



Kizito Wijenje  
EXECUTIVE DIRECTOR

January 21, 2020

MEMORANDUM

**To:** Development Review Board  
**c/o Angela Gomez**, Administrative Assistant, DRB Board

**Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan  
Karen Alarid, Executive Director APS Facility Planning & Construction  
Amanda Velarde, Director, APS Real Estate  
John Valdez AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority  
Elizabeth Halpin AICP, Senior Planner Manager, APS Capital Master Plan  
Kalyn Finnell, Planner II, APS Capital Master Plan  
Diana Chavez Vargas, Intern Planner, APS Capital Master Plan

**From:** Diana Chavez, Intern Planner, APS Capital Master Plan

**Re:** CABQ Development Review Board Cases to be heard on January 22, 2020

**1. Project # PR-2019-003208 (1006864)**

- a. DRB Description:  
SD-2019-00228 – Infrastructure Improvements Agreement Extension.
- b. Site Information: Tract M and Tract N-2-A-1. Watershed Subdivision. Del Webb @Mirehaven Phase 2A.
- c. Site Location: Willow Canyon TR between Wind Caves and Granite Mountain Loop.
- d. Request Description: This is a request for an extension of infrastructure improvement agreement of a residential development project. The site is part of a large project (resort community) being developed in multiple phases which includes single family housing and housing for 55+. The area is 72.8879 acres and the plat division show 102 lots. It is zoned PC (Planned Community).

- i. **APS Case Comments: Residential Units: 102**
- ii. **Est. Elementary School Students: 26**
- iii. **Est. Middle School Students: 11**
- iv. **Est. High School Students: 11**
- v. **Est. Total # of Students from Project: 48**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.



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**School Capacity**

School	2019-2020 40 <sup>th</sup> Day Enrollment	Facility Capacity	Space Available
Tres Volcanes Com. Collaborative	874	1420	546
Jimmy Carter Middle School	818	1150	332
West Mesa High School	1748	1800	52

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**