

Village of Taos Ski Valley Impact Fee Update

Draft Land Use Assumptions

Table 1: Draft Land Use Assumptions

| | 2019 | 2030 | Increase |
|---|------|-------|----------|
| <u>Residents</u> ¹ | 95 | 142 | 47 |
| <u>Dwelling Units</u> ² | | | |
| Single Family | 215 | 356 | 141 |
| Multifamily | 169 | 280 | 111 |
| Total | 384 | 636 | 252 |
| <u>Employment</u> ³ | | | |
| Commercial | 563 | 1,006 | 443 |
| Office | 24 | 43 | 19 |
| Total | 587 | 1,049 | 462 |
| <u>Building Square Feet (1,000s)</u> ⁴ | 151 | 269 | 118 |
| <u>Hotel Rooms</u> | 235 | 410 | 175 |
| <u>Overnight Visitors</u> ⁵ | 404 | 690 | 286 |

¹ Existing residents from American Community Survey data. Increase in residents based on increase in single family dwelling units, multiplied by dwelling unit density assumptions in Table 2.2. Assumes that multifamily units are primarily lodging/accommodations and do not house permanent residents.

² Base year dwelling unit estimate from ACS data. Increase based on data from the *Second Revised Economic Impact Analysis Taos Ski Valley* allocated to single and multifamily based on current proportions.

³ Estimate of 608 total workers less 21 local government workers based on data from OnTheMap.ces.census.gov. Increase in employment based on permanent job positions identified in the 2nd Revised Economic Impact Analysis Taos Ski Valley:

⁴ Existing building square footage identified by the Village's GIS analysis. Excludes hotels and accommodations. Increase in building square footage assumed to remain constant relative to employment.

⁵ Assumes an occupancy rate of 50% and two visitors per unit. Applies to hotel rooms and multifamily units.

Sources: American Community Survey Table B25033; U.S. Census Bureau LEHD Origin-Destination Employment Statistics (2002-2015) accessed at <https://onthemap.ces.census.gov>; 2nd Revised Economic Impact Analysis Taos Ski Valley: January 7, 2015; Willdan Financial Services.

Table 2: Occupant Density Assumptions

Residential

| | | |
|---------------|------|-----------------------------|
| Single Family | 0.40 | Residents per dwelling unit |
|---------------|------|-----------------------------|

Nonresidential

| | | |
|------------|------|---------------------------------|
| Commercial | 2.34 | Employees per 1,000 square feet |
| Office | 2.97 | Employees per 1,000 square feet |
| Hotel | 0.41 | Employees per Room |

Visitor Accomodations¹

| | | |
|---------------------------|------|----------------------------|
| Multifamily (Condominium) | 1.00 | Visitors per dwelling unit |
| Hotel | 1.00 | Visitors per dwelling unit |

¹ Assumes two visitors per unit, and a 50% annual occupancy rate.

Sources: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 10th Edition; Willdan Financial Services.
