	23,335
Meerscheldt Recreation Center	Hadley Recreation Complex	29,650
Total		56,245

Source: City of Las Cruces Parks and Recreation

Level of Service (LOS) Standards	
Las Cruces Population in 2023	115,443
LOS: Sq. Ft. Per Person	0.49

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Indoor Aquatic Facilities Level of Service

DRAFT

Facility	Square Feet
Las Cruces Regional Aquatics Center	42,295
Las Cruces 50m Community Pool	36,536
Total	78,831

Level of Service (LOS) Standards

Las Cruces Population in 2043	146,562
LOS: Sq. Ft. Per Person	0.54

Source: City of Las Cruces Parks and Recreation

Facilities have excess capacity: Level of service set at 2043 population (through 20 years).

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Outdoor Aquatic Facilities Level of Service

DRAFT

Outdoor Aquatic Facilities

Facility	Count
Metro Verde Splash Park	1
Plaza de Las Cruces Splash Pad	1
Unidad Splash Pad	1
Total	3

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Units Per 1,000 Persons	0.026

Source: City of Las Cruces Parks and Recreation

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DRAFT

Questions / Discussion

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Chapter 5. Development Standards

Sec. 5-5. Parks, Trails, and Open Space

Sec. 5-5. Parks, Trails, and Open Space

A. Purpose

The purpose of this section is to ensure that new master plan or subdivision development allocates resources for accessible and useable parks and trails in accordance with the adopted Parks and Recreation Master Plan, the Comprehensive Plan, the Active Transportation Plan and any applicable adopted City plan.

B. Applicability

1. Single-family Residential Development. The requirements of this section for park land and trail dedication shall apply to all developments resulting in the creation of new residential dwelling units.
 - a) Exceptions:
 - i) Replats of property if no increase in dwelling units will occur.
 - ii) Property in the Rural Character Area or zoned OS-1, Open Space-Preserve and Recreational District or OS-2, Open Space-Drainage District.
2. Multi-family Residential Development. The requirements of this section for park land and trail dedication shall apply to all developments resulting in the creation of new multi-family residential units.
3. Non-Residential Development. The requirements of this section for open space and trail dedications shall apply to non-residential developments.
 - a) Mixed-use developments may propose park land, trails, or open space dedication or a combination to satisfy the requirements of this section.
 - b) Exceptions:
 - i) Single-lot commercial developments containing less than 5 acres; and
 - ii) Property zoned Industrial is not required to dedicate open space, however shall provide connections and dedicate trail easements if adjacent to an existing or proposed trail corridor in accordance with **Sec. 5-5.D. Trails**.
 - iii) Projects with approved Master Development Plans or Development Agreements that provide parks and trails in accordance with the Active Transportation Plan.
 - iv) Approved Planned Unit Developments (PUDs) that provide parks and trails in accordance with applicable adopted plans.
4. Park Impact Fees will be assessed at the time of building permit for other park facilities as outlined in Section 33-32 of the LCMC.

C. Park Land

1. Park Land Dedication

Dedication of park land and installation of park improvements within new developments and redevelopments is required to provide shared space and amenities for the enjoyment of neighborhood residents.

2. The amount of park land required to be dedicated (or fee in lieu of dedication) is as follows:

$$\frac{3 \text{ acres} \times (\text{number of dwelling units}) \times (\text{persons/unit}^*)}{\text{population}} = \text{Acres to be dedicated} \quad 1,000$$

*Multi-family and single-family persons per unit shall be based on adopted land use assumptions.

3. Density shall be determined by the units specified on a master development plan or site plan or, in cases where not specified the maximum density per applicable zoning district should be used.

4. Parkland Standards

Land may be dedicated for neighborhood parks to serve new development. Dedicated acreage may also be combined with existing parkland to accommodate larger community park facilities. At a minimum, parkland shall comply with the following area and location standards:

- a) Land dedicated for a neighborhood park shall be a minimum of three contiguous acres in size. Land may be considered contiguous if it abuts both sides of a street with a Local classification and the separate areas are joined by a marked pedestrian crossing; and
- b) The land must provide a minimum of 200 feet of street frontage; and
- c) Walkshed. Dedicated parkland shall accommodate neighborhood walksheds of $\frac{1}{4}$ mile by providing a safe, accessible sidewalk or trail connections from the outside edge of the park property to the adjacent neighborhoods; and
- d) The land must not be located on a cul-de-sac; and
- e) The land must be situated to allow convenient pedestrian and bicycle access; and
- f) Park area must be visible from adjacent homes or buildings and public streets; and
- g) Drainage areas or areas with undulating topography or slopes exceeding five percent are acceptable if the areas are to remain in their natural state and will preserve one or more significant features such as creeks, watersheds, viewsheds, native clusters of trees, or habitat for native or migratory species; and
- h) At the discretion of Parks and Recreation and in cases of specialized facilities, no more than half the area of the park land dedication may be located as follows:
 - i) On a slope of 20 percent or greater; or
 - ii) Within an arroyo; or
 - iii) Within the 100-year floodplain.
- i) The location of dedicated park land shall also address the following, with specific consideration where service gaps are identified within the Parks and Recreation Master Plan:
 - i) Proximity to existing or planned transit routes; and
 - ii) Concentrations of multi-family housing and affordable developments; and
 - iii) Population density; and
 - iv) Areas of low household income.

5. Parkland Improvements

Installation of required improvements shall defer to the Parks and Recreation Facility Standards Manual and be coordinated with and approved by the Parks Director or their designee.

6. Installation and Acceptance of Public Improvements

All public improvements installed to comply with this Section shall follow the procedures outlined in Sec. 4-4.C through Sec. 4-4.D.4 of the Subdivision Regulations.

7. Fee in Lieu of Required Park Improvements

When a fee is paid in lieu of parkland dedication in accordance with Sec. 5-5.I, the applicant shall provide an estimate of the cost of required park improvements. The applicant shall pay the amount of the approved estimate to the City in lieu of construction of required improvements to comply with this Section.

D. Trails

1. Trail Dedication and Construction

Chapter 5. Development Standards

Sec. 5-5. Parks, Trails, and Open Space

When a trail or trail extension is proposed on the subject property, the decision-making body is authorized to require that an easement be provided for the trail. Sufficient land shall be dedicated and improved to provide trails in conformance with the Active Transportation Plan and the Parks and Recreation Master Plan.

- a) Extensions of the public trail network shall be included in the calculation of the amount of dedicated park land when the trail and amenities, including street trees and landscaping, street furnishings, and exercise stations are installed.
- b) Connections to existing and proposed trail corridors are dedicated and built when the trail corridor is adjacent to or connects to a proposed development that meets **Sec. 5-5.B Applicability**.
- c) Minor alignment adjustments may be appropriate to accommodate site-specific characteristics to achieve the ideal trail alignment.
- d) Trails shall be located and constructed as set out in applicable adopted plans.
- e) Connections to adjacent land shall be provided when:
 - i) The adjacent land is publicly owned or otherwise open to the public, or
 - ii) The adjacent land is under common ownership with the parcel proposed for development.

2. Trail Standards

Unless otherwise specified, all trails shall be constructed to adopted City standards and criteria from the Parks and Recreation Master Plan or any other applicable adopted City plan, and the Parks and Recreation Facility Standards Manual and shall conform to the requirements of the Americans with Disabilities Act, where applicable and as may be amended. Universal design should be incorporated whenever practical.

Extensions of the public trail network may be included in the calculation of the amount of dedicated park land upon the approval of the Parks and Recreation Director or designee and when the trail and amenities are installed.

Connections to existing and proposed trail corridors are dedicated and built when the trail corridor is adjacent to or connects to a proposed development that meet **Sec. 5-5.B. Applicability**.

E. Open Space

1. Open Space Dedication

Open space dedication may be considered to preserve natural or environmentally sensitive areas or provide public gathering places such as plazas within a development or when outlined in any applicable adopted City plan.

2. Public open space may be dedicated in lieu of or in combination with park land to meet the minimum requirements of this section with review and approval by the Parks and Recreation Director or designee.
 - a) Amenities and improvements for a dedicated public open space shall comply with the Parks and Recreation Facility Standards Manual. Open Space improvements shall be determined during the development review process and shown on the Preliminary Plat or Site Plan for the proposed development.
3. Private open space may be included to address part of the required dedication in accordance with **Sec. 5-5.1.3**.

F. Dedication Procedures

1. Proposed Development

- a) The developer shall provide an area or areas for public parks, trails, or open space, or a combination, in accordance with the Las Cruces Parks and Recreation Master Plan and any other applicable adopted City plan.
 - b) The developer shall dedicate easements or deed property for trails and trail connections in accordance with applicable adopted plans.
2. Planning & Zoning Commission. The developer and the DRC, in consultation with the Parks and Recreation Advisory Board, as appropriate, shall make a joint recommendation to the Planning & Zoning Commission as to the land dedication or fee in lieu of dedication. If they are unable to agree, the developer and the DRC shall make separate recommendations to the Planning & Zoning Commission who shall determine the issue.

G. Criteria for Dedication

1. Land shown as dedicated on a Final Plat shall be free from any of the following:
 - a) Human inhabitants;
 - b) Hazards, including scrap material, junk, vehicles or equipment, above-ground or below-ground environmental contaminants or holding tanks;
 - c) Encumbrances of any kind, including deed restrictions, liens, or easements, unless they confer to the benefit of the City or will not interfere with the use of the property as a park;
 - d) Other undesirable objects or features that may accrue to the liability of the City based upon an inspection the City conducts at its discretion prior to accepting the land for dedication.
2. Land dedicated for open space or for unimproved parkland or trails must be preserved in its pre-developed state and may not be used for construction activities or storage of materials or equipment during construction of the subdivision or development, unless otherwise specified in a development agreement.

H. Zoning Requirements

1. Lots created for the purpose of park land or trail dedication shall not be required to meet the standards for lot size or area within any zoning district.
2. Lots created for the purpose of park land dedication to serve the residents of the surrounding area shall not be subject to POA/HOA dues or other fees established for maintenance or other purposes within the neighborhood.

I. Alternatives to Park Land Dedication

If suitable land for park land dedication is not available, the subdivider or developer may propose one or more of the following in lieu of dedication:

1. Fee in Lieu

A fee set by the City Council based on the market value of the required acreage.

- a) The City shall determine the amount of the fee at the time of Preliminary Plat or Site Plan approval and the developer or subdivider must pay all fees before recording a Final Plat or obtaining a Building Permit.
- b) The City will reserve the contributed fees for the purpose of land acquisition to provide additional park and open space within the community in a manner that is consistent with the service level and proximity criteria in the Las Cruces Parks and Recreation Master Plan.
- c) If the City fails to expend all the contributed funds on parks or improvements to parks in accordance with NMSA 5-8-11, the original property owner, subdivider, or developer or their successors and assigns in chain of title, may request in writing that the City refund any remaining funds in accordance with NMSA 5-8-17.

d) Park Fund Established

i) Establishment

A separate fund to be deposited at the highest interest rate permitted by law to be entitled "Park Fund" shall be and is hereby created. The money paid into the fund shall be held in said fund in trust to be used solely and exclusively for the purpose of purchasing and/or improving public park and recreational land within the City.

ii) Purchases and Use of Funds

The principal and interest deposited and kept in the Park Fund shall be used solely for the purpose of purchasing and/or improving land for public park and recreation uses.

2. Improvements to Existing Parks

Improvements the developer or subdivider pledges to perform or provide in existing City parks in accordance with a recommendation from the City and consistent with adopted City standards.

3. Private Park or Open Space Development

Chapter 5. Development Standards

Sec. 5-5. Parks, Trails, and Open Space

Providing private parkland or open space shall account for up to 50 percent of the required public park land dedication, provided that the private park conforms to the following:

- a) The property is deed-restricted for use as a park or reserved open space;
- b) The property is shown on the Final Plat as park land or common area;
- c) Parks are built to the standards of a public park and conform to the intent of the Parks and Recreation Master Plan and the Comprehensive Plan; and
- d) The park or open space is owned and maintained by a homeowners' or property owner's association.

J. Dedication Prior to Development Application

If a developer wishes to dedicate land that exceeds the requirement of this section, the developer shall make a written request to the Planning & Zoning Commission who may grant the developer a credit equivalent to said excess.

1. The proposed dedication shall be included in the review and recommendation by the DRC prior to consideration by the Planning & Zoning Commission.
2. The approved credit shall be applied toward the developer's obligation under this section for any subsequent development by the same developer/owner within a one-half (½) mile walkshed of the original development site or as recommended by the DRC and approved by the Planning & Zoning Commission.

K. Timing of Dedication or Fee in Lieu

1. Timing of Land Dedications

- a) All dedications of land, including easements, must be made before the City signs the Final Plat, or issues any permits to authorize initiation of work related to a Site Plan. When not dedicating with a Final Plat, a separate instrument addressing the items in **K.1.a)ii)** below is required.
 - i) The proposed dedication shall be shown on the Preliminary and Final Plat or Site Plan and shall be reviewed as an element for final approval of an application for development.
 - ii) Submission of dedication documents is required for final approval. Dedication documents include, but are not limited to:
 - a. A metes and bounds description of the land to be dedicated,
 - b. A survey of the property,
 - c. A copy of the fee simple deed and title policy for the property,
 - d. An environmental statement (ESA Phase 1) that indicates the site is free of environmental contamination or hazards, and identifies critical environmental features, and
 - e. Documents conveying ownership to the City by warranty deed, transferring the property in fee simple to the City, and ensuring that the property is free and clear of any mortgages or liens at the time of such conveyance.
 - iii) The park land shall be labeled on the Final Plat or Site Plan as "Public Park, Trail or Open Space (as applicable)land dedicated to the City of Las Cruces" with the acreage of land labeled on the Plat or Site Plan.
 - iv) Any disturbed land shall be restored and the soil stabilized by vegetative cover by the developer.
- b) Deeded land is dedicated public property and not subject to any right of reversion or refund.

2. Timing of Fees in Lieu

- a) A cash contribution in lieu of required land development shall be payable before the City signing the Final Plat, or issuance of building permits for a Site Plan.
 - b) With the approval of the Planning & Zoning Commission, a developer may pay such contribution in three equal installments to be paid in full within one year of Final Plat approval.
3. Multi-phase developments shall dedicate sufficient park land and trail easements to meet or exceed the proportionate total requirement for the phase being recorded on the Final Plat.

4. Timing of Improvements

- a) Subject to Adequate Facilities and Substantial Completion.
- b) Improvements must be completed no later than 50% build-out or 2 years after the subdivision plat is recorded, whichever comes first.
- c) If required park improvements are not installed at the time of subdivision construction a form of Performance Security and a bid from the contractor shall be filed with the City, along with a development agreement outlining the improvements to be completed, any cost sharing agreements (e.g., oversizing), and other terms as required by the Parks and Recreation Director.
 - i) The amount of such Performance Security must cover 125 percent of the projected cost of all required improvements agreed to by the Parks and Recreation Director. The amount shall be based on the projected costs that the City – not a private developer – would incur at the time improvements are scheduled for completion.
 - ii) Any of the following types of security shall be filed with the Community Development Director:
 - a. Performance bond. A surety bond acceptable to the City.
 - b. Escrow account. An account established with a financial institution.
 - c. Irrevocable stand-by letter of credit. The City shall have irrevocable authority to draw a draft for the projected cost of improvements.
 - d. Cashiers' check. An amount of security acceptable to the City.
 - e. Any other form of security approved by the Community Development Director, Finance Director, and legal staff.
- d) The City shall not issue any building permits within the subdivision until all improvements have been installed and inspected, unless a Performance Security is provided.
- e) Any further extension of time for completion of required improvements shall require approval of the Planning & Zoning Commission.
- f) Updated improvement cost estimates and additional performance security may be considered as a condition of any approved extension.