



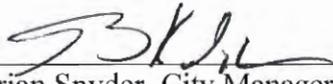
# City of Santa Fe, New Mexico

# memo

**DATE:** June 10 for June 24, 2015 City Council Meeting

**TO:** City Council

**VIA:**

  
Brian Snyder, City Manager  
Lisa Martinez, Director, Land Use Department 

**FROM:** Donna Wynant, AICP, Senior Planner, Current Planning Division 

**Case #2014-121. Blue Buffalo General Plan Amendment.** James W. Siebert & Assoc., Inc., agent for Blue Buffalo, requests approval of a General Plan Future Land Use map amendment to change the designation of 16.53± acres of land from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to High Density Residential (12-29 dwelling units per acre). The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east. (Donna Wynant, Case Manager)

**Case #2014-122. Blue Buffalo Rezoning.** James W. Siebert & Assoc., Inc., agent for Blue Buffalo, requests Rezoning approval of 16.53± acres of land from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre) to build approximately 450 apartment units. The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east. (Donna Wynant, Case Manager)

*Cases #2014-121, #2014-122 are combined for purposes of staff report, public hearing and Governing Body comment and action, but each is a separate application and shall be reviewed and voted upon separately.*

## I. RECOMMENDATION

The Planning Commission recommends **DENIAL OF BOTH CASES** to the Governing Body.

On February 19, 2015, the Planning Commission found that the application does not meet all code criteria for a General Plan Amendment and Rezoning.

Two motions will be required in this case, one for the General Plan Amendment and another for the Rezoning.

Approval of the General Plan Amendment and Rezoning would require the Governing Body to make findings as outlined in Code §§14-3.2(E) and 14-3.5(A) and (C).

If the City Council approves the General Amendment and Rezoning cases, the applicant will return to the Planning Commission with a separate application for review and approval of a Development Plan.

## **APPLICATION OVERVIEW**

The General Plan Amendment and Rezoning applications pertain to four separate lots owned by three different owners (listed below). The applicant has provided a conceptual site plan for illustrative purposes. The subject properties were annexed into the City in 2014 as part of the City-initiated annexation. They were zoned C-1 PUD and R-1 in recognition of the existing Eco Versity property and the dentist office. The other two properties to the east of EcoVersity were annexed in with R-1 zoning.

- Blue Buffalo LLC., 2.213 acres (prior dental office/residence-Byres property)  
(2725 Agua Fria)
- PRAJNA Foundation 10.889 acres (prior EcoVersity)  
(2639 Agua Fria)
- PRAJNA Foundation 1.691 acres, adjoins EcoVersity property on the east
- Anita Salazar 1.740 acres (extends from Agua Fria to Santa Fe River)

**At the February 19<sup>th</sup> Planning Commission meeting, the applicant proposed to build approximately 450 apartment units. The applicant has since reevaluated their proposal and now contemplates building 399 units. The proposed change would result in a density of approximately 24 units per acre; still requiring the R-29 zoning. The City's Development Code provides for zoning categories R-12, R-21 and R-29. Anything over 21 units per acre would fall into the R-29 category.**

**The request for the General Plan Future Land Use map amendment to the High Density Residential (12-29 dwelling units per acre) would remain the same since 399 units on the 16.53 acre site would fall within the High Density Residential range of 12-29 units per acre.**

**A June 16 memo from the city's Traffic Engineering Division is attached, which analyzes likely traffic impacts from development of the property. Staff analysis is based on the traffic impact analysis report (TIA) prepared by the applicant's traffic engineer, including revisions that were made subsequent to the Planning Commission hearing. The TIA assumes that a maximum of 399 apartment units will be developed. City staff concurs with the TIA's conclusion that acceptable levels of service will be maintained at affected intersections, and that necessary roadway modifications can be accommodated within existing right-of-way and on land that will be dedicated by the applicant.**

**The applicant held a meeting on June 9th at the downtown public library with approximately 30 concerned neighbors. That meeting was not required by the city and city staff was not in attendance.**

## **PLANNING COMMISSION REVIEW**

The Commission found the criteria for General Plan Amendments are not met by this application.

- (a) The criteria set forth in Code § 14-3.2(E) for General Plan Amendments are not met by this application.
- (b) Applicant's General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the General Plan Amendment would allow for a change to the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.
- (c) Applicant's General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.
- (d) Applicant's General Plan Amendment appears to meet the criteria for affording housing, compact urban form and similar sustainability goals; however, this is not an appropriate location in terms of its context and intensity, and is therefore not consistent with the Santa Fe General Plan as noted in the comments provided by the Long-Range Planning staff of the City's Housing and Community Development Department as found in the Staff Report.
- (e) There are other locations for multi-family housing at the proposed density, as noted in the Comments provided by the Long-Range Planning staff of the City's Housing and Community Development Department as found in the Staff Report, that would better implement the Santa Fe General Plan.
- (f) Due to the lack of data to show how many rental units are available and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections for the City of Santa Fe.
- (g) Agua Fria Street is a secondary arterial that has a permanent traffic counter at Boylan Lane, owned and operated by NM DOT, which takes 24 hour counts, 7 days a week. This data has been accessed and compiled by the Metropolitan Planning Organization (MPO) and has documented that the traffic volume on Agua Fria Street has declined over the past several years, particularly due to the extension of Siler Road to Alameda Street.

The Commission has considered the criteria established by Code §§14-3.5(C) and finds:

- (a) The criteria set forth in Code § 14-3.5 for Rezoning requests are not met by this application.
- (b) The application is not consistent with the Santa Fe General Plan.
- (c) While there have been changes in the surrounding area, they do not justify a change in zoning of this magnitude at this time.
- (d) The existing zoning, C-1, provides for a good variety and mix of uses allowing reasonable use of these lands, including up to 278 units.

- (e) There are other more appropriate vacant locations within the City of Santa Fe that are already zoned for higher density multifamily projects that are closer to retail and services, job centers, better transit options and primary arterial streets.
- (f) The Traffic Engineer has stated, in comments submitted to the Commission, that the Traffic Engineering Division cannot make recommendations until certain revisions are made to the Applicant's Traffic Impact Analysis.

Approximately 21 property owners attended the ENN on 11/24/14 and asked questions but did not express opposition to the proposal. Over 50 communications are attached, mostly in opposition.

Several letters of opposition and a petition against Blue Buffalo, received 6/17/15 and 6/19/15 are attached (see Exhibit 7).

**Attachments:**

- Exhibit 1 Planning Commission Findings of Fact 3/19/15
- Exhibit 2 Draft General Plan Amendment Resolution
- Exhibit 3 Draft Rezoning Bill – R-29
- Exhibit 4 Planning Commission Staff Report Packet
- Exhibit 5 Planning Commission Minutes – 2/19/15
- Exhibit 6: Traffic Engineering Division memorandum, John Romero
- Exhibit 7: Letters of opposition and petitions received on 6/17/15 and 6/19/15 against Blue Buffalo

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2014-121

Blue Buffalo General Plan Amendment

Case #2014-122

Blue Buffalo Rezoning to R-29

Owner's Name – Blue Buffalo

Applicant's Name – James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 19, 2015 upon the application (Application) of James W. Siebert & Associates, Inc. as agent for Blue Buffalo (Applicant).

The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east (Property) and is comprised of 16.53± acres with the Future Land Use designation of Office and RMTN (Rural Mountain, 1 dwelling unit per acre) and is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre).

The Applicant seeks: (1) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the Future Land Use designation of 16.53± acres from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to Residential High Density (12-29 dwelling units per acre) and (2) to rezone 16.53± acres of the Property from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.2(D) sets out certain procedures for amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.2(E).

3. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
5. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
6. An ENN meeting was held on the Application on November 24, 2014 at the Santa Fe Main Public Library.
7. Notice of the ENN meeting was properly given.
8. The ENN meeting was attended by the Applicant and City staff; there were twenty-one members of the public in attendance and concerns were raised.
9. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Plan amendment and the rezoning and lot split.

#### The General Plan Amendment

11. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
12. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the Plan.
13. The Commission has considered the criteria established by Code §14-3.2(E) and finds the following:
  - (a) The criteria set forth in Code § 14-3.2(E) for General Plan Amendments are not met by this application.
  - (b) Applicant's General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the General Plan Amendment would allow for a change to the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.
  - (c) Applicant's General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.
  - (d) Applicant's General Plan Amendment appears to meet the criteria for affordable housing, compact urban form and similar sustainability goals; however, this is not an appropriate location in terms of its context and intensity, and is therefore not consistent with the Santa Fe General Plan as noted in the comments provided by the Long-Range Planning staff of the City's Housing and Community Development Department as found in the Staff Report.
  - (e) There are other locations for multi-family housing at the proposed density, as noted in the in the comments provided by the Long-Range Planning staff of the City's Housing and

Community Development Department as found in the Staff Report, that would better implement the Santa Fe General Plan.

(f) Due to the lack of data to show how many rental units are available and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections for the City of Santa Fe.

(g) Agua Fria Street is a secondary arterial that has a permanent traffic counter at Boylan Lane, owned and operated by NM DOT, which takes 24 hour counts, 7 days a week. This data has been accessed and compiled by the Metropolitan Planning Organization (MPO) and has documented that the traffic volume on Agua Fria Street has declined over the past several years, particularly due to the extension of Siler Road to Alameda Street.

### The Rezoning

15. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map)
16. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
17. Code §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.
18. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following:
  - (a) The criteria set forth in Code § 14-3.5 for Rezoning requests are not met by this application.
  - (b) The application is not consistent with the Santa Fe General Plan.
  - (c) While there have been changes in the surrounding area, they do not justify a change in zoning of this magnitude at this time.
  - (d) The existing C-1 zoning provides for a good variety and mix of uses allowing reasonable use of these lands, including up to 278 units.
  - (e) There may be other more appropriate vacant locations within the City of Santa Fe that are already zoned for higher density multifamily projects that are closer to retail and services, job centers, better transit options and primary arterial streets.
  - (f) The Traffic Engineer has stated, in comments submitted to the Commission, that the Traffic Engineering Division cannot make recommendations until certain revisions are made to the Applicant's Traffic Impact Analysis.

### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

#### General

1. The proposed Plan amendment and rezoning were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The General Plan Amendment

3. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment.

The Rezoning

4. The Applicant has the right under the Code to propose the rezoning of the Property.
5. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.

WHEREFORE, IT IS ORDERED ON THE 19<sup>th</sup> DAY OF MARCH, 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

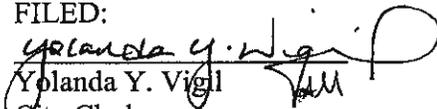
- A. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends denial of the Plan Amendment to the Governing Body.
- B. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends denial of the rezoning request to the Governing Body.



Michael Harris, Chair

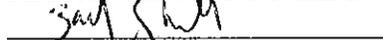
3/19/15  
Date:

FILED:

  
Yolanda Y. Vigil  
City Clerk

3/20/15  
Date:

APPROVED AS TO FORM:

  
Zachary Shandler  
Assistant City Attorney

3/19/15  
Date:

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2015-\_\_**

3 **INTRODUCED BY:**

4  
5  
6  
7  
8  
9  
10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE**  
12 **DESIGNATION OF FOUR PARCELS OF LAND COMPRISING 16.53± ACRES OF**  
13 **LAND FROM OFFICE AND RMTN (RURAL MOUNTAIN, 1 DWELLING UNIT PER**  
14 **ACRE) TO HIGH DENSITY RESIDENTIAL (12-29 DWELLING UNITS PER ACRE).**  
15 **THE PROPERTY IS LOCATED AT 2725 AND 2639 AGUA FRIA AND INCLUDES TWO**  
16 **ADJOINING PROPERTIES TO THE EAST (“BLUE BUFFALO” GENERAL PLAN**  
17 **AMENDMENT CASE NO. 2014-121).**

18  
19 **WHEREAS,** the agent for the owner of the subject property (Blue Buffalo) has  
20 submitted an application to amend the General Plan Future Land Use Map designation of the  
21 property from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to High Density  
22 Residential (12-29 dwelling units per acre);

23 **WHEREAS,** pursuant to Section 3-19-9 NMSA 1978, the General Plan may be  
24 amended, extended or supplemented; and

25 **WHEREAS,** the Governing Body has held a public hearing on the proposed amendment,

1 reviewed the staff report and the recommendation of the Planning Commission and the evidence  
2 obtained at the public hearing, and has determined that the proposed amendment to the General  
3 Plan meets the approval criteria set forth in Section 14-3.2(E) SFCC 1987; and

4 **WHEREAS**, the reclassification of the Property would be substantially consistent with  
5 the applicable provisions of the General Plan, including those which promote a compact urban  
6 form that encourages infill development and mixed use neighborhoods.

7 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
8 **CITY OF SANTA FE:**

9 **Section 1.** That the General Plan Future Land Use Map classification for the Property  
10 be and hereby is amended as shown in the General Plan Land Use Map attached hereto as  
11 EXHIBIT A and incorporated herein.

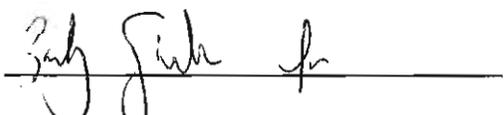
12 **PASSED, APPROVED and ADOPTED this \_\_\_\_ day of June, 2015.**

13  
14 \_\_\_\_\_  
15 **JAVIER M. GONZALES, MAYOR**

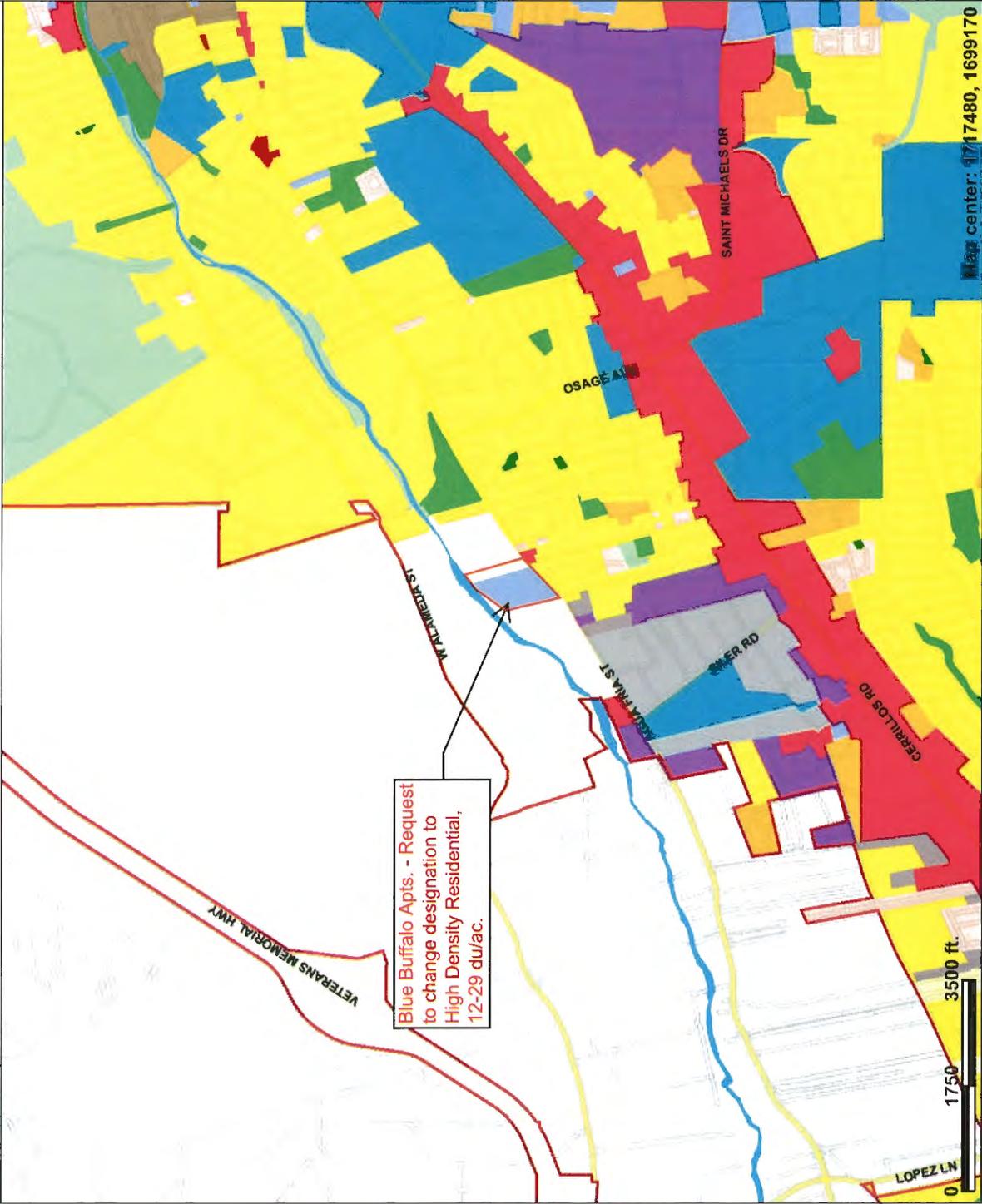
16 **ATTEST:**

17  
18 \_\_\_\_\_  
19 **YOLANDA Y. VIGIL, CITY CLERK**

20  
21 **APPROVED AS TO FORM:**

22  
23   
24 **KELLEY A. BRENNAN, CITY ATTORNEY**  
25

# Future Land Use



### Legend

**City Limits**

- Santa Fe River

**Future Land Use**

- Mountain/Corridor (1 dwelling per 10+ acres)
- Very Low Density (1-3 dwellings per acre)
- Low Density (3-7 dwellings per acre)
- Moderate Density (7-9 dwellings per acre)
- Medium Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)

**Other Land Use Categories:**

- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks
- Major Roads and Highways

Scale: 1:30,419

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

R9E, N.M.P.M., Santa Fe County, New Mexico,

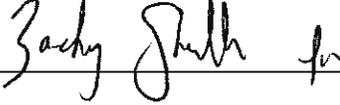
**Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

**Section 3.** All four lots shall be consolidated prior to any development but no later than 30 days after this ordinance is adopted.

**Section 4.** Any future development plan for the Property will be subject to the conditions set forth in the table attached hereto as EXHIBIT B and incorporated herein summarizing the City of Santa Fe staff technical memoranda.

**Section 5.** This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

**APPROVED AS TO FORM:**

 \_\_\_\_\_

**KELLEY A. BRENNAN, CITY ATTORNEY**

**EXHIBIT A:**

**Legal Description of the  
Blue Buffalo project site**

**Comprised of the following properties:**

**A-1: 2725 Agua Fria Street: Byres Tract**

**A-2: PRAJNA FOUNDATION Tracts**

- **2639 Agua Fria Street: (former EcoVersity site)**
- **Vacant property to the east of 2639 Agua Fria Street**

**A-3: Vacant property to the east of the vacant PRAJNA FOUNDATION parcel:  
Anita Salazar Tract**

**EXHIBIT A:**

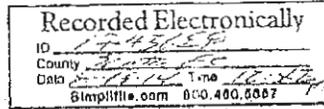
**Legal Description  
of the  
Blue Buffalo project site**

**A-1: BLUE BUFFALO TRACT (BYRES TRACT)**

Prepared By and Return To:  
Fidelity National Title of New Mexico, Inc  
300 Paseo De Perilla, Suite 101  
Santa Fe, NM 87501

Helium To: FT000149712 PB  
FIDELITY NATIONAL TITLE INSURANCE CO.

GF# FT000149712-NM21



WARRANTY DEED

2725 Agua Fria, LLC, a New Mexico limited liability company

for consideration paid, grant to

Blue Buffalo, LLC, a New Mexico limited liability company

whose address is 1512 Pacheco Street, D206, Santa Fe, NM 87505 the following described real estate in Santa Fe County, New Mexico:

Tract A, as shown on plat entitled "Lands Surveyed for Tom S. Byres and Floy J. Byres within SHC 415, Lot 2 and SHC 411, Lot 1 in Sections 28 and 33, T17N, R9E, NMPM...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on April 6, 1995 in Plat Book 300, Page 05 as Document No. 900177, records of Santa Fe County, New Mexico.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2014, and subsequent years.

Witness my hand and seal this 15<sup>th</sup> day of August, 2014

2725 Agua Fria, LLC, a New Mexico limited liability company

BY: Thomas Jeff Harbour  
Thomas Jeff Harbour, Member

STATE OF New Mexico

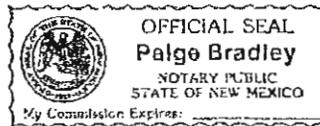
COUNTY OF Santa Fe

This instrument was acknowledged before me this 15<sup>th</sup> day of August, 2014 by Thomas Jeff Harbour, Member of 2725 Agua Fria, LLC, a New Mexico limited liability company.

Paige Bradley  
Notary Public

My Commission Expires: 8.21.2016

(SEAL)



WARRANTY DEED

219414

MARGIA C. BYRES

for consideration paid, grant to TOM S. BYRES and FLOY J. BYRES, his wife, as Joint Tenants

the following described real estate in Santa Fe County, New Mexico:

All that certain tract or parcel of land within Sec. 28 and Sec. 33 of T17N, R9E, N.M.P.M. and Base, Santa Fe County, State of New Mexico, more particularly described as follows:

Begin at a point set for the N.W. corner of this tract, from which the stone marker set by the U.S.G.L.O. for the N.W. corner of S.H.C. 415-Lot 2 bears N17°23'W - 62.06 feet, and run N72°37'E - 299.79 feet to a point set for the N.E. corner of this tract; thence S17°23'E - 263.30 feet to a point set for the S.E. corner of this tract; thence S43°13'W - 344.00 feet to a point set for the S.W. corner of this tract; thence N17°23'W - 432.00 feet to the point and place of beginning.

This tract contains 2.393 acres, more or less, and is bounded on the north and east by lands of Mrs. Pat Byres, on the south by Agua Fria Road, and on the west by a driveway or lane. All as shown on that certain plat by C. L. Brown, N.M.P.E. & L.S. No. 1931, dated 14 April 1964 and titled "Lands of Tom Byres Within Sec. 28 and Sec. 33 of T17N R9E N.M.P.M. & Base, Santa Fe County, New Mexico".

with warranty covenants, WITNESS MY hand and seal this 18th day of May 1964. (Seal) Margia C. Byres (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Santa Fe ss. The foregoing instrument was acknowledged before me this 18th day of May 1964, by Margia C. Byres (Name or Names of Person or Persons Acknowledging) My commission expires: 5/13/67 (Seal) Juan B. Alessandro Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF Santa Fe ss. The foregoing instrument was acknowledged before me this 18th day of May 1964 by (Name of Officer) (Title of Officer) (Name of Corporation Acknowledging) (State of Incorporation) corporation, on behalf of said corporation. My commission expires: (Seal) Notary Public

FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF SANTA FE ss. 27 9 27 9 I hereby certify that this instrument was filed for record on the 27th day of May, A.D. 1964 at 12:45 o'clock P.M. and was duly recorded in book 219 of the records of page 414. Witness my hand and Seal of Office CAROLINA R. GONZALES County Clerk, Santa Fe Co., N.M. (Seal)

SCALE 1" = 40'

- o indicates capped rebar (No. 5272) found in place
- o indicates corner set this survey
- indicates utility pole, anchor and strand utility lines
- indicates fence

300005

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that the plat and accompanying description of this survey conform to the standards for surveys in New Mexico.



*Guy D. Hayden*  
 Guy D. Hayden  
 No. 4070  
 S.O. BOX 3601  
 SANTA FE, N.M.

**PUBLIC NOTICE**

THE SANTA FE COUNTY LAND USE ADMINISTRATION HAS NOT REVIEWED THIS PLAT OF SURVEY BEING FILED FOR RECORD WITH THE COUNTY CLERK OR CREATING NEW LOTS AND IS NOT INTENDED TO BE "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE NO. 1980-8 OR THE EXTRA-TERRITORIAL ZONING ORDINANCE NO. ELA 1992-1 AMENDED. THIS STATEMENT DOES NOT IN ANY WAY IMPLY OFFICIAL COUNTY APPROVAL OF THIS PLAT OR FILING.

**DEED AND PLAT REFERENCES**

TRACT A shown hereon is a subdivision of the lands described in a deed filed in Book 219 on page 107 of the public records of Santa Fe County, New Mexico, LESS AND EXCEPT that portion taken for the widening of Agua Fria Road, data in paragraphs 14 from said deed.

A plat by R. E. De Baf dated Dec. 1949 and filed "TRACT OF LAND WITHIN SECTIONS 28 & 33, T.17N., R.9E. SURVEYED FOR MRS. PAT BYRES, SANTA FE, NEW MEXICO."

A plat by C. L. Byres dated 14 April 1964 and titled "LANDS OF TOM BYRES WITHIN SEC. 28 AND SEC. 33 OF T17N R9E N4W & BASE, SANTA FE COUNTY, NEW MEXICO."

A plat by James J. Madrone dated 29 Dec. 1990 and titled "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. RES-44-478622, CLIP, 644, SANTA FE COUNTY - Sheet 4 of 81. SON plat shows the property taken for the widening of Agua Fria Road.

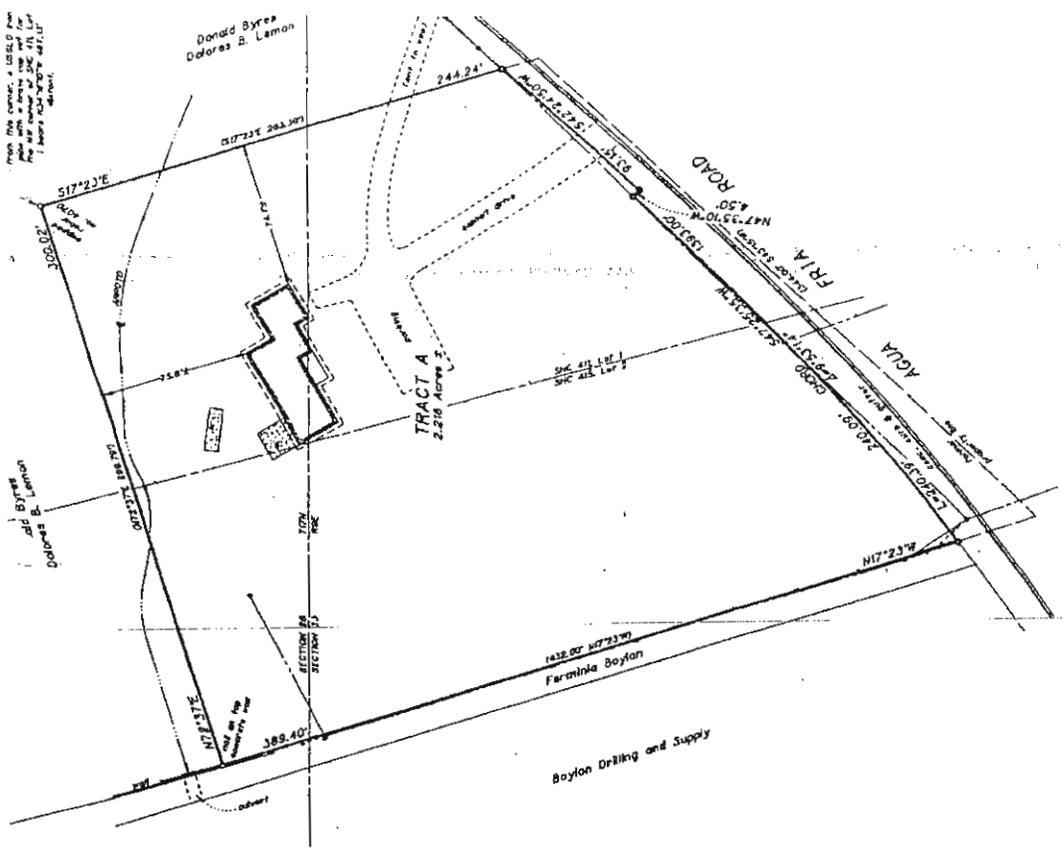


COUNTY OF SANTA FE  
 STATE OF NEW MEXICO

I hereby certify that the instrument was filed for record on 11/14/93 at 11:41 a.m. and was duly recorded in Book 360, page 065 of the records of Santa Fe County.

Witness my hand and Seal of Office  
 JANE G. KILLICK  
 County Clerk, Santa Fe County, N.M.

*Patricia J. ...*  
 Deputy



INDEXING INFORMATION FOR COUNTY CLERK

LANDS SURVEYED FOR  
**TOM S. BYRES AND FLOY J. BYRES**  
 WITHIN SHC 415, LOT 2 AND SHC 411, LOT 1  
 IN SECTIONS 28 AND 33, T17N, R9E, NMPM  
 SANTA FE COUNTY, NEW MEXICO

## **EXHIBIT A:**

### **Legal Description of the Blue Buffalo project site**

#### **A-2: PRAJNA FOUNDATION Tracts:**

- **2639 Agua Fria Street: (former EcoVersity site)**
- **Vacant property to the east of 2639 Agua Fria Street**

SFAH

QUITCLAIM DEED

2061388

FRANCES H. HARWOOD, AN UNMARRIED WOMAN

for consideration paid, grant

to PEAVNA FOUNDATION

whose address is 2639 AGUA FRIA  
SANTA FE, N.M. 87567

the following described real estate in SANTA FE County, New Mexico:

SEE ATTACHED EXHIBIT 'A'



1191-321  
COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  
FOR RECORD ON THE 30 DAY OF JANUARY  
20 02 AT 2:21 O'CLOCK P.M.  
AND WAS FILED IN RECORD BOOK 2061  
PAGE 287-288 OF THE RECORDS OF  
SANTA FE COUNTY

WITH MY HAND AND SEAL OF OFFICE  
ROSECOCA BURMAN  
COUNTY CLERK, SANTA FE COUNTY, N.M.  
*Marcella Valdez*  
DEPUTY

WITNESS my hand and seal this 30th day of January, 2002  
*FRANCES H. HARWOOD* (Seal)  
FRANCES H. HARWOOD (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )  
COUNTY OF SANTA FE ) SS.  
This instrument was acknowledged before me on January 30, 2002  
by FRANCES H. HARWOOD

My commission expires: (Seal)



ACKNOWLEDGEMENT FOR CORPORATION

FOR RECORDER'S USE ONLY

W.M. Hayden  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE ) SS.  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ of \_\_\_\_\_  
(Name of Officer) (Name of Corporation Acknowledged)  
a \_\_\_\_\_ corporation, on behalf of said corporation.

My commission expires: (Seal) \_\_\_\_\_ Notary Public

## Tract 1:

All the following described Lot, tract and parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, more particularly described as follows, to wit:

That certain land and real estate situate in Santa Fe County, New Mexico, in Sections 28 and 33, Township 17 North, Range 9 East, and more particularly described as follows, to wit: Beginning at an iron stake from whence a U.S.G.L.O. stone marker set for the Northeast corner of Lot 1, S.H.C. 415, and the Northwest corner of Lot 1, S.H.C. 411, bears South 14° 45' East, 154.0 feet; thence South 40° 12' West, 178.8 feet to an iron pipe, which is the Northwest corner of the tract of the land herein described, thence South 14° 45' East, 90.6 feet to an iron pipe; thence South 14° 41' East, 351.85 feet to an U.S.G.L.O. stone marker; thence South 17° 23' East, 494.06 feet to an iron pipe which is the Southwest corner of this tract; thence North 43° 15' East, 552.41 feet to an iron stake; thence North 48° 05' East, 138.10 feet to an iron stake which is the Southeast corner of this tract; thence North 15° 32' West, 1000.3 feet to an iron stake; thence North 15° 32' West, 70.1 feet to a point which is the Northeast corner of this tract; thence South 42° 45' West, 58.6 feet to a corner; thence South 15° 32' East, 50.21 feet to an iron stake; thence South 61° 58' West, 125.17 feet to an iron pipe; thence South 30° 43' West, 396.6 feet to the point and place of beginning: All as shown on plat entitled "Tract of Land within Sections 28 and 33, Township 17 North, Range 9 East, surveyed for Mrs. Pat Byres" by R.E. Debold & Co. in December 1949 and January 1950.

EXCEPTING THEREFROM all that certain tract or parcel of land within Sections 28 and 33 of Township 17 North, Range 9 East, N.M.P.M. and Base, Santa Fe County, New Mexico, more particularly described as follows:

Begin at a point set for the N.W. corner of this tract, from which the stone marker set by the U.S.G.L.O. for the N.W. corner of S.H.C. 415-Lot 2 bears North 17° 23' West, 62.06 feet, and run North 72° 37' East, 299.79 feet to a point set for the N.E. corner of this tract; thence South 17° 23' East, 263.30 feet to a point set for the S.E. corner of this tract; thence South 43° 15' West, 344.00 feet to a point set for the S.W. corner of this tract; thence North 17° 23' West, 432.00 feet to the point and place of beginning.

This tract contains 2.393 acres, more or less, and is bounded on the north and east by lands of Mrs. Pat Byres, on the south by Agus Fris Road, and on the west by a driveway or lane. All as shown on that certain plat by C.L. Brown, N.M.P.E. & L.S. No. 1931, dated 14 April 1964 and filed "Lands of Tom Byres within Sections 28 and 33 of Township 17 North, Range 9 East, N.M.P.M. & Base, Santa Fe County, New Mexico".

AND

## Tract 2:

The Westerly 1.781 acres of Tract 1 "Carrillo Estate Replat" as approved by the City of Santa Fe, New Mexico June 12/11-1978 and recorded as instrument no. 421,789 in Book 64, page 18 of the records of Santa Fe County, New Mexico, and being more particularly described as follows:

Beginning at the southwest corner of the tract herein described from whence the center of a sanitary sewer manhole cover No. A1-7a on Maxx Road bears South 35° 37' 04" East, 226.54 feet, thence from said point of beginning North 15° 32' 00" West, 1070.20 feet to the northwest corner of this tract herein described, thence North 62° 35' 20" East, 74.67 feet to the northeast corner of the tract herein described, thence South 15° 32' 00" East, 1053.26 feet to the southeast corner of the tract herein described, thence South 50° 36' 50" West, 79.89 feet to the southwest corner, the point and place of beginning, containing 1.781 acres, being the west portion of the above mentioned Tract 1 of said Replat, and prepared by George Rivera, Reg. Prof. Land Surveyor No. 3149 on May of 1978.

Excluding from the above tract are all lands conveyed to the City of Santa Fe by New Mexico Highway and Transportation Department Warranty Deeds recorded in Book 755, page 181 and in Book 755, page 183, records of Santa Fe County, New Mexico.

Being more particularly described as follows:

All the following described Lot(s), tract(s) and parcel(s) of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, more particularly described as follows, to wit:

Tracts One (1) and Two (2), as shown on plat of survey entitled "Boundary Survey Plat For Frajan Foundation & Frances Harwood Tract "1" & "2" 2639 Agus Fris Road Santa Fe County, New Mexico", by Michael V. Trejillo, N.M.P.E. No. 12130, dated February 8, 2001 and recorded in the office of the County Clerk on February 12, 2001 in Plat Book 466, page 37, as Document No. 1144-820.



**EXHIBIT A:**

**Legal Description  
of the  
Blue Buffalo project site**

**A-3: Vacant property to the east of the vacant  
PRAJNA FOUNDATION parcel:  
Anita Salazar Tract**

**Exhibit A-3: Vacant property to the east of the vacant PRAJNA FOUNDATION parcel:  
Anita Salazar Tract**

*Bill No. 2015-22*

330994

QUITCLAIM DEED

KARL NEEB, a married man dealing in his sole and separate property, for consideration paid, quitclaims to ANITA CAROLINE CARRILLO SALAZAR, a married woman dealing in her sole and separate property, whose address is 112 Lugar De Oro, Santa Fe, New Mexico 87501, the following described real estate in the County of Santa Fe, State of New Mexico:

The Easterly 1.781 acres of Tract - 1 "CARRILLO ESTATE REPLAT" as approved by the City of Santa Fe, New Mexico June 12-13, 1978 and recorded as instrument No. 421,789 in Book 64, Page 18 of the records of Santa Fe County, and being more particularly described as follows:

Beginning at the southeast corner of the tract herein described, from whence the center of a sanitary sewer mainhole cover No. A1-7a on Maex Road bears S 06° 23' 50" E 290.15' feet, thence from said point of beginning S 50° 36' 50" W 81.21' feet to the southwest corner of the tract herein described, thence N 15° 32' 00" W 1053.26 feet to the northwest corner of the tract herein described, thence N 62° 35' 20" E 75.89' feet to the northeast corner of the tract herein described, thence S 15° 32' 00" E 1036.04' feet to the southeast corner, the point and place of beginning, containing 1.781 acres, subject to any easements of record, being the east portion of the above mentioned Tract - 1 of said REPLAT, and prepared by George Rivera Reg. Prof. Land Surveyor No. 3149 on May, 1978.

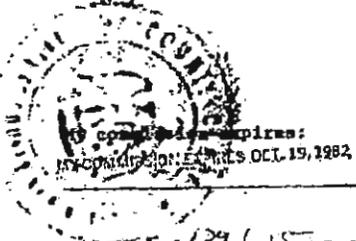
WITNESS my hand and seal this 10<sup>th</sup> day of April, 1979.

Karl Neeb  
KARL NEEB

STATE OF VIRGINIA )  
City of NORFOLK ) SS.  
COUNTY OF NORFOLK )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 1979, by KARL NEEB.

Bette C. Dument  
Notary Public



437-6-15 I hereby certify that this instrument was filed for record in the 23 day of April, 1979, at 1:45 P.M. and was duly recorded. 388 P.C.  
STATE OF NEW MEXICO )  
COUNTY OF SANTA FE ) SS.  
Witness my Hand and Seal of Office and was duly recorded.  
CAROLINA R. GONZALEZ  
County Clerk, Santa Fe County, N.M.

# WARRANTY DEED

ANITA CAROLINE CARRILLO SALAZAR, for consideration paid, quitclaim to ANITA CAROLINA CARRILLO SALAZAR, whose address is 112 Lugar de Oro, Santa Fe, New Mexico, 87501, the following described real estate in Santa Fe County, New Mexico:

The Easterly 1.781 acres of Tract - 1 "CARRILLO ESTATE REPLAT" as approved by the City of Santa Fe, New Mexico June 12-13, 1978 and recorded as Instrument No. 421,789 in Book 84, Page 18 of the records of Santa Fe County, and being more particularly described as follows:

Beginning at the southeast corner of the tract herein described, from whence the center of a sanitary sewer manhole cover No. A1-7a on Maaz Road bears S 00° 23' 50" E 260.15' feet, thence from said point of beginning S 50° 36' 60" W 81.21' feet to the southwest corner of the tract herein described, thence N 15° 32' 00" W 1053.26 feet to the northwest corner of the tract herein described, thence N 62° 35' 20" E 75.89' feet to the northeast corner of the tract herein described, thence S 15° 32' 00" E 1036.04' feet to the southeast corner, the point and place of beginning, containing 1.781 acres, subject to any easements of record, being the east portion of the above mentioned Tract - 1 of said REPLAT, and prepared by George Rivera, Reg. Prof. Land Surveyor No. 3149 on May, 1978.

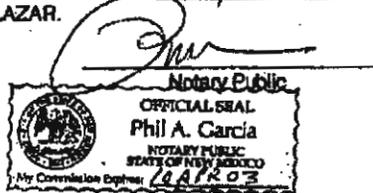
Witness my hand and seal this 9th day of May, 2002.

Anita C. Salazar  
ANITA CAROLINA CARRILLO SALAZAR

STATE OF NEW MEXICO )  
                                  ) ss.  
COUNTY OF SANTA FE )

This instrument was acknowledged before me on May 9th, 2002, by ANITA CAROLINA CARRILLO SALAZAR.

My commission expires: 10/22/03  
(Seal)



2125928

COUNTY OF SANTA FE 1205 } SS  
STATE OF NEW MEXICO } C14  
I hereby certify that this instrument was filed  
for record on the 10 day of MAY A.D.  
20 02 at 8:09 o'clock A.M.  
and was duly recorded in book 2125  
page 127-128 of the records of

Santa Fe County  
Witness my Hand and Seal of Office  
Rebecca Bustamante  
County Clerk, Santa Fe County, N.M.  
*[Signature]*  
Deputy





Backside  
Form A-158

Anita Caroline Carrillo Salazar

734293

740,883



COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument was filed  
for record on the 14th day of May  
1991 at 4:30 P.M.  
and was duly recorded in book 734  
page 233 of the records of  
Santa Fe County.

Witness my Hand and Seal of Office  
Jose G. Armijo  
County Clerk, Santa Fe County, N.M.  
*[Signature]*  
Deputy

with warranty covenants.

WITNESS My \_\_\_\_\_ hand(s) and seal(s) this 14 day of  
May, 1991.

*Anita Caroline Carrillo Salazar*

STATE OF NEW MEXICO )  
COUNTY OF Santa Fe )

The foregoing instrument was acknowledged before me this  
14th day of May, 1991  
Anita Caroline Carrillo Salazar

*[Signature]*  
Notary Public

My Commission Expires: December 17, 1994

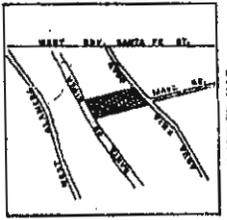
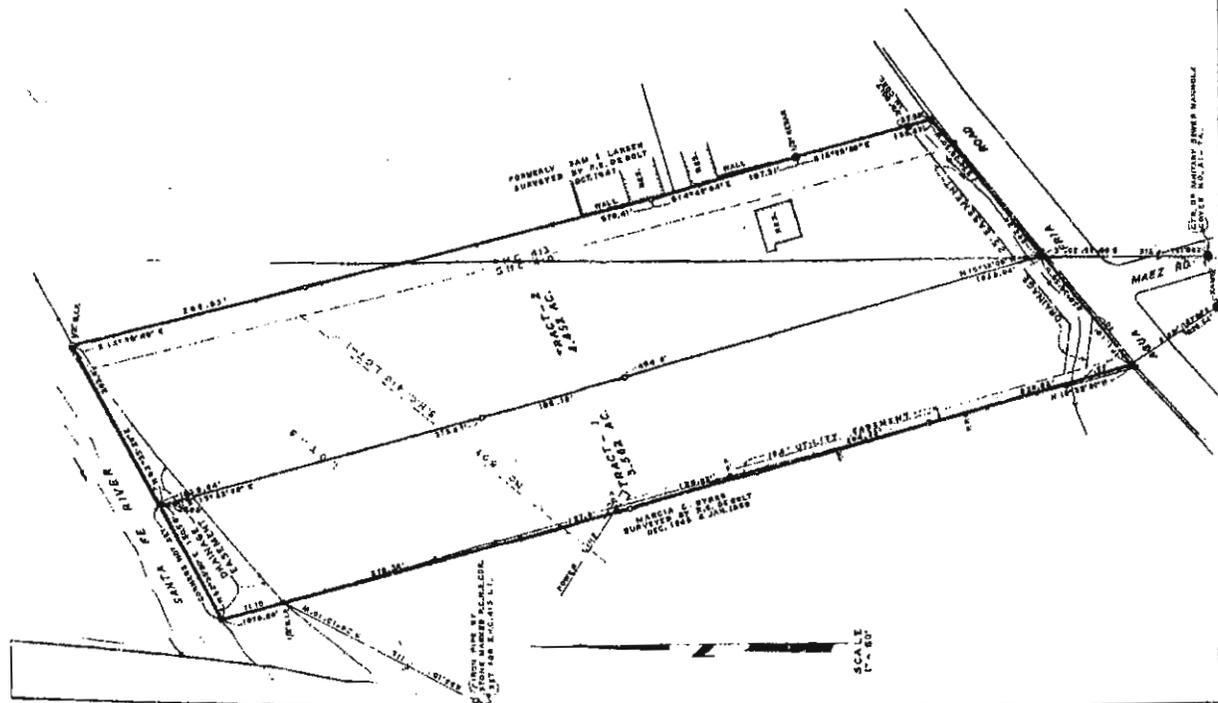
(Note - The foregoing instrument should be executed by husband and wife in  
each instance where the grantors are married.)



Small vertical text on the right margin, possibly a recording or filing stamp.

NOTE: - Indifference former authority used as noted.  
 - Indifference former authority used as noted.

NOTE: - The original map was filed in 1928 by the Surveyor General of the State of New Mexico, Santa Fe County, N.M. The original map was filed in 1928 by the Surveyor General of the State of New Mexico, Santa Fe County, N.M. The original map was filed in 1928 by the Surveyor General of the State of New Mexico, Santa Fe County, N.M.



CARRILLO ESTATE REPLAT  
 SANTA FE COUNTY, N.M.

**PLANNING AUTHORITY SURVEY PROCEEDING EXCEEDED**  
 CITY OF SANTA FE, NEW MEXICO.

Approved on 12-11-1928 by A. J. [Signature] City Engineer  
 Approved on 1-13-1929 by [Signature] City Engineer

**REPLAT**  
 This replat was made for planning and platting jurisdiction of the City of Santa Fe, New Mexico.  
 Estate Administrator  
 [Signature]

**STATE OF NEW MEXICO**  
 COUNTY OF SANTA FE  
 Subscribed and sworn to before me this 23rd day of July, 1928  
 My Commission Expires January 27, 1929  
 [Signature] Notary Public

**REPLAT**  
 THIS REPLAT WAS MADE FOR PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.  
 Estate Administrator  
 [Signature]

**STATE OF NEW MEXICO**  
 COUNTY OF SANTA FE  
 Subscribed and sworn to before me this 23rd day of July, 1928  
 My Commission Expires January 27, 1929  
 [Signature] Notary Public

**REPLAT**  
 THIS REPLAT WAS MADE FOR PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.  
 Estate Administrator  
 [Signature]

**STATE OF NEW MEXICO**  
 COUNTY OF SANTA FE  
 Subscribed and sworn to before me this 23rd day of July, 1928  
 My Commission Expires January 27, 1929  
 [Signature] Notary Public

**REPLAT**  
 THIS REPLAT WAS MADE FOR PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.  
 Estate Administrator  
 [Signature]

**STATE OF NEW MEXICO**  
 COUNTY OF SANTA FE  
 Subscribed and sworn to before me this 23rd day of July, 1928  
 My Commission Expires January 27, 1929  
 [Signature] Notary Public



NOTARY PUBLIC  
 [Signature]  
 SANTA FE, N.M.

**Blue Buffalo  
City Council**

**General Plan Amendment (Case #2014-121)  
Rezoning (Case #2014-122)**

DRT Conditions of Approval	Department	Staff
<p>❖ The Developer's decision to relocate the Blue Buffalo main entrance to Maez Road, rather than aligning it with La Cieneguita, <u>may not</u> be feasible. The feasibility is dependent on whether there is sufficient Right-of-Way (ROW) north of the proposed driveway at Maez Road to install a right-turn deceleration lane that meets the minimum criteria per the State Access Management Manual (SAMM), which in this case is 250' plus an 8:1 taper. There are no provisions in the SAMM to allow for variances to this technical requirement. As Such, the recommendation that the Traffic Engineer can allow for such a variance as stated in the TIA recommendations (TIA dated June 8, 2015, page 18, subsection Recommendations, paragraph 2, Agua Fria St. / Maez Rd.) is not valid.</p> <p>❖ The Developer shall demonstrate that there is sufficient existing ROW to install this deceleration lane, prior to proceeding with the proposed layout.</p> <ul style="list-style-type: none"> <li>• If the ROW is sufficient, the Developer shall: <ol style="list-style-type: none"> <li>1. Construct the main entrance to Blue Buffalo Apartments at Maez Road and Agua Fria Street as a TWSC intersection (stop signs on the side streets);</li> <li>2. Construct the right-turn deceleration lanes at Boylan Lane and at the main entrance to the apartments (opposite Maez Road); and</li> <li>3. Follow the driveway location and lane layout suggestions that are recommended in the June 8, 2015 TIA.</li> </ol> </li> <li>• If existing ROW is not available, the Developer shall propose an acceptable alternate location for the main entrance to the apartments.</li> </ul>	<p>Traffic Engineering/Public Works</p>	<p>John Romero (per Sandra Kassens)</p>
<p>1. If code supports, the developer should provide a public easement for and construct a 10 ft. wide Multi-use trail from Agua Fria Street to the rear of the property aligning with a location where a bridge to connect to the River Trail can be constructed. The exact alignment through the development can be determined in cooperation with City staff and be designed based on the AASHTO Guide for the Development of Bicycle Facilities, 2012 Fourth Edition.</p>	<p>SF Metropolitan Planning Organization</p>	<p>Keith Wilson, MPO Senior Planner</p>

EXHIBIT B  
30  
Bill No. 2015-22

**Blue Buffalo  
City Council  
General Plan Amendment (Case #2014-121)  
Rezoning (Case #2014-122)**

<p>2. The developer should work with Santa Fe County on the location for a bridge to connect from the proposed development of the River Trail. If code supports, the developer should construct the bridge connection from the proposed development to the River Trail. Without the bridge connection to the River Trail there is no access to the "City Trail System along the Santa Fe River" as cited as a response to questions around Transportation Alternatives.</p> <p>3. If code supports, the development plan should provide convenient access and routes for pedestrians into and within the development and to transit stops.</p>	
<p>1. There is an existing public sewer line to the north of the property. The Applicant is required to submit a Utility Service Application for City sewer service to the Wastewater Division.</p>	<p>Wastewater Management/Public Works</p> <p>Stan Holland</p>
<p>1. Once the development plan is presented for approval, this applicant will need an Affordable Housing Proposal that documents how they plan to comply with SFHP, either through a partnership with the Housing Trust or an alternate compliance. I am still researching what the legal structure looks like.</p>	<p>Housing and Community Development</p> <p>Alexandra Ladd, Affordable Housing</p>
<p>1. The proposed development may require a main extension. Water is available from a main on Agua Fria. The buildings may be served either with individual metered service connections for each unit or by a master meter for each building with individual metered service connections for each unit. If a main extension is required, a water plan for this development must be approved by the water division prior to issuance of an Agreement to Construct and Dedicate for the water main extension.</p> <p>2. Fire service requirements will have to be determined by the Fire Department prior to development.</p>	<p>Water Division Engineer</p> <p>Dee Beingssner</p>
<p>1. Shall Comply with International Fire Code (IFC) 2009 Edition.</p> <p>2. Fire Department Access shall not be less than 20 feet width thru-out the complex.</p> <p>3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.</p> <p>4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.</p>	<p>Fire Department</p> <p>Reynaldo Gonzales, Fire Marshal</p>

**Blue Buffalo  
City Council  
General Plan Amendment (Case #2014-121)  
Rezoning (Case #2014-122)**

<p>5. All Fire Department access shall be no greater than a 10% grade.          6. Shall meet all dead end requirements as per IFC or provide emergency turn around as per IFC.          7. As per IFC 2009 D106.1 Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.</p>		
--	--	--

# City of Santa Fe, New Mexico

# memo

**DATE:** February 9, 2015 for the February 19, 2015 meeting

**TO:** Planning Commission

**VIA:** Lisa Martinez, Director, Land Use Department   
Tamara Baer, Planning Manager, Current Planning Division 

**FROM:** Donna Wynant, AICP, Senior Planner, Current Planning Division 

**Case #2014-121. Blue Buffalo General Plan Amendment.** James W. Siebert & Assoc., Inc., agent for Blue Buffalo, requests approval of a General Plan Future Land Use map amendment to change the designation of 16.53± acres of land from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to High Density Residential (12-29 dwelling units per acre). The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east. (Donna Wynant, Case Manager)

**Case #2014-122. Blue Buffalo Rezoning.** James W. Siebert & Assoc., Inc., agent for Blue Buffalo, requests Rezoning approval of 16.53± acres of land from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre) to build approximately 450 apartment units. The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east. (Donna Wynant, Case Manager)

*Cases #2014-121, #2014-122 are combined for purposes of staff report, public hearing and Planning Commission comment and action, but each is a separate application and shall be reviewed and voted upon separately.*

## RECOMMENDATION

The Land Use Department recommends **approval** of both cases with staff Conditions of Approval as outlined in this report. Certain conditions will only apply at the time of Development Plan. No specific development will occur as a result of these applications. The General Plan Amendment and Rezoning cases will proceed to the City Council for final decision, and if approved, a Development Plan for Planning Commission review and approval will be required for the proposed development.

## I. EXECUTIVE SUMMARY

The General Plan Amendment and Rezoning applications pertain to four separate lots. The applicant has provided a conceptual site plan for illustrative purposes. Upon approval of the general plan amendment and rezoning a detailed development plan will be prepared for Planning Commission review and approval.

The subject properties were annexed into the City in 2014 as part of the City-initiated annexation. They were zoned C-1 PUD and R-1 in recognition of the existing EcoVersity property and the dentist office. The other two properties to the east of EcoVersity were annexed in with R-1 zoning.

The subject site is comprised of four properties owned by three different owners. The applicant proposes to consolidate all four lots into one overall development site.

- Blue Buffalo LLC., 2.213 acres (prior dental office/residence-Byres property)  
(2725 Agua Fria)
- PRAJNA Foundation 10.889 acres (prior EcoVersity)  
(2639 Agua Fria)
- PRAJNA Foundation 1.691 acres, adjoins EcoVersity property on the east
- Anita Salazar 1.740 acres (extends from Agua Fria to Santa Fe River)

The property is bounded by Agua Fria Road to the south, Boylan Lane to the west, residential properties along Camino Mio to the east and the Santa Fe River to the north. The area identified as “Overlap Area” on the property’s north boundary is claimed by Boylan. It is anticipated that the “Overlap Area” will be purchased by the County for an open space easement along the south side of the river.

Utilities available to serve the site include water, electricity, and dry utilities. A sewer main runs along the south side of the Santa Fe River and has an 8 inch lateral line stubbed out towards the property.

The residence and other buildings on the larger site that served as class rooms for EcoVersity, will be converted to a community and office center for the project. The residence/dentist office and various sheds throughout the overall property will be demolished. The property is fairly flat with a variety of vegetation. Several large trees are located along the acequia that runs from the southeast corner of the larger property to the west property line. The acequia near the front of the property is no longer active but has been used by the City to discharge storm water from Agua Fria Road and the drainage basin to the south of Aqua Fria Road.

An archaeological survey and report were approved by the Archaeological Review Committee (ARC) for all the properties with a phased completion of data recovery to accommodate phased development of the property.

The applicant requests approval of a General Plan Future Land Use map amendment to change the designation of 16.53± acres of land from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to High Density Residential (12-29 dwelling units per acre). The applicant also requests Rezoning approval of 16.53± acres of land from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre) to build approximately 450 apartment units. The units will range in size from 800 to 1,200 square feet and primarily targeting young professionals.

## II. GENERAL PLAN AMENDMENT

### 14-3.2 (E) Approval Criteria

#### (1) Criteria for All Amendments to the General Plan

*The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:*

- (a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;*

#### **Applicant Response:**

According to Santa Fe Trends 2014 prepared by the City of Santa Fe Long Range Planning Division the City population has grown at a relatively consistent rate of one percent per year, while housing has grown at a rate of approximately 2 percent per year. The Long Range Planning Division attributes the differential to second homes and smaller family sizes. Since 2009 the number of single family building permits has decreased to an average of 168 permits per year from a previous average of 518 single family building permits from 1999 to 2008. Single family housing production has not kept up with the growth in population. The demand for apartment housing has become more pronounced as the number of building starts for single family dwellings has decreased. There is also a trend among younger workers to prefer apartment living because of their need to relocate based on job availability and concern over the loss of equity in housing that occurred during the recession.

The following are excerpts from the Economic Development Strategy for Implementation, May 21, 2008, economic development objectives:

*Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.*

*Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs and primary industries.*

*Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.*

In order to accomplish the above objectives it is necessary to provide for housing that is suitable for educated professionals that are the target for the above objectives. The rental housing that is most in demand by these professionals is well appointed, close to employment centers, recreation sites and areas for entertainment. Blue Buffalo satisfies that criteria for rental housing.

The existing road infrastructure, consisting of Agua Fria Road is in place on the southern boundary of the subject rezoning. Major water supply lines are located in Agua Fria Road and the City sewer collector line is available to this site at the north end of the tracts.

**Staff Response:**

***...consistency with growth projections for Santa Fe:***

The decrease in permits for housing since 2009 can also be attributed to the severe recession over several years that severely impacted the construction industry to where very little building occurred throughout the city. Staff concurs with the applicant's conclusion that the demand for apartment housing has become more pronounced as the number of building starts for single family dwellings has decreased, although no hard data is available to verify demand for apartment housing.

***...consistency with economic development goals as set forth in a comprehensive economic development plan for Santa Fe:***

Regarding the Economic Development Strategy, written in 2008:

*The mission of the Economic Development Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs*

The strategies of this plan are "principally derived from the Angelou Economic report, "Cultivating Santa Fe's Future Economy (2004) which states in the chapter on Community Development (p. 46):

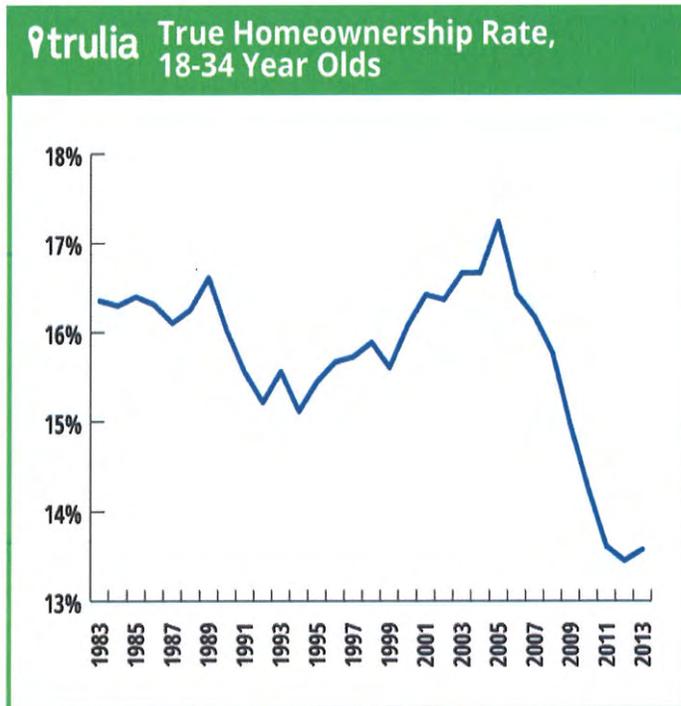
*Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.*

**Actions:**

1. *Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.*
  - *Continue to offer inducements such as down payment assistance or tax abatements/decreases for individuals within a certain age or income bracket.*

- *Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.*

Although data is not available on housing demand in Santa Fe, much has been written over the past year about the decline in homeownership, particularly among young adults as shown in the graphic below:



*...consistency with existing land use conditions, such as vehicle access and availability of infrastructure.*

Vehicular access is primarily from Agua Fria where the main entrance is across from La Cieneguita. The city traffic engineer and city fire marshal require a second means of egress which will be onto Boylan Lane that runs along the west property line of the site. In addition to vehicular access, the site can also be conveniently accessed by public transportation, via the Santa Fe Trails bus system, with a bus stop on either side of Agua Fria at the front of the proposed development. Sidewalks and bike lanes along both sides of Agua Fria provide good pedestrian and bicycle access to many destinations. The site is approximately 2 miles to Guadalupe Street and downtown Santa Fe.

Infrastructure is available to serve the site through the existing street network, water lines and a sewer line that is available to extend to the site from the north and currently runs along the Santa Fe river. Dry utilities are in place to serve the site.

*(b) consistency with other parts of the general plan;*

**Applicant Response:**

This request for the general plan amendments is located within Staging Area One as defined in the City General Plan. As set forth in the City General Plan: “Staging Area One covers the first period following adoption of this plan. Staging Area One encompasses the highest priorities for urban growth, which are Infill (including the Agua Fria area south of the Santa Fe River), Approved Development, and the Future Growth Area south of Rodeo Road.”

Another goal of the General Plan is to encourage infill. This places future development within areas of Santa Fe with good transportation access (vehicular and bus) where the utility infrastructure has already been developed by the City.

**Staff Response:**

The General Plan identifies the following Land Use themes in Chapter 3 that support the General Plan Amendment and increase in residential density.

- *Affordable Housing - Actively participate in the creation of affordable housing.*
- *Quality of Life - Enhance the quality of life of the community and ensure provision of community services for residents.*
- *Transportation Alternatives - Reduce automobile dependence and dominance.*
- *Economic Diversity - Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.*
- *Sustainable Growth - Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.*
- *Character - Maintain and respect Santa Fe’s unique personality, sense of place, and character.*
- *Urban Form - Promote a compact urban form and encourage sensitive/compatible infill development.*
- *Community-Oriented Downtown - Put community activities back into Downtown.*
- *Community-Oriented Development - Orient new development to the community; foster public life, vitality, and community spirit.*
- *Mixed Use - Provide a mix of land uses in all areas of the city.*

While the proposed development does not mirror development in the immediate area, the continuation of development at a low density would not constitute a “compact urban form”. Higher density residential development, if well designed and sensitive to the surrounding neighborhood, could support these themes.

(c) *the amendment does not:*

(i) *allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or*

**Applicant Response:**

This area is just beginning to develop with the City annexation of this land north of Agua Fria Road in January of 2014. The adjoining 4.65 acre parcel of land immediately to the west was recently rezoned C-2, General Commercial. This zoning category permits 21 apartment units per acre. The land to the east is zoned R-1, single family residential, one dwelling per acre. This is a holding zone until the specific development request is submitted for the property.

**Staff Response:**

The surrounding area is comprised of a variety of land uses. The area to the east is designated Very Low Density (1-3 du/ac) and the La Cienegita neighborhood to the south is designated Low Density (3-7 du/ac) and includes some Medium Density (7-12 du/ac). A gas station and self-storage warehouse units are directly across Agua Fria, designated as Community Commercial. The Planning Commission recommended and the City Council recently approved rezoning to C-2 of the land immediately to the west, for which light industrial uses are currently proposed.

The proposed redevelopment to High Density Residential and Rezone to R-29 is more intense than the 21 units per acre allowed in the C-1 zoning on the two larger properties (EcoVersity and the Byres residence/dentist property) . The C-1 would allow up to 275 units and if that same area were to be rezoned to R-29 up to 379 units would be allowed. This is therefore a request for 8 more units per acre on the portion of the site that is zoned C-1. If all four lots were zoned C-1 the proposed rezoning would represent a difference of 132 units (347 if C-1; 479 if R29).

The proposed development at a higher density, although different from much of the surrounding development, could be made compatible if well designed. Landscape screening and buffering, and connections to public transportation and potentially to the river trail could also increase compatibility.

It can be agreed that the proposed development is inconsistent with the existing character of the area; however, a significant change to character is permitted if justified by public benefit. See (d) below. It is the applicant's burden to show that such benefit will be achieved.

Property Owner	Size of property	Current Zoning	Potential Development Under Current Zoning	Proposed Zoning	Comparison of Development Allowed: Current Zoning vs. Proposed Zoning	Development Comparison for Overall 16.53 acre property when combined: Current Zoning vs. Proposed Zoning
Blue Buffalo LLC (2725 Agua Fria) Previous residence and dentist office	2.21 acres	C-1 (Office & Related Commercial)	Office & Related Commercial development. Residential allowed up to 21 du/ac.	R-29 (Residential, 29 du/ac)	Current: 46.41 Proposed: 64.09	Units allowed under current rezoning: 278  Units allowed after rezoning: 479 (16.53 acres x 29 units per acre)  <b>450 units proposed, which is 172 more units if property is not rezoned (450-278=172)</b>
PRAJNA Foundation (2639 Agua Fria) EcoVersity	10.89 acres	C-1 (Office & Related Commercial)	Office & Related Commercial development. Residential allowed up to 21 du/ac.	R-29 (Residential, 29 du/ac)	Current: 228.69 Proposed: 315.81	
PRAJNA Foundation  (vacant strip of land east of EcoVersity)	1.69 acres,	R-1 (Residential, 1 du/ac)	Residential development, 1 du/ac.	R-29 (Residential, 29 du/ac)	Current: 1.69 Proposed: 49.01	
Anita Salazar (vacant strip of land east of the Prajna strip)	1.74 acres	R-1 (Residential, 1 du/ac)	Residential development, 1 du/ac.	R-29 (Residential, 29 du/ac)	Current: 1.74 Proposed: 50.46	

(ii) *affect an area of less than two acres, except when adjusting boundaries between districts; or*

**Applicant Response:**

The area encompassed by the Blue Buffalo development consists of 16.53± acres, which satisfies the requirement of a minimum area of two acres for consideration of a general plan amendment.

**Staff Response:**

The size of the property is well over the minimum two acre requirement to amend the general plan.

(iii) *benefit one or a few landowners at the expense of the surrounding landowners or the general public;*

**Applicant Response:**

This development, along with the C-2 property to the west begins to establish the character of the area between Agua Fria Road and the Santa Fe River. More, the properties in this area will begin

to redevelop creating opportunities for the adjacent properties to the west and east of this rezoning request.

**Staff Response:**

Certainly, those that will immediately benefit are the three property owners whose properties will be acquired for the proposed development. Property owners to the north, east and west may benefit with the ultimate cleanup of the overall property and particularly that area along the Santa Fe River, which is a blight to the surrounding area with a sand and mining business that has left behind unsightly rusted inoperable earth moving equipment, tanks, mobile homes, structures and mounds of gravel, etc. A redevelopment of the property will also address one of the major concerns expressed at the ENN about vagrants along the Santa Fe River. Another general benefit is that infill development close to downtown places less stress on existing such as roadways if people are traveling shorter distances to work and to downtown amenities.

*(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;*

**Applicant Response:**

The general plan amendment promotes the general welfare by providing for housing within the Stage One area of the City General Plan. The advantage of constructing higher density multi-family housing at this location includes the ability to use the existing road and utility infrastructure and provision of housing closer to the main employment centers of Santa Fe.

A City trail is planned along the Santa Fe River connecting to the trails and roads leading to the downtown area. The proximity of this development to the principal employment center of Santa Fe and a future nearby trail system connecting to the employment center has the advantage of a bicycle connection to Santa Fe's employment center.

**Staff Response:**

This proposal generally conforms to Section 14-3.2(E)(1)(c) and is consistent with the City's land use policies, ordinances, regulations and plans as they relate to the City's desire to maintain a compact urban form, encourage infill development and mixed use neighborhoods. However, the proposed development does not provide immediate access to the River Trail. Unless such access is provided it is not a credible argument that a multi-use trail connection exists to downtown other than via City streets.

*(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;*

**Applicant Response:**

This criterion is no longer applicable since the City and County joint agreement has eliminated the extraterritorial jurisdiction.

**Staff Response:**

Staff concurs.

*(f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and*

**Applicant Response:**

This project is located within an area that is served by City roads and utilities, and two City bus stops. The terrain is relatively flat and capable of accommodating higher densities associated with apartment dwellings. It improves the economy and general welfare by providing for housing in a location that is more conducive to attracting younger, more skilled professional workers.

**Staff Response:**

The proposed higher density residential development will promote a more efficient and economical development and will provide rental housing, generally desirable for young adults.

*(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.*

**Applicant Response:**

The Santa Fe Area General Plan includes 14 themes guiding and directing future growth in Santa Fe. Several of these themes are relevant to this project.

***Actively participate in the creation of affordable housing.***

*Opportunities are provided for housing for all income segments of the population in all areas of the city, while restricting the supply of large lot housing, which belongs in rural areas outside the city and not inside it. Housing affordability will also be aided by not artificially limiting the supply of land or the rate of growth. Active efforts to increase the supply of housing are outlined. Affordable housing is provided close to jobs to promote transit use.*

The City's recent decision to annex this area into the city limits facilitated the development of this area that was already served by City road and utility infrastructure, thus "not artificially limiting the supply of land". Housing affordability is addressed by both the mandatory 15 percent of the dwelling units that must meet the City's affordability standards and the lower rents that are not characteristic of rental dwellings closer to the center of the City.

***Transportation Alternatives***

Reduce automobile dependence and dominance

*The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes.*

There is easy and close access to bus service from this development. Alternative modes of transportation include the use of bicycles for easy and safe access to employment areas with the completion of city trail system along the Santa Fe River. There is a trail system proposed within this project that will connect to the Santa Fe River trail system. Bike storage will be provided in secure on-site storage facility that avoids renters having to keep the bikes in their apartments. There is easy and close access to bus service from this development. Alternative modes of transportation include the use of bicycles for easy and safe access to employment areas with the completion of city trail system along the Santa Fe River. There is a trail system proposed within this project that will connect to the Santa Fe River trail system.

***Promote a compact urban form and encourage sensitive/compatible infill development.***

*Promotion of compact urban form has been a major criteria (sic) in selecting growth areas. Growth and re-intensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.*

This project complies with the locational criterion promulgated in this policy. The City has not developed incentives to promote infill development and builders are at their own risk when developing infill projects.

**Staff Response:**

Staff agrees with the applicant's statements above with the exception of the argument that the project will provide connection to the River Trail, thereby enhancing transportation alternatives. In order to make the connection to the River Trail, which is on the north side of the river, a bridge would be required. There is neither right-of-way, nor the opportunity to create right-of-way on the south side of the river for a trail from the proposed development to the bridge at Frenchy's. In order to make the connection to the River Trail, a bridge across the river would be required. Land Use staff met with County Open Space staff to discuss the County's plans for extending the River Trail from its current terminus, just past the pedestrian bridge from Frenchy's Field to the Siler Road roundabout. County staff stated that all right-of-way acquisitions were now in place, and funding has been appropriated. It was further stated that the County would be willing to provide design and secure all permits for a bike-pedestrian bridge, similar to the one at Frenchy's, if the applicant were to provide funding for the bridge construction.

The request to amend the General Plan for high density residential development is also in agreement with several other plans:

- Cultivating Santa Fe's Future Economy (2004)
- Santa Fe Trends report (2014)

- Economic Development Strategy for Santa Fe (2008)
- Sustainable Santa Fe Plan (2004)

***(2) Additional Criteria for Amendments to Land Use Policies***

***In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:***

- (a) the growth and economic projections contained within the general plan are erroneous or have changed;***

**Applicant Response:**

The growth and economic projections have been seriously affected by one of the most devastating recessions in the history of the United States. New Mexico and Santa Fe are just starting to recover from the recession. Santa Fe is only just starting to catch up with the demand for both single family and rental housing. If there isn't a range of locational and attractive rental housing it is difficult to attract the younger workers who serve as the employment base for Santa Fe.

**Staff Response:**

The properties in the area designated low density residential and zoned R-1 were based on the city's 1999 General Plan Future Land Use Map. Some adjustments were made in conjunction with the interim Extraterritorial Subdivision, Planning, Platting and Zoning Ordinance (SPPAZO) that was in effect from 2009 until annexation occurred. However, the existing commercial and industrial uses in the vicinity were not reflected in the SPPAZO regulations, in the Extraterritorial Zoning Ordinance and plan that preceded SPPAZO, or in the city's 1999 plan. Land use patterns, utility extensions and road improvements are continuing to evolve on a case-by-case basis, and in recent cases (Awesome Harvest and the Rivera General Plan Amendment and Rezoning cases; the former immediately to the west of this property and the latter less than one mile on Agua Fria to the south), the Commission cited a potential need for commercial services to serve the neighborhood as one factor in their recommendations.

An amendment to the general plan with subsequent rezonings will accommodate growth for the area and economic development for Santa Fe, intensifying existing and compatible land uses in the area.

- (b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or***

**Applicant Response:**

The City does not proactively zone for higher density housing. There are very few locations in proximity to downtown that have utility and transportation capacity to accommodate higher density rental housing. This 14 acre parcel which has been assembled from four different parcels is a unique endeavor. The need will have to be determined by the market place. The location is so uniquely suited that the need is not a limitation in the financing of the project.

**Staff Response:**

The Santa Fe General Plan was adopted over 16 years ago. Much has changed since that time. Also, the City has expanded with the annexations that have increased the city's size substantially.

That the applicant has been able to assemble four adjacent parcels of land totaling 16.53± acres represents a unique opportunity for a substantial amount of rental housing not otherwise available in the vicinity.

*(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.*

**Applicant Response:**

The zoning for this property is C-1/PUD and R-1, Single Family Residential, one dwelling per acre. Assuming that C-1/PUD is the equivalent of C-1 zoning the 13.102 acres of C-1/PUD could generate 275 dwelling at the maximum density of 21 dwellings per acre. The 3.43 acres that is zoned R-1 would result in an additional 3 dwellings. The policies referenced above clearly demonstrate a desire to develop infill properties at a much different development pattern than has occurred historically in this area. The condition of this property has changed with the annexation of this area into the city limits. Given the access to main utility lines and roadways the current zoning is not consistent with the growth policies espoused by the General Plan.

**Staff Response:**

The annexation of land has increased the size of the city substantially, and the extension of the river trail will present opportunities for compact, sustainable development in various parts of the city.

The General Plan on page 4-30:

*4-4-I-6 The target density for new infill residential development, in order to address affordable housing goals, is a minimum of five units per acre (net) with seven units per acre (net) preferred. The actual net density proposed for an infill site should be in keeping with the density range shown for the property in Future Land Use (Figure 3-2), and should propose a reasonable increase in density over the surrounding neighborhood. The design of the infill project must reflect the character of the surrounding neighborhoods, while maintaining a balance between land use and the traffic carrying capacity of existing streets.*

### III. REZONING

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

*(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:*

*(a) one or more of the following conditions exist:*

*(i) there was a mistake in the original zoning;*

#### **Applicant response:**

The larger tract and the dentist office/residence were approved during the time that this property was under extraterritorial jurisdiction. When the City imposed zoning on this area in 2009 under the Settlement Agreement the zoning imposed on the two larger parcels reflected the prior approvals granted under City/County jurisdiction. It is assumed that C-1/PUD zoning designation related directly to the plans that were previously approved by the extraterritorial authorities. The two remaining smaller parcels on the east, extending from Agua Fria Road to the Santa Fe River are zoned R-1, Single Family Residential, one dwelling per acre. The City has used this zoning designation for annexed areas where it serves as a holding zone until another use is proposed for the land. R-1 is the lowest density zoning district designated in the Land Development Code and the designation of this district is inconsistent with the policies of the General Plan.

#### **Staff response:**

Staff agrees with the applicant's statements. C-1 zoning was granted in 2009 to reflect uses in place at the time the City took over planning and zoning jurisdiction from the County. That zoning was also a reflection of prior Extraterritorial Zoning approvals. It is also correct that the R-1 is the "default" zoning assigned to all other annexed properties per 14-3.4(B):

#### ***Zoning Designation for Newly Annexed Parcels:***

*All newly annexed parcels shall be considered to be in the R-1 district unless otherwise classified by rezoning.*

*(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;*

#### **Applicant response:**

The City Council has recently approved C-2, General Commercial zoning the adjacent property to the west. The land uses along the north side of Agua Fria vary from lower density residential to general commercial to light industrial. Prior to the City annexing the area north of Agua Fria Road there was little development activity. With the City commitment of utility access and provision of City services this area is now experiencing requests for development or re-development.

**Staff response:**

As noted previously, two nearby properties have recently been rezoned to C-2. In addition, Corazon Santo was approved for a mixed use development that will include 24 residential units and 21,000 sq. feet of commercial space and a subdivision for 46 single family homes. These three recent approvals reflect changing conditions in the area and help support the current request.

*(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;*

**Applicant response:**

The property is currently zoned for the EcoVersity and a dentist office. The EcoVersity was less than successful, especially after the death of its founder and the dentist office/residence has been abandoned for several years. This is an opportunity to provide for housing for a young, professional work force in close proximity to the downtown and the areas of major employment. If Santa Fe is going to attract young professionals to this community it not only needs to offer jobs but attractive and well sited places for them to live. This project satisfies a need in attracting a younger talented work force to the City.

**Staff response:**

While C-I zoning, which applies to the majority of the property, could be compatible with the area, the applicant has made a strong argument for providing a significant amount of rental housing close to downtown and where none currently exists. This proposal has the opportunity to generate additional development especially in the Siler Road area, including goods and services for residents in the vicinity. Ten planning themes in support of the rezoning have been articulated on page 6.

*(b) All the rezoning requirements of Chapter 14 have been met;*

**Applicant response:**

All rezoning requirements have been met including the scheduling of an ENN, satisfying public notice requirements and providing for the documents and reports mandated by the City to process the rezoning request through the local government committees.

**Staff response:**

Staff concurs.

*(c) rezoning is consistent with the applicable policies of the general plan, including the future land use map;*

**Applicant response:**

In order to make the rezoning consistent with the General Plan and Future Land Use map it is necessary to amend the General Plan. This requirement has been satisfied by the amendment to the General Plan and Future Land Use map that precedes the rezoning of the property.

**Staff response:**

An amendment to the General Plan is requested with this application to change the zoning to R-29 and is addressed in the first part of this report.

- (d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;*

**Applicant response:**

There is a limited supply of vacant land zoned for higher density residential uses. This is especially true of vacant land in close proximity to the downtown and State offices, which are the one of the main sources of employment in the City. The City policy includes the provision of a range of housing types. It is only recently that construction of apartments is beginning to satisfy the demand that has built up over the years.

**Staff response:**

The city currently has at least 111 acres of land zoned for high density development potential for 2,050 units. None of the approved sites is significantly closer to downtown, but all are closer to neighborhood services. (See Exhibit F-3: Summary of Undeveloped High-Density Residential Parcels).

- (e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

**Applicant response:**

A traffic impact report has been prepared by a professional engineer. The report makes recommendations on what improvements are required to mitigate the traffic that is generated by this development. Initial interviews with City utility divisions indicate that existing water and sewer facilities are adequate to serve this project. The same is true for the dry utilities consisting of electric, telephone, natural gas and cable TV. There are parks in the area, including Frenchy's Park which in the near future will be accessible by a City trail. There will also be a City trail that will access the trail system further to the east.

**Staff response:**

The City's Traffic Engineer explained that any development will have an impact on the existing roadway. If an increase in traffic were to be used as a reason to disapprove development then all development would have to be halted. The main purpose of the TIA is to assess impacts in order to determine how best to mitigate them. Specific mitigation measures will be determined at the time of Development Plan review. Additionally, if this or a similar apartment complex were to be built in another location the traffic from that complex would also impact congestion on this or other arterial streets.

Utilities as stated previously will be able to accommodate the 450 units as proposed. However, the applicant must address the provision of park space on site or with the payment of impact fees.

*(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:*

*(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;*

**Applicant response:**

Commercial uses have existed on this site for several years. The City Council has recently approved C-2, General Commercial zoning on the land immediately west of these properties. The property is located in an area that is in transition. The redevelopment of land between Agua Fria Road and the Santa Fe River will continue to occur. The pockets of low density residential land will begin to realize a higher market potential.

**Staff response:**

The proposed change is consistent with applicable general plan policies to achieve infill development that provides a variety of housing to the area. The higher density development serves as a transition to the commercial and light industrial use to the west and the lower density residential to the east and south.

*(b) affect an area of less than two acres, unless adjusting boundaries between districts; or*

**Applicant response:**

The assembly of these parcels results in a total of more than 16 acres of land satisfying that criterion.

**Staff response:**

Staff concurs.

- (c) *benefit one or a few landowners at the expense of the surrounding landowners or general public.*

**Applicant response:**

The benefit from this project is realized by the City as a whole, since it provides the opportunity to provide for well-appointed apartment housing that has heretofore not existed in this area of the City. The hope is that this project will be financially successful and provide for a segment of housing market place that is currently not being satisfied. Surrounding land owners will experience a benefit by the rising land values that will occur in the properties north of Agua Fria Road.

**Staff response:**

Benefits to surrounding landowners potentially include connection of this area to the River Trail, clean-up of the property particularly that portion to the north of the site along the River Trail filled with junk vehicles, trash, and mounds of sand and gravel. Concerns about vagrants on the property and along the River Trail should be resolved with the proposed development. The addition of a community at this location should also help to support existing and future business in the area. It is also likely that nearby property values will increase as a result of this development, and as stated by the applicant.

**(D) Additional Applicant Requirements**

- (1) *If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;*

**Applicant response:**

Existing utility infrastructure is available to serve this development and has the capacity to accommodate the project at full development. Water is located in Agua Fria. Sewer is south of the property within 30 feet of the property line. An easement will have to be secured to connect to the existing City sewer line. It is not known at this time what road improvements maybe required since the previous traffic study is being revised at the City Engineer's request.

**Staff response:**

Impacts on infrastructure will be assessed at the time of the future development proposals. The applicant will be required to participate in the cost of traffic mitigation measures and may be required to cover the cost of extending the river trail to the subject site by constructing a bridge.

- (2) *If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to*

*contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.*

**Applicant response:**

There is not a sidewalk on Agua Fria. The developer will be responsible for the construction of the sidewalk on the north side of Agua Fria Road. Any decoration lanes on Agua Fria for entry to the property would be the responsibility of the developer.

**Staff response:**

Infrastructure is available to serve the site and will be more closely evaluated at time of development plan application. A sidewalk does exist along both sides of Agua Fria.

**IV. EARLY NEIGHBORHOOD NOTIFICATION MEETING**

An ENN meeting was held on November 24, 2014 at the Santa Fe Main Library where approximately 30 people attended. One of the principal concerns was the vagrants that have become a problem in the neighborhood and the assumption that this project would worsen that situation. It was pointed out by the applicant that the target population for the apartments was younger working professionals with higher income levels. The activity that will occur in the area from the apartment complex will help to mitigate the vagrancy problem.

There was a concern about Santa Fe not having sufficient water to satisfy the demand requirements of the project. It was pointed out that the developer has to bring water rights to the City equal to the water use that for the project, which is calculated by the City. The water offset program initiated by the City is designed to eliminate the need for the City to buy water rights needed for the future growth of the City.

There was a concern regarding traffic generation from the project and the impact on Agua Fria Road. The attendees were advised that a traffic report would be prepared by a professional engineer assessing the impacts on Santa Fe's street network and mitigating measures needed to address those impacts.

The density of the project was a concern. It was pointed out that the City Council recently rezoned the parcel to the west C-2, General Commercial which allows uses such as various retail businesses, office, automobile service and repair and single and multiple family residential development as part of a planned development. While there is no specific maximum density permitted in C-2, residential development is a permitted use with approval of a development plan. Density in C-2 is a function of what a particular site can accommodate. Maximum height in C-2 is 45 feet, lot coverage is 60%; and open space is 250 square foot per dwelling unit- the same as in R-29. (See Exhibit D-2, ENN Notes).

## V. CONCLUSION

The Land Use Department considered the applicant's responses to the General Plan Amendment and Rezoning criteria outlined in the city Code. On balance, it was determined that those criteria have been satisfied.

Two primary issues arose in the course of the review and analysis. The first was the amount of additional traffic that would be generated by the proposed development and its impact on an already congested Agua Fria Road. The second issue was the appropriateness of a significant intensification of use in terms of its effects on the immediate vicinity and neighborhoods.

The City's Traffic Engineer explained that any development will have an impact on the existing roadway. If an increase in traffic were to be used as a reason to disapprove development then all development would have to be halted. The main purpose of the TIA is to assess impacts in order to determine how best to mitigate them. Specific mitigation measures will be determined at the time of Development Plan review. Additionally, if this or a similar apartment complex were to be built in another location the traffic from that complex would also impact congestion on this or other arterial streets.

The proposed apartment development would be 3 stories in height. The site is bounded on the south by Agua Fria Road; to the north by the Santa Fe River; to the west by C-2 zoned property that is anticipated to be light manufacturing; and to the east by low density residential. It is the east perimeter that is likely to be most impacted visually. There are two lots that adjoin the east boundary of the subject site. One lot is vacant and the other contains one or two single family residences and a number of accessory structures. At the time of Development Plan –if the Rezoning is approved- the applicant may be asked to provide special consideration to the immediate neighbor to the east. This could include additional landscaping, fencing, or other design considerations. The nearest residential structure to the north would be approximately 350 feet from the subject property and is not likely to be significantly impacted.

It should be noted that the Long Range Planning Division, under the Housing and Community Development Department, expressed serious reservations regarding the proposed density of the development. It was their position that the density as proposed would be more appropriately located in closer proximity to commercial services, such as in the Zafarano area, Airport Road, Cerrillos Road, Saint Francis or Saint Michael's Drive. The Long Range Planning Division recommended a density of 7 to 12 dwelling units per acre for this location, and further recommended a mix of single and multi-family units for the site.

While the Land Use Department appreciated the interest and participation of the Long Range Planning Division, it is the right of property owners to apply for changes in use to their property and to propose projects that they believe will succeed. It is incumbent upon the applicants to justify their proposals. It is the role of staff to review the applications for conformance to code and to make a recommendation to the Planning Commission and Council on the basis of that review.

Although a specific plan has not yet been proposed –this will come in the form of a Development Plan if the General Plan Amendment and Rezoning are approved- a preliminary site plan and

rendering have been submitted to give reviewers an indication of what will be proposed. The applicants in these cases have a long history of successful project design in the Santa Fe community, which the Planning Commission may wish to consider in the course of their deliberations. While design, in itself, is not a criterion for review, the goal of “sensitive/compatible infill development” is part of a General Plan theme under the “City Character and Urban Development” chapter. (It should be noted that the same theme includes promoting “a compact urban form.”) Tierra Concepts has a track record of excellence in design exhibited through various design awards, and especially in the Pacheco Street office and retail project. That project inspires confidence in the applicant’s ability to create compatibility on this infill site.

This project is consistent with the current administration’s stated policy goals related to job growth and creating opportunities for young people. Residential preferences for young people, especially young professionals, are increasingly focused around smaller rental units located in areas that feature natural resources as well as commercial opportunities. The proposed development offers a residential experience likely to appeal to this demographic at a price that is affordable to a variety of incomes.

## **ATTACHMENTS:**

### EXHIBIT A: Conditions of Approval

### EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering Division memorandum, Sandra Kassens
2. Metropolitan Planning Organization memorandum, Keith Wilson
3. Affordable Housing memorandum, Alexandra Ladd
4. Wastewater Management Division memorandum, Stan Holland
5. Water Division memorandum, Dee Beingessner
6. Fire Marshal memorandum, Reynaldo Gonzales
7. Technical Review Division memorandum– City Engineer, Risana Zaxus

### EXHIBIT C: Maps

1. Aerial Photo
2. Future Land Use
3. Current Zoning
4. Utilities and Floodplain Map

### EXHIBIT D: ENN Materials

1. ENN Responses to Guidelines
2. ENN Meeting Notes
3. Other Communication
  - Ruth Zaporah
  - Kathy Adelsheim
  - Peggie Poehler
  - Justin Lyon
  - Ricardo Sanchez

### EXHIBIT E: Applicant Materials

1. Conceptual Site Plan

### EXHIBIT F: Other Material

1. Photographs of site
2. List of permitted uses in the R-1 district (Residential, 1 du/acre); C-1 district (Office and Related Commercial) and R-29 district (Residential, 29 du/acre)
3. Summary of Undeveloped High-Density Residential Parcels

**Blue Buffalo**  
 General Plan Amendment (Case #2014-121)  
 Rezoning (Case #2014-122)

DRT Conditions of Approval	Department	Staff
<p><b>A. REVISIONS TO TIA:</b></p> <p>In order to better understand the future impacts that this development will have on the surrounding road network; the developer shall provide a revised TIA per the requirements listed below:</p> <p><b>1. Global Changes:</b></p> <ul style="list-style-type: none"> <li>i. Increase the number of apartment units from 400 to 452;</li> <li>ii. Change the growth rate for capacity calculations from 3% to 1%;</li> <li>iii. Create Trip Distribution maps for the AM peak hour and the PM peak hour.</li> </ul> <p><b>2. Intersection specific - Analyze the intersection of Agua Fria Street with Harrison Street and the proposed Boylan lane:</b></p> <ul style="list-style-type: none"> <li>i. <b>Types of Analyses:</b> <ul style="list-style-type: none"> <li>1. Analyze the Delays and LOS;</li> <li>2. Determine if a Right-turn deceleration lane is warranted for the SB Agua Fria Direction; and</li> <li>3. Determine the Queue distance on Boylan lane during the peak hours.</li> </ul> </li> <li>ii. <b>Additional Background data required:</b> <ul style="list-style-type: none"> <li>1. Determine the additional background traffic that will be generated by the Boylan Properties, located immediately to the west of the proposed development, that have recently received zoning changes. Utilize trip generation predictions for the land use with the highest allowed use of the new zoning, i.e., the worst case scenario. Planning Commission approved zoning change to C-2 rather than the requested I-1 at the August 7, 2014 planning Commission meeting.</li> <li>2. Determine background traffic that will be generated by the recently rezoned properties on the southwest corner of the Harrison Road/Agua Fria intersection; formerly known as Corazon Santo, and currently under consideration for Development by Homewise. Final</li> </ul> </li> </ul>	<p>Traffic Engineering/Public Works</p>	<p>John Romero                      (per Sandra Kassens)</p>

## Blue Buffalo

General Plan Amendment (Case #2014-121)  
Rezoning (Case #2014-122)

<p>subdivision Plat approved at the August 7, 2014 Planning Commission meeting, (Contact Donna Wynnant for more information) Based on the revised calculations, make recommendations as to:</p> <ol style="list-style-type: none"> <li>a. The need for a right turn deceleration lane from SB Agua Fria into Boylan lane;</li> <li>b. The distance to the north of Agua Fria Street that Driveway "A" must be located so that it is behind the predicted Queue for EB Boylan Lane; and</li> <li>c. The dimensions of any deceleration or turn lanes that may be indicated by this study.</li> </ol> <p>B. The Developer shall at the time of Subdivision Plat or Development Plan submittal incorporate design changes as recommended by the Public Works Department, such as turn lanes and deceleration lanes, based on the results of the revised Traffic Impact Analysis requested above.</p>			<p>Keith Wilson, MPO Senior Planner</p>
<ol style="list-style-type: none"> <li>1. If code supports, the developer should provide a public easement for and construct a 10 ft. wide Multi-use trail from Agua Fria Street to the rear of the property aligning with a location where a bridge to connect to the River Trail can be constructed. The exact alignment through the development can be determined in cooperation with City staff and be designed based on the AASHTO Guide for the Development of Bicycle Facilities, 2012 Fourth Edition.</li> <li>2. The developer should work with Santa Fe County on the location for a bridge to connect from the proposed development of the River Trail. If code supports, the developer should construct the bridge connection from the proposed development to the River Trail. Without the bridge connection to the River Trail there is no access to the "City Trail System along the Santa Fe River" as cited as a response to questions around Transportation Alternatives.</li> <li>3. If code supports, the development plan should provide convenient access and routes for pedestrians into and within the development and to transit stops.</li> </ol>	<p>SF Metropolitan Planning Organization</p>		
<ol style="list-style-type: none"> <li>1. There is an existing public sewer line to the north of the property. The Applicant is required to submit a Utility Service Application for City sewer service to the Wastewater Division.</li> </ol>	<p>Wastewater Management/Pubic Works</p>		<p>Stan Holland</p>

**Blue Buffalo**  
**General Plan Amendment (Case #2014-121)**  
**Rezoning (Case #2014-122)**

<p>1. Once the development plan is presented for approval, this applicant will need an Affordable Housing Proposal that documents how they plan to comply with SFHP, either through a partnership with the Housing Trust or an alternate compliance. I am still researching what the legal structure looks like.</p>	<p>Housing and Community Development</p>	<p>Alexandra Ladd, Affordable Housing</p>
<p>1. The proposed development may require a main extension. Water is available from a main on Agua Fria. The buildings may be served either with individual metered service connections for each unit or by a master meter for each building with individual metered service connections for each unit. If a main extension is required, a water plan for this development must be approved by the water division prior to issuance of an Agreement to Construct and Dedicate for the water main extension.</p> <p>2. Fire service requirements will have to be determined by the Fire Department prior to development.</p>	<p>Water Division Engineer</p>	<p>Dee Beingsner</p>
<p>1. Shall Comply with International Fire Code (IFC) 2009 Edition.</p> <p>2. Fire Department Access shall not be less than 20 feet width thru-out the complex.</p> <p>3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.</p> <p>4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.</p> <p>5. All Fire Department access shall be no greater than a 10% grade.</p> <p>6. Shall meet all dead end requirements as per IFC or provide emergency turn around as per IFC.</p> <p>7. As per IFC 2009 D106.1 Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.</p>	<p>Fire Department</p>	<p>Reynaldo Gonzales, Fire Marshal</p>

# City of Santa Fe, New Mexico

# memo

**DATE:** February 4, 2015 **(AMENDED)**

**TO:** Donna Wynant, Land Use Division

**VIA:** John J. Romero, Traffic Engineering Division Director

**FROM:** Sandra Kassens, Engineer Assistant

**SUBJECT:** **Blue Buffalo GPA and Rezoning, cases 2014-121 and 122.**

---

## **ISSUE:**

James W. Siebert & Assoc., Inc., agent for Blue Buffalo, requests approval of a General Plan Future Land Use map amendment to change the designation of 16.53± acres of land from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to High Density Residential (12-29 dwelling units per acre). In addition, they also request Rezoning approval of 16.53± acres of land from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre) to build approximately 450 apartment units. The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east.

## **RECOMMENDED ACTION:**

Review comments are based on submittals received on January 7, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

### **A. REVISIONS TO TIA:**

In order to better understand the future impacts that this development will have on the surrounding road network; the developer shall provide a revised TIA per the requirements listed below:

1. Global Changes:
  - i. Increase the number of apartment units from 400 to 452;
  - ii. Change the growth rate for capacity calculations from 3% to 1%;
  - iii. Create Trip Distribution maps for the AM peak hour and the PM peak hour.
2. Intersection specific - Analyze the intersection of Agua Fria Street with Harrison Street and the proposed Boylan lane:
  - i. Types of Analyses:
    1. Analyze the Delays and LOS;
    2. Determine if a Right-turn deceleration lane is warranted for the SB Agua Fria Direction; and
    3. Determine the Queue distance on Boylan lane during the peak hours.
  - ii. Additional Background data required:

1. Determine the additional background traffic that will be generated by the Boylan Properties, located immediately to the west of the proposed development, that have recently received zoning changes. Utilize trip generation predictions for the land use with the highest allowed use of the new zoning, i.e., the worst case scenario. Planning Commission approved zoning change to C-2 rather than the requested I-1 at the August 7, 2014 planning Commission meeting.
  2. Determine background traffic that will be generated by the recently rezoned properties on the southwest corner of the Harrison Road/Agua Fria intersection, formerly known as Corazon Santo, and currently under consideration for Development by Homewise. Final subdivision Plat approved at the August 7, 2014 Planning Commission meeting, (Contact Donna Wynant for more information)
  3. Based on the revised calculations, make recommendations as to:
    - a. The need for a right turn deceleration lane from SB Agua Fria into Boylan lane;
    - b. The distance to the north of Agua Fria Street that Driveway "A" must be located so that it is behind the predicted Queue for EB Boylan Lane; and
    - c. The dimensions of any deceleration or turn lanes that may be indicated by this study.
- B. The Developer shall at the time of Subdivision Plat or Development Plan submittal incorporate design changes as recommended by the Public Works Department, such as turn lanes and deceleration lanes, based on the results of the revised Traffic Impact Analysis requested above.

If you have any questions or need any more information, feel free to contact me at 955-6697.



## Santa Fe Metropolitan Planning Organization

*"Promoting Interconnected Transportation Options"*



### MEMORANDUM

Date: February 3, 2015  
From: Keith Wilson, MPO Senior Planner *KW*  
To: Donna Wynant, Planning and Land Use Department  
Cc: Tamara Baer, Planning and Land Use Department  
Leroy Pacheco, Roadway & Trails Engineering Division  
Scott Kaseman, Santa Fe County  
Re: **Case #2014-121 Blue Buffalo General Plan Amendment and Case #2014-122 Blue Buffalo Rezoning**

The following comments are based on MPO Staff's review of the submitted documents for Case #2014-121 Blue Buffalo General Plan Amendment and Case #2014-122 Blue Buffalo Rezoning

The MPO Metropolitan Bicycle Master Plan (<http://santafempo.org/bicycle-master-plan/>) provides direction related to this project through Recommendation 1.11: Provide Critical Connectivity for Bicyclists and Pedestrians (page 59) in the following way:

*"Many critical connections are identified as specific priorities in this plan, others are identified in the MPO's Bikeways Mapping Project materials (e.g. "Revised Inset Maps," January 2012) while many more will depend on site specific analysis for private and public projects under consideration. The MPO will work with member agencies to pursue the following strategies to create connectivity:*

- *Connect multi-use trails directly to adjacent land uses, as well as trails and roads, just as roads are connected to driveways and side streets. These connections can be included in trail design and construction and/or negotiated with private developers and landowners."*

The Bicycle Master Plan does not specifically identify a connection to the Santa Fe River Trail, currently under the development by Santa Fe County, through the Blue Buffalo proposed development, but a project of the proposed scale and location certainly warrants providing such a connection. Santa Fe County is currently in the process of acquiring property for the section of the River Trail from Frenchy's Field to Siler Road. Designs are nearing completion and construction funding is in place. The River Trail will be located on the opposite side (north) of the River, necessitating a bridge crossing to connect to the proposed development. It is my understanding that the County has met with the applicant and committed to assisting with conducting the engineering for siting a bridge, but not the bridge construction. Contact at the County is Scott Kaseman ([skaseman@santafecountynm.gov](mailto:skaseman@santafecountynm.gov) or 505-992-9887). The nearest bridge crossing of the Santa Fe River is at Frenchy's Field or the Roadway crossing at Siler Road. There does not appear to be any opportunity to connect from the proposed development to either of these bridges via a Multi-use trail.

The Applicants Rezoning Report dated December 29, 2014 references on page 10 in response to the following:

*“The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes”*

*“Alternative modes of transportation include the use of bicycles for easy and safe access to employment areas with the completion of city trail system along the Santa Fe River. There is a trail system proposed within this project that will connect to the Santa Fe River trail system.”*

Exhibit E within the Applicants Rezoning Report shows a “Pedestrian/Bike Path” through the proposed development from the driveway entrance at La Cieneguta to the rear of the property. The exact alignment of this trail will likely be determined by the location of the bridge connection to the River Trail. Connecting the trail at Agua Fria opposite Maez Road, La Cieneguta or Harrison Road provide opportunities for on road connections via low speed/low volume streets to other land uses and other Multi-Use Trails Alignments (Acequia Trail and Arroyo Chamisos Trail).

#### **Recommendation**

- If codes supports, the developer should provide a public easement for and construct a 10ft wide Multi-use trail from Agua Fria Street to the rear of the property aligning with a location where a bridge to connect to the River Trail can be constructed. The exact alignment through the development can be determined in cooperation with City staff and be designed based on the AASHTO Guide for the Development of Bicycle Facilities, 2012 Fourth Edition.
- The developer should work with Santa Fe County on the location for a bridge to connect from the proposed development to the River Trail. If code supports, the developer should construct the bridge connection from the proposed development to the River Trail. Without the bridge connection to the River Trail there is no access to the “City Trail System along the Santa Fe River” as cited as a response to questions around Transportation Alternatives.
- If code supports, the development plan should provide convenient access and routes for pedestrians into and within the development and to transit stops.

Please do not hesitate to contact me if you need clarification or have questions.

# City of Santa Fe, New Mexico

# memo

**DATE:** February 5, 2015

**TO:** Donna Wynant, Land Use Division

**FROM:** Alexandra Ladd, Affordable Housing

**SUBJECT:** Blue Buffalo GPA and Rezoning, cases 2014-121 and 122.

---

Once the development plan is presented for approval, this applicant will need an Affordable Housing Proposal that documents how they plan to comply with SFHP, either through a partnership with the Housing Trust or an alternate compliance. I am still researching what the legal structure looks like.

City of Santa Fe



New Mexico

# MEMO

## Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

### E-MAIL DELIVERY

Date: February 5, 2015

To: Donna Wynant, Case Manager

From: Stan Holland, P.E.  
Wastewater Management Division

Subject: Case 2014-121 and 122 Blue Buffalo General Plan Amendment and Rezoning

---

**The subject property is accessible (within 200 feet) to the City public sewer system.**

1. There is an existing public sewer line to the north of the property. The Applicant is required to submit a Utility Service Application for City sewer service to the Wastewater Division.
2. There are no other comments for the applicant to address at this time.

*City of Santa Fe*  
**memo**

**DATE:** January 9, 2015  
**TO:** Donna Wynant, Land Use Senior Planner, Land Use Department  
**FROM:** Dee Beingessner, Water Division Engineer   
**SUBJECT:** Case # 2015-121 Blue Buffalo General Plan Amendment & 2014-122 Blue Buffalo Rezoning

---

The proposed development may require a main extension. Water is available from a main on Agua Fria. The buildings may be served either with individual metered service connections for each unit or by a master meter for each building with individual metered service connections for each unit. If a main extension is required, a water plan for this development must be approved by the water division prior to issuance of an Agreement to Construct and Dedicate for the water main extension.

Fire service requirements will have to be determined by the Fire Department prior to development.

# City of Santa Fe, New Mexico

## memo

**DATE:** January 20, 2015  
**TO:** Case Manager: Donna Wynant  
**FROM:** Reynaldo D Gonzales, Fire Marshal *R.D.G.*  
**SUBJECT:** Case #2014-121 & Case # 2014-122 Blue Buffalo

---

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Below are the following requirements that shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

1. Shall Comply with International Fire Code (IFC) 2009 Edition.
2. Fire Department Access shall not be less than 20 feet width thru-out the complex.
3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.
5. All Fire Department access shall be no greater that a 10% grade.
6. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.
7. As per IFC 2009 D106.1 *Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.*

DATE: February 4, 2015

TO: Donna Wynant, Land Use Senior Planner  
Case Manager

FROM: Risana "RB" Zaxus, PE  
City Engineer for Land Use Department

RE: Cases # 2014-121 and # 2014-122  
Blue Buffalo General Plan Amendment and Rezoning

I have no review comments on this case.

# Blue Buffalo



## Legend

- City Limits
- Parcels
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution



Scale: 1:4,891



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# Future Land Use



Blue Buffalo site: Request Amendment to Future Land Use Designation: Office & Rural Mountain Corridor to High Density Residential (12-29 du/ac)

Rural/Mountain Corridor (1 du/acre)

Rural/Mountain Corridor (1 du/acre)

Residential: Low Density (3-7 du/ac)

Community Commercial

Industrial

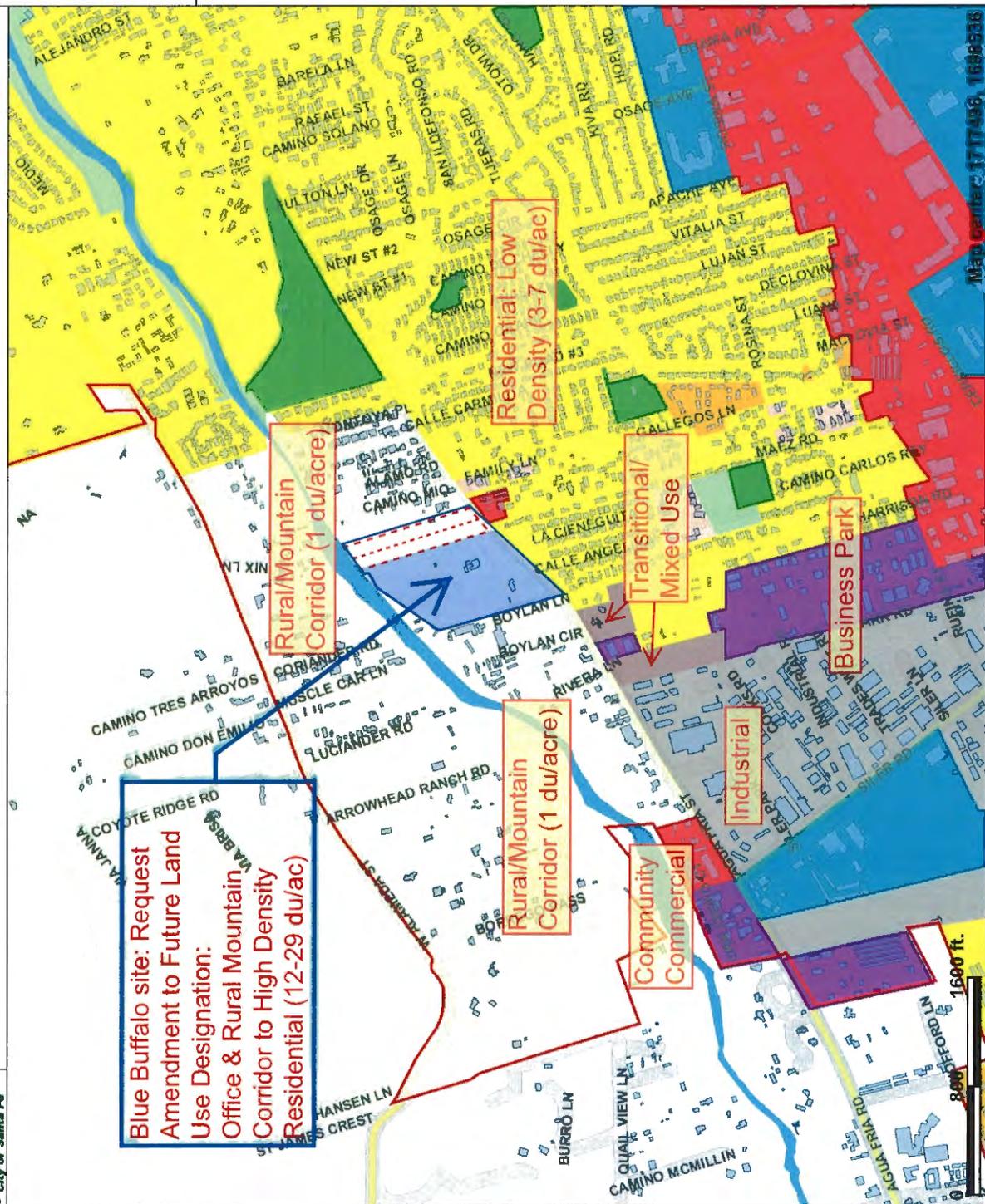
Transitional Mixed Use

Business Park

### Legend

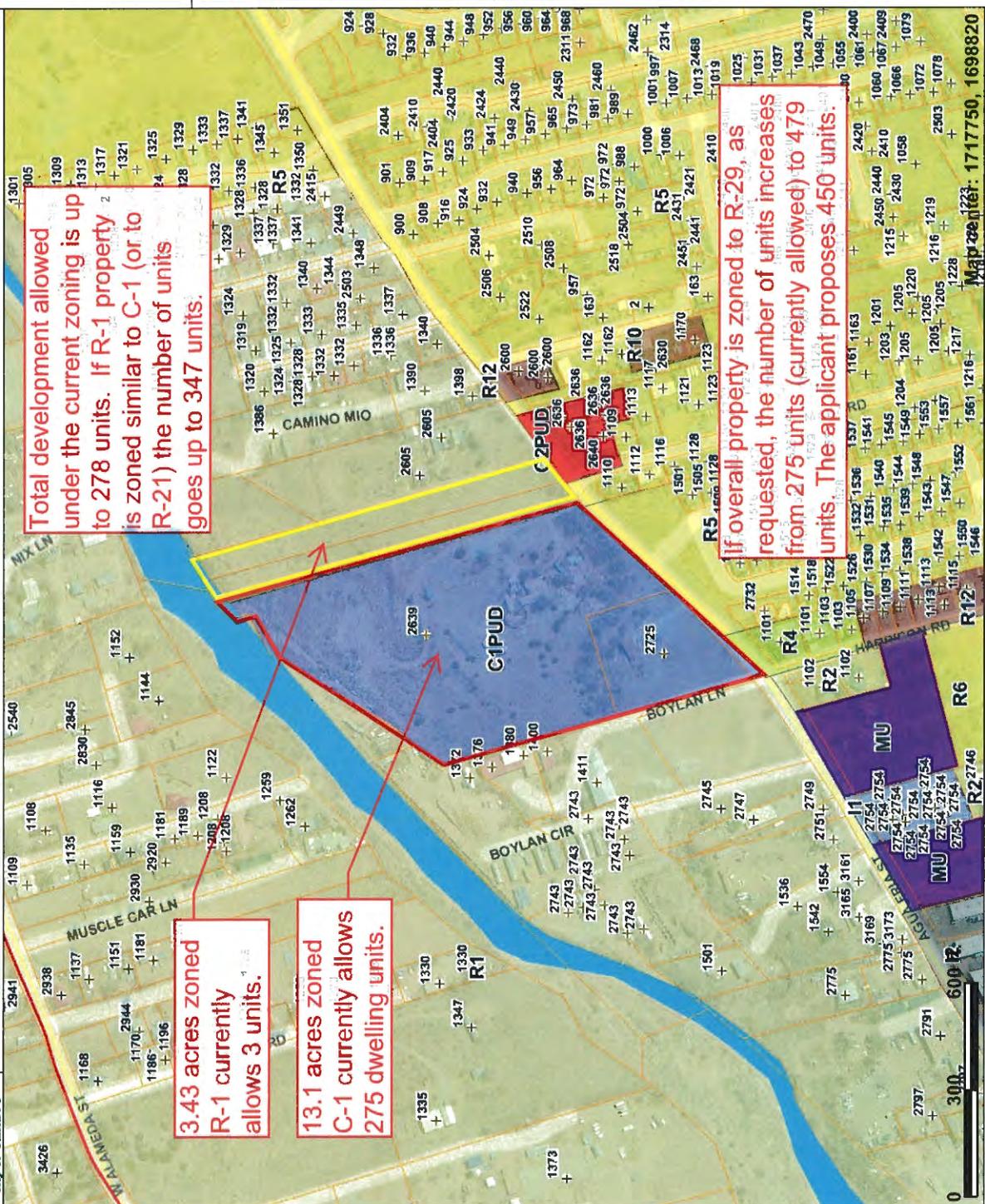
- City Limits**
- Building Footprint**
- Santa Fe River**
- Future Land Use**
- Mountain/Corridor (1 dwelling per 10+ acres)
- Very Low Density (1-3 dwellings per acre)
- Low Density (3-7 dwellings per acre)
- Moderate Density (7-9 dwellings per acre)
- Medium Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks

Scale: 1:13,516



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# Zoning Map- showing potential development



Total development allowed under the current zoning is up to 278 units. If R-1 property is zoned similar to C-1 (or to R-21) the number of units goes up to 347 units.

3.43 acres zoned R-1 currently allows 3 units.

13.1 acres zoned C-1 currently allows 275 dwelling units.

If overall property is zoned to R-29, as requested, the number of units increases from 275 units (currently allowed) to 479 units. The applicant proposes 450 units.

### Legend

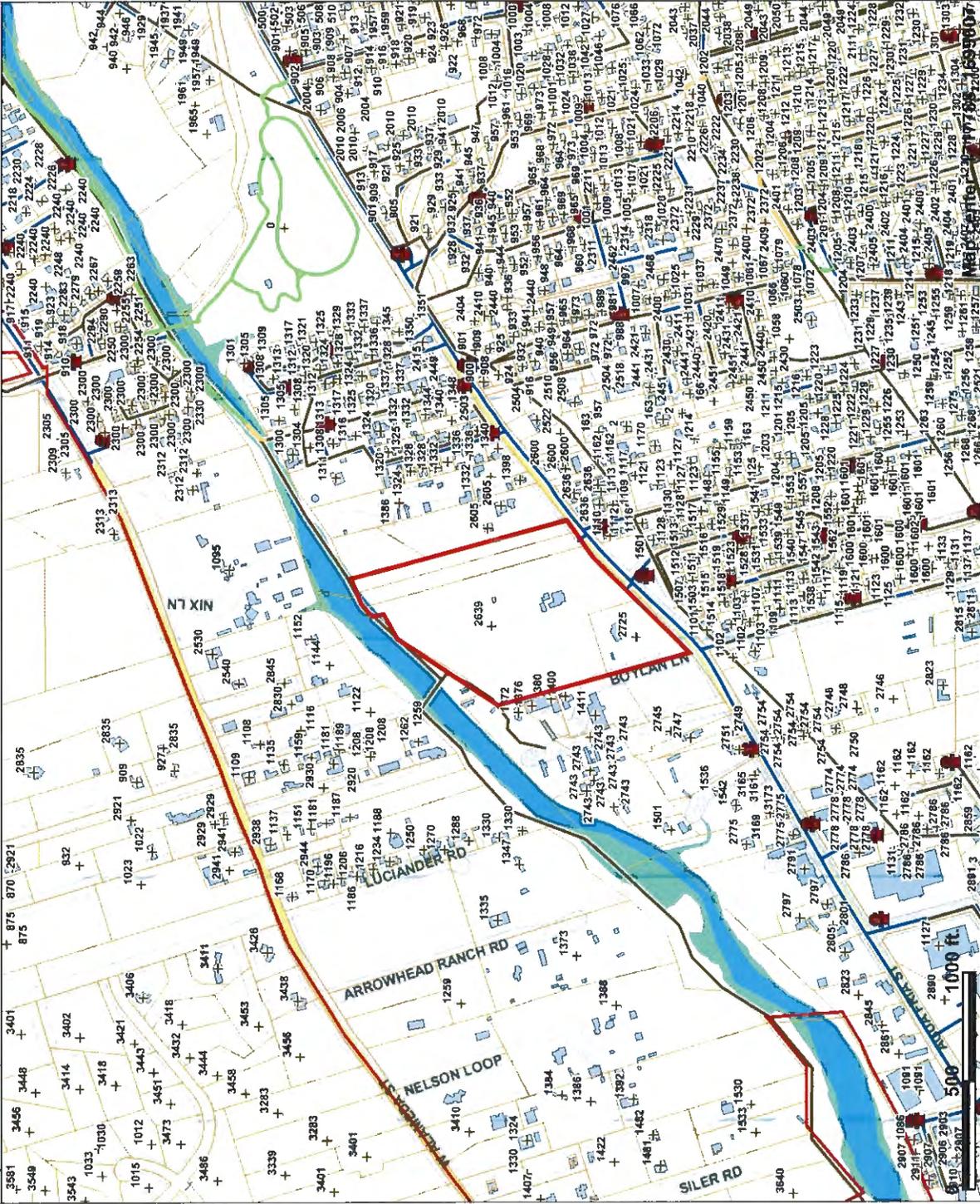
- City Limits
- Address Points
- Parcels
- Santa Fe River
- Zoning
  - RR Rural Residential
  - R1, (PUD) Single- Family 1du/ac
  - R2, (DT), (PUD), (AC) Single - Family 2du/ac
  - R3, (PUD) Single - Family 3du/ac
  - R4 Single - Family 4du/ac
  - R5, (DT), (PUD), (AC), R6 Single - Family 5-du/ac
  - R7, (PUD), R8 Single - Family 7-du/ac
  - RCS, RCSAC Compound 5du/ac
  - RC8, RC3AC Compound 8du/ac
  - R10, (PUD) Multiple - Family 10du/ac
  - R12, (PUD) Multiple - Family 12du/ac
  - R21, (PUD) Multiple - Family 21du/ac
  - R29, (PUD),(AC) Multiple - Family 29du/ac
  - RAC Residential Arts & Crafts
  - MHP Mobile Home Park



Scale: 1:5,144

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# Utilities and Floodplain



### Legend

- City Limits
- Address Points
- Fire Hydrants
- Multi-Use Paths
- Paved - Major
- Paved - Minor
- Unpaved - Wide
- Unpaved - Narrow
- Wastewater Collection Pipelines
- Water Pipe Distribution
- Parcels
- Building Footprint
- Santa Fe River
- FEMA Floodplain December 4, 2012 (100 yr)
- Major Roads and Highways
- Other Roads and Streets

Scale: 1:8,458

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



## ENN GUIDELINES

### Applicant Information

Project Name: **Blue Buffalo LLC General Plan Amendment, Rezoning and Variance**

Name: **Siebert** **James** **W.**  
Last First M.I.

Address: **915 Mercer Street**  
Street Address Suite/Unit #  
**Santa Fe** **NM** **87505**  
City State ZIP Code

Phone: **( 505 ) 983-5588** E-mail Address: **jwsiebert@comcast.net**

**Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.**

**(a)EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.**

The height of the buildings for the greater percentage of the building complexes will be 36 feet. There will be architectural features such as tower elements to add interest to the façade that will be 40 feet in height requiring a variance. The apartments have been broken into several building complexes to help reduce the scale of the project. Landscaping will be an important element in the development of the property and is seen as an amenity valuable in attracting residents. Lighting will be carefully controlled with cutoff shields on the pole mounted lighting in the parking lots. The City and County are working on a public trail system to be located on the north side of the Santa Fe River. The path within the development is designed to connect to the future trail planned along the north side of the Santa Fe River.

**(b)EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.**

No part of this property is located within the Santa Fe River or the 100 year flood plain as identified by 2012 FEMA mapping. Private open space will be provided throughout the project allowing residents easy and immediate access to the open space areas within the project. There is a drainage that the City uses to divert water from Agua Fria to the Santa Fe River. This drainage diversion was an acequia that is no longer active. This drainage will be realigned within the subject property maintaining the point of entry and exit from the property. This property has an average grade 3 percent across the tract measured from Agua Fria Road to the north end of the property. Given the flatness of the land there are no escarpments on this property. The developer will develop a protocol for reducing waste from the residential units as part of the development review process. The International Fire Code requires the use of fire suppression sprinkler inside the individual apartment units.

***(c)IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

An archaeologist has been hired to conduct a study of the property including a 100 percent visual observation of the property to determine if archaeological sites or sites of historical significance are located within the development area of the development. There is an acequia that is no longer in use that traverses a part of the property in the vicinity of Agua Fria Road. The developer is proposing to preserve the dwelling on the larger tract that was constructed in the 1930's. This property is not located within the historic downtown area.

***(d)RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

The larger portion of the property is currently zoned C-1/PUD, "Professional Office/Planned Unit Development". While this zoning designation applies to the EcoVersity that operated on this property, the C-1 zoning district allows for apartments at a density of 21 dwellings per acre. The eastern portion of the property is zoned R-1, Single Family Residential, 1 dwelling per acre. There are sporadic residential dwellings to the east of this development request. The La Cieneguita residential subdivision is located to the south of this tract, and south of Agua Fria Road. The Boylan tract adjoins the western boundary of the subject parcel. This parcel was recently rezoned C-2 by the City Council. C-2 zoning permits a residential density of 21 dwellings per acre. The Santa Fe River is located to the north of Blue Buffalo. The Boylan family owns the tract of land along the Santa Fe River. The City and County are negotiating for the purchase of this tract for open space and trail purposes.

***(e)EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

The site plan shows sufficient parking to accommodate the parking requirements as specified by the zoning code. A reduction in parking will be requested due to the two bus stops that are adjacent to the tract, with a reserve area for additional parking if it is necessitated by the actual demand. There will be different points of access to the property including one from Agua Fria Road and an access onto Boylan Lane. It is assumed that a deceleration lane will be required on Agua Fria Road for westbound traffic into the site. There is a City bus line that serves Agua Fria Road. The closest bus stops are located across from Maes Road and at the western property line near Boylan Lane adjacent to subject property. The City and County are finalizing the design of a trail along the north side of the Santa Fe River that will connect to the existing trail at Frenchy's Park. The developers of Blue Buffalo are working with the City and County trail staff to assess the possibility of a pedestrian bridge connecting from the future trail to this project.

A traffic engineer has been employed to assess the traffic impacts on the street network from the traffic generation attributable to this development.

***(f)IMPACT ON THE ECONOMIC BASE OF SANTA FE For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

There will be considerable economic development from the construction of this project. This will be one of the closest apartment projects to the downtown area, where a significant employment center is located where both private sector and public sector jobs exist. Given the proximity to the City center this is an opportunity for younger workers to live closer to their place of employment.

**(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS** *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

The 60 unit complex at the southwest corner of the property has been reserved for affordable housing. The developer is working with a local non-profit housing corporation to ensure not only that affordable housing goes to the families meeting the City affordability requirements but that services are available on a continuing basis to make sure that a variety of social needs are also being met. Consideration is being given to providing a community business space within the existing dwelling allowing residents of the project to work in a more business like environment without disrupting the family.

**(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES** *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

Existing water and sewer facilities are available to this project. Initial discussions with the respective utility divisions indicate that water and sewer facilities have sufficient capacity to serve this project. Current fire station locations are sufficient to provide fire protection to this development as proposed. Electric, telephone and natural gas distribution lines have sufficient excess capacity to serve this project. Prior to the application to the City for rezoning a letter will be sent to the Santa Fe Public Schools for their review of the adequacy of the schools serving this development.

**(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS** *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

By City ordinance all new development in Santa Fe must off-set their water requirements by purchasing water conservation credits or water rights equal to the amount of water that will be used by the project on an annual basis. It is assumed that it will be necessary to loop the water line through the project with two points of connection to the existing water line in Agua Fria Road. The building code requires the use of water conserving plumbing fixtures throughout the project.

**(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS** *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

This project provides the opportunity for young working families, that either cannot afford to purchase residence or do not desire to buy a home which limits their mobility and ability to relocate to pursue work opportunities to locate close to the downtown where employment is concentrated and recreational and cultural venues are plentiful. This project is in close proximity to Frenchy's Park which is connected to a pedestrian trail that extends to the City center. This trail is planned for extension to Siler Road to the north of this property. A trail is proposed through the project allowing for a possible direct connection to this future trail system.

**(k) EFFECT ON SANTA FE'S URBAN FORM** *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

This is an opportunity to place rental housing in close proximity to the downtown employment centers. Santa Fe has developed as a lower density residential neighborhood surrounding the downtown. Apartment projects have been concentrated along such major road corridors as St. Francis Drive, St. Michaels Drive and Zafarano Road. This is an infill development which provides for a greater density of housing in closer proximity to the downtown is consistent with the City General Plan policy of promoting a more compact urban form.

ADDITIONAL COMMENTS (optional)



## City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Blue Buffalo Apartments
<i>Project Location</i>	Agua Fria - EcoVersity
<i>Project Description</i>	GPA from Office and Mountain Res Density to High Density, Rezone from C-1 PUD and R-1 to R-29, Height Variance and Res Dev Plan
<i>Applicant / Owner</i>	Blue Buffalo LLC
<i>Agent</i>	Jim Siebert
<i>Pre-App Meeting Date</i>	11/23/14
<i>ENN Meeting Date</i>	11/24/14
<i>ENN Meeting Location</i>	Main Public Library
<i>Application Type</i>	GPA, Rezone, Variance, Development Plan
<i>Land Use Staff</i>	Zach Thomas
<i>Attendance</i>	21 neighbors and applicants combined

### Notes/Comments:

Meeting started at 5:35. Staff (Mr. Thomas) gave an introduction about the purpose of the ENN meeting the overall entitlement process. The intent is to gather input early in the process before anything formal is submitted to the City. Handed the floor over to Jim Siebert.

Mr. Siebert gave an introduction of the project regarding the scope and the requested entitlements.

Kurt Faust introduced the other business partners, Eric Faust (his brother) and Keith. He went on explain why the proposed project is a good fit for Santa Fe because it will provide good quality housing that is affordable for young people in Santa Fe. He further explained the origin of the company and some of the previous projects completed by the company and how this influenced the project design.

Keith then explained that the project will help create a vibrant community and help keep young people here, as they often move away. Went on the further explain that it is very important for the Santa Fe economy to keep and attract young people to ensure that Santa Fe continues to be a strong City. He provided various statistics that demonstrated the Santa Fe has an aging population and that it is losing young people and that most of the workers in Santa Fe live outside of the City.

The proposed apartment project was designed to be “inspired housing” that young people want to live in. The location along the river will make it attractive to active young adults who want alternative transportation methods and routes.

Question – How much will the units cost to rent?

Erik Faust said they would likely cost between \$750-1,400 per month.

Question – What makes you think this development will attract young people?

Keith stated the young people need good affordable housing because if they have decent job they do not qualify for traditional affordable housing projects.

Question – What is the actual project (size and scope)?

Mr. Siebert explained the current zones and what zones are being requested and further explained the process with the City. They are requesting:

- General Plan Amendment
- Rezone
- Variance to height limits
- Residential development plan

Further explained the existing conditions with regards to sewer and water.

Eric Faust said that the requested R-29 zoning is not an unusual density for this type of development and that the variance to go to 40 feet was only necessary to add architectural variation along the roofline of the building.

Question – What about all of the impacts such as traffic, air pollution and how that will impact surrounding property values?

Eric Faust explained that they believe that the development will actually increase property values because it will create a more active neighborhood and that issues with traffic are worked out during the development review process.

Keith further explained that the project is a benefit to the area and the City because it served to meet an underserved need.

Eric Faust said that the river trail is in the works which is going to be an asset to the development. The development will also be an asset to the trail as it will increase use of the trail and safety of the trail.

Kurt Faust further reiterated the point about the project being an asset for the area.

General statement was made that while bringing more people to the area may bring some benefit, it also can bring more problems.

General discussion amongst the group ensued around that point....

Keith explained that increased density is a fact of life in the modern world, the best cities are becoming more dense. Santa Fe needs this project because there is not adequate market rate housing to serve the young working people in the community. Also the only way to build this project so that it is affordable is through economy of scale (i.e. density).

Question – How did the Pacheco street area change with the project developed there.

Eric, Kurt and Keith all explained in general terms how the area improved over time. At first they had problems with graffiti and things but they stuck with it and the area eventually improved.

Question – What kind of lighting will the project have? How bright will it be?

Eric Faust said that the City has standards which they will follow.

Question – How many access points will the project have?

Eric Faust said it will likely have 2 access points.

Question – Is the property in the City or County.

Jim Siebert explained that the property was within the extraterritorial zone and was annexed by the City.

Question – Where will the project get water from?

Eric, Kurt and Jim explained that the project will be connected to City water and will also be required to transfer water rights to the City. It will not increase use of well water and will not impact neighboring wells.

General Statement was made that renters should not be considered less responsible than owners. Things are different now and people now like renting for a variety of different reasons.

Question – How do we know that the project developers will actually listen to our input?

Eric, Kurt and Keith said that people can call them anytime and offered everyone their business cards and contact information.

Another general statement was made that people do now like renting and that the project will add to the trail and the overall connectivity of the area.

Question – Where would people store their bikes?

Eric Faust said that they would have external bike storage on the ground level.

General Statement that alcohol sales at the nearby Allsup's is a problem because people buy alcohol and consume it nearby in public.

Question – What kind of security would the apartments have?

Keith said that the complex will not be fenced and they will have security cameras.

Question – How well will the apartment be constructed ( What is the quality of construction?)

Eric Faust stated that quality construction is important to the company and they will be building as good as feasible within the cost range. Also stated that building codes have improved in recent years which will also ensure good construction quality.

Keith added that they want to create a place that people are proud to live in.

Question – How will you use the existing structure on site.

Eric Faust said it will become the clubhouse for the apartment and the good common space is important.

The meeting broke down into general discussion and ended around 6:45pm.

## WYNANT, DONNA J.

---

**From:** rzaporah@gmail.com on behalf of Ruth Zaporah <zap@actiontheater.com>  
**Sent:** Friday, January 23, 2015 4:23 PM  
**To:** WYNANT, DONNA J.; Ruth Zaporah  
**Subject:** Fwd: Blue Buffalo

Hello Donna

This is a follow up to our phone conversation the other day.

Needless to say I am greatly concerned that the developers of the Blue Buffalo project are applying for a zoning change so that they can build an enormous housing complex on Agua Fria Street on the old Ecoversity site.

Here are my points of concern:

\*My property is two narrow horse fields east of the proposed site. Rather than living in a semi rural landscape as I and many of us do, we will have numerous three story buildings within which there will be approximately 450 rental apartments eroding the landscape. This impacts all of us living on the river. It changes the rural atmosphere that makes this area so attractive and that drew us to this part of town. A similar development of this scope has turned Zafarano Rd into an ugly cramped extraordinarily unpleasant, shameful aspect of Santa Fe. (I wonder what is the % of these units occupied and vacant? )

\* Agua Fria Street cannot accommodate this much additional traffic. There can be as many as 900 more cars entering and exiting the two lane street. I live on Alamo Rd, a private dirt road three entrances east of the projected site. As it is now, it takes time for me to navigate entering Agua Fria, especially during rush hour. I understand there will be a traffic light added at the Blue Buffalo entrance. That sounds good but how would this help those of us trying to get exit our streets onto Agua Fria. Traffic will be backed up even more than it already is and it often already is..

\* The developers talk about wanting to serve Santa Fe's young population. No doubt that is a sales spin. Who are all these young people? And why would they want to live in such an ugly place? Young people are drawn to Santa Fe because of it's beauty, it's vibrancy and creative potential, it's peacefulness, and soft landscape. Blue Buffalo won't be able to fool them. (There is a five unit apartment house on my block. Young renters are constantly moving in and out, the place is not cared for, it's noisy. These are transient renters with no stake in their homes.)

\* The builders talk about young renters using the bike trails. I walk the river trail daily. The bikers present a constant danger. We walkers are always annoyed and actually fearful because of their their speed and lack of consideration. There is no demarcation between where the walkers walk and where the bikers bike. People have been hit. I work in many other cities in the US and Europe. ( Boulder, Berlin, Amsterdam for example) There are always demarcations to prevent accidents. The city knows to protect itself and it's citizens. ( Check this out)

\*I imagine the city of Santa Fe will get a hefty chunk of tax money from this project. Despite this, I hope that the powers that be can see past the dollar signs and instead be sensitive to the people who live in this area, the tourists who love the beauty of this city, and the respect that we all have for this land and it's serenity.

\* I know other project these developers have built in Santa Fe, one being The Commons, on W Alameda Street, very near me. It is lovely. Multi leveled, spacious, common rooms, etc. I understand that they stand to make a lot of money doing this kind of cheap construction with the amount of volume of Blue Buffalo. I hope you and your colleagues will not let them destroy this lovely idiosyncratic neighborhood which adds character to Santa Fe.

Most sincerely  
Ruth Zaporah



Ruth Zaporah  
[www.actiontheater.com](http://www.actiontheater.com)  
[505 988 2676](tel:5059882676)

## WYNANT, DONNA J.

---

**From:** kathy adelsheim <kadelsheim@gmail.com>  
**Sent:** Monday, February 09, 2015 8:33 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo Rezoning Request

Dear Ms. Wynant:

I wish to express serious concern over this request and planned project as well as the adjacent project proposed by Homewise. These 2 developments on adjoining properties will total 400 apartments (800 cars), 40 homes (120 cars), and 80,000 sq feet of commercial (200-400 cars). This part of Santa Fe has small housing areas and rural homes on large river lots. This whole development is inappropriate which is why it is not zoned for it.

Our only option for driving is Agua Fria which is congested, overused and exceptionally dangerous now that they have added the center lane. The lane is designated a turn lane BUT it is used as a passing lane and an acceleration lane by ignorant and unsafe drivers. Almost every day I find myself waiting to turn left onto Calle Carmilita with someone accelerating toward me in the "turn lane". The speed limit here is 35 mph with most inbound traffic going 45-50 when there is room. At rush hours the traffic is intense and we often have rear end collisions from distracted drivers. Agua Fria has serious curves and we have limited visual access to see the traffic when we enter and exit from Carmilita. Also there is no safe place to cross to access Frenchy's Regional park. Two year ago they built a median sidewalk cut near Pueblo Allegra but there is no crosswalk and no light available for pedestrians with kids and dogs. Please come visit our area and just try to envision it with 1200 more cars passing by 3-4 times per day.

The developer has said "the city will take care of it". I simple don't believe the city has the resources and besides it is a county road.

The Elks have proposed selling 2.5 acres off Old Santa Fe trail for an assisted living facility and the neighbors don't want it. I would much prefer an assisted living facility with a few employee vehicles each day to the nightmare of 400 apartments that Blue Buffalo has proposed.

We are moderate income people in in small homes and do not have big bucks to hire the fancy law firms. Please hear us and protect this part of the city. You know this would not fly on the east side; please do not do it to us.

Feel free to call me or contact me by email.

Sincerely,  
Kathy Adelsheim  
505-474-6921

**WYNANT, DONNA J.**

---

**From:** CenturyLink Customer <pggphlr@q.com>  
**Sent:** Monday, February 09, 2015 11:54 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo Project

Ms. Wynant, this email is to express my voice against the Blue Buffalo Project. I live in the Cielo Vista neighborhood. Agua Fria is already an extremely busy road. Adding 400 units will make it undoubtedly almost impossible to get out of my neighborhood. I am unable to attend the scheduled meeting, but want my voice heard.

--

*Peggie Poehler*

## WYNANT, DONNA J.

---

**From:** Justin Lyon <JLyon@biohabitats.com>  
**Sent:** Monday, February 09, 2015 1:20 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Agua Fria Zoning Support

Ms. Wynant,

I am writing you as a local civil/environmental engineer and Casa Alegre homeowner to let you know that I support the rezoning and development efforts near Frenchy's park. If we want our community to grow in a sustainable manner I believe that more medium to high density building is needed in this exact area, as opposed to continued sprawl southwest which expands our costly infrastructure and public safety networks.

I know many of my neighbors are planning to attend the February 19<sup>th</sup> meeting to voice their opposition to the efforts, so I felt it was important that I submit my vote of confidence.

That said, I do think the following should be considered in conjunction with these projects:

- 1) A pedestrian and bike assessment for that stretch of Agua Fria (including street lighting)
- 2) Certain development requirements that provide for a corner store or other commercial shops so that the new residents (as well as the existing ones) won't all need to pass through Osage or Siler to run a quick errand on Cerrillos.
- 3) I would personally like to see a healthy combination of live/work/commercial for the housing developments. That may already be included, I have not seen the plans.

Thanks for considering making changes to the status quo of 6,000 SF lots spreading further and further out from our commercial and downtown areas.

Thanks,

Justin

**Justin Lyon, PE, LEED AP, CGBP**  
Associate Civil & Environmental Engineer

505.988.7453  
[www.biohabitats.com](http://www.biohabitats.com)



3600 Cerrillos Road, Suite 1102  
Santa Fe, NM 87507

ASCE- New Mexico Section Younger Member Chair

**WYNANT, DONNA J.**

---

**From:** Ricardo Sanchez <rdognm@gmail.com>  
**Sent:** Tuesday, February 10, 2015 5:41 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Fwd: Agua Fria High Density Projects

Ms. Wynant,

I am a resident and property owner in the Village of Agua Fria.

I live close to the proposed High Density Projects.

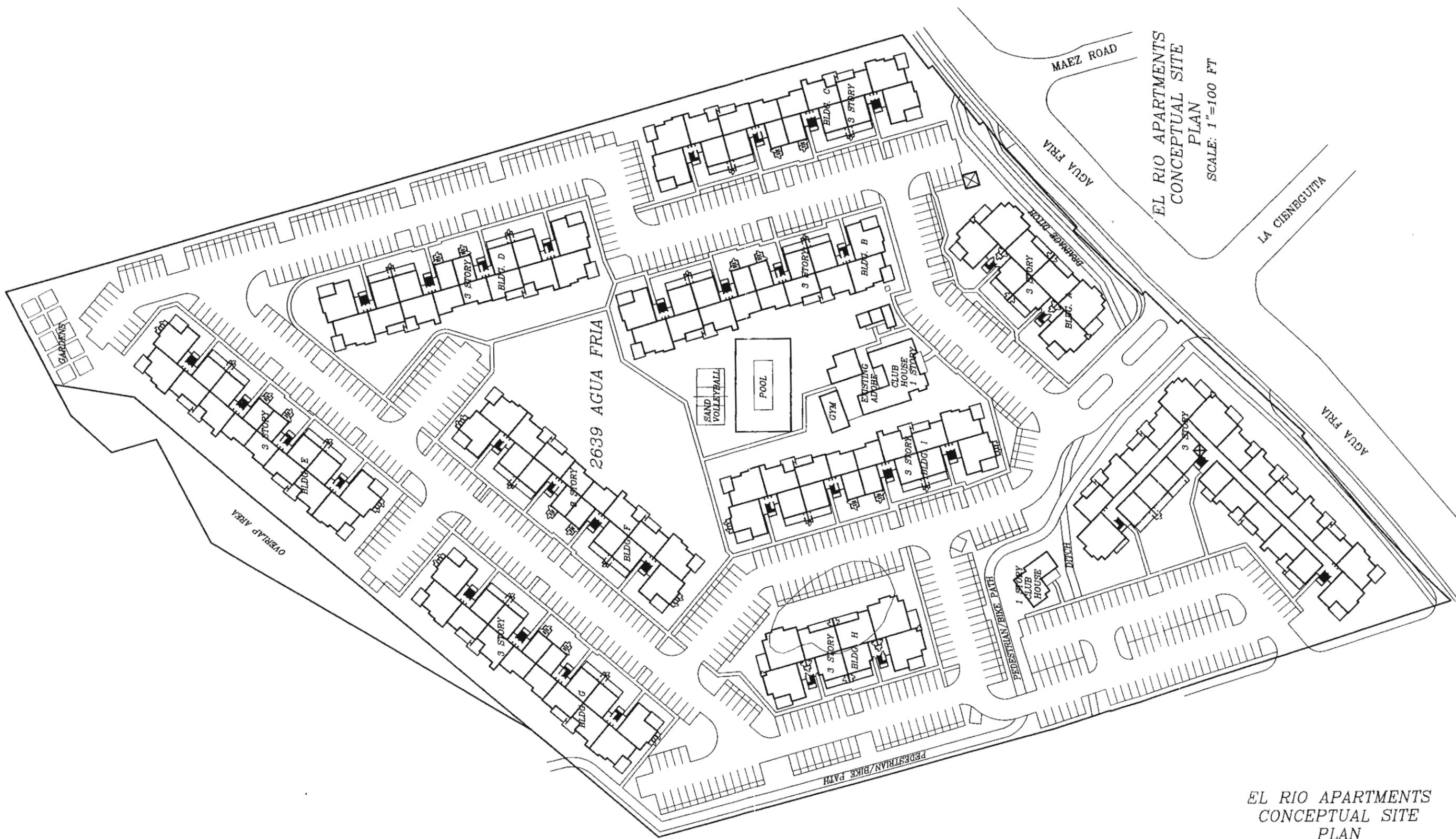
I have many concerns that these projects will effect my quality of life with increased traffic and pollution.

I chose NOT to live in Albuquerque with all their urban and ask you to NOT make Agua Fria or Agua Fria Road into an Albuquerque.

I believe that the Lowes area where high density has been built is an appropriate place for such construction. Perhaps another suitable location where the "mix" of commercial and high density along where the road system and road capacity exist.

THANK YOU FOR YOUR CONSIDERATION

Ricardo Sanchez  
871 Chicoma Vista  
1985 Goodrich Road



EL RIO APARTMENTS  
 CONCEPTUAL SITE  
 PLAN  
 SCALE: 1"=100 FT

EL RIO APARTMENTS  
 CONCEPTUAL SITE  
 PLAN  
 SCALE: 1"=100 FT

EXHIBIT E-1

# Blue Buffalo

## Photographs of Site

Case #2014-121: General Plan Amendment

Case #2014-122 Rezoning



View of southwest corner of site, looking north from Agua Fria and Harrison Rd./Boylan Lane.



View from central location within site, looking south towards Agua Fria.

## Blue Buffalo

### Photographs of Site

Case #2014-121: General Plan Amendment

Case #2014-122 Rezoning



View of existing residence/EcoVersity building, looking west.



View of smaller building, used by EcoVersity to be retained for Blue Buffalo development.

## Blue Buffalo

### Photographs of Site

Case #2014-121: General Plan Amendment

Case #2014-122 Rezoning



View of equipment on property between Blue Buffalo site and Santa Fe river to be acquired by County.



View of Santa Fe river, north of the site looking west.

## R-1, R-2, R-3, R-4, R-5 and R-6 Residential Districts

The purpose of the R-1, R-2, R-3, R-4, R-5 and R-6 *residential* districts is to be *residential* areas with low population *densities*.

### Permitted Uses

1. Daycare; preschool; for infants & children (6 or fewer)
2. Dwelling, multiple-family
3. Dwelling, single-family
4. Electrical distribution facilities
5. Electrical substation
6. Electrical switching station
7. Electrical transmission lines
8. Foster homes licensed by the State
9. Group residential care facility (limited)
10. Manufactured homes
11. Police substations (6 or fewer staff)
12. Public parks, playgrounds & playfields

☼ Requires a **Special Use Permit** if located within 200 feet of residentially zoned property.

### Special Use Permits

The following uses may be conditionally permitted in R-1, R-2, R-3, R-4, R-5 and R-6 districts subject to a Special Use Permit:

1. Adult day care
2. Boarding, dormitory, monastery
3. Cemeteries, mausoleums, columbaria
4. Clubs & lodges (private)
5. Colleges & universities (residential)
6. Continuing care community
7. Daycare; preschool; for infants & children (more than 6)
8. Fire stations
9. Grocery stores (neighborhood)
10. Group residential care facility
11. Laundromats (neighborhood)
12. Mobile home; permanent installation
13. Museums
14. Neighborhood & community centers (including youth & senior centers)
15. Nursing, extended care, convalescent, recovery care facilities
16. Police stations
17. Religious assembly (all)
18. Schools; elementary & secondary (public or private)
19. Sheltered care facilities
20. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)

## **Accessory Uses**

The following accessory uses are permitted in R-1, R-2, R-3, R-4, R-5 and R-6 districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use
11. Utility sheds, located within the rear yard only

## C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and *business* offices; medical and dental offices or clinics; *personal care facilities for the elderly*; and *hospitals*, laboratories, *pharmacies* and related complementary *businesses* that provide sales or service of office equipment, medical and dental supplies and office supplies. This district serves as a transitional buffer between more intense commercial use districts and *residential* districts.

### Permitted Uses

1. Adult day care
2. Arts & crafts schools
3. Arts & crafts studios, galleries & shops,
4. Banks, credits unions (no drive-through)
5. Banks, credits unions (with drive-through) ☀
6. Barber shops & beauty salons
7. Boarding, dormitory, monastery
8. Clubs & lodges (private) ☀
9. Colleges & universities (non-residential)
10. Continuing care community
11. Correctional group residential care facility ☀
12. Dance studios
13. Daycare; preschool for infants & children (6 or fewer) Small
14. Daycare; preschool for infants & children (more than 6) Large
15. Dwelling; multiple family
16. Dwelling; single family
17. Electrical distribution facilities
18. Electrical substation
19. Electrical switching station
20. Electrical transmission lines
21. Fire stations
22. Foster homes licensed by the State
23. Funeral homes or mortuaries
24. Group residential care facility
25. Group residential care facility (limited)
26. Kennels ☀
27. Manufactured homes
28. Medical & dental offices & clinics
29. Museums
30. Neighborhood & community centers (including youth & senior centers)
31. Nursing, extended care, convalescent, & recovery facilities
32. Offices; business & professional (no medical, dental, financial services)
33. Personal care facilities for the elderly
34. Pharmacies or apothecary shops
35. Photographers studios
36. Police stations
37. Police substations (6 or fewer staff)
38. Preschool, daycare for infants & children – Small
39. Preschool, daycare for infants & children – Large
40. Public parks, playgrounds, playfields

- 41. Religious assembly (all)
- 42. Religious educational & charitable institutions (no schools or assembly uses) ☀
- 43. Rental, short term
- 44. Restaurant; fast service, take out (no drive through or drive up, no alcohol sales, not to exceed 1,000 Square Feet)
- 45. Schools; Elementary & secondary (public & private) ☀
- 46. Schools; vocational or trade, non-industrial
- 47. Tailoring & dressmaking shops
- 48. Veterinary establishments, pet grooming ☀

☀ Requires a **Special Use Permit** if located within 200 feet of residentially zoned property.

### **Special Use Permit**

The following uses may be conditionally permitted in C-1 districts subject to a Special Use Permit:

- 21. Cemeteries, mausoleums & columbaria
- 22. Colleges & universities (residential)
- 23. Grocery stores (neighborhood)
- 24. Hospitals
- 25. Laundromats (neighborhood)
- 26. Mobile home; permanent installation
- 27. Sheltered care facilities
- 28. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)

### **Accessory Uses**

The following accessory uses are permitted in C-1 districts:

- 12. Accessory dwelling units
- 13. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
- 14. Barbecue pits, swimming pools (private)
- 15. Children play areas & equipment
- 16. Daycare for infants & children (private)
- 17. Garages (private)
- 18. Greenhouses (non-commercial)
- 19. Home occupations
- 20. Incidental & subordinate uses & structures
- 21. Residential use ancillary to an approved use
- 22. Utility sheds (within the rear yard only)

## R-10, R-12, R-21 and R-29 Residential Districts

The purpose of the R-10, R-12, R-21 and R-29 districts is to make available a variety of *dwelling unit* types to serve a wide range of household needs at medium- and high-*density* levels.

### Permitted Uses

13. Boarding, dormitory, monastery
14. Daycare; preschool; for infants & children (6 or fewer)
15. Dwelling, multiple-family
16. Dwelling, single-family
17. Electrical distribution facilities
18. Electrical substation
19. Electrical transmission lines
20. Foster homes licensed by the State
21. Group residential care facility (limited)
22. Manufactured homes
23. Police substations (6 or fewer staff)
24. Public parks, playgrounds & playfields

☀ Requires a **Special Use Permit** if located within 200 feet, excluding rights-of-way, of residentially zoned property.

### Special Use Permits

The following uses may be conditionally permitted in R-10, R-12, R-21 and R-29 *residential* districts subject to a Special Use Permit:

29. Adult day care
30. Clubs & lodges (private)
31. Colleges & universities (residential)
32. Continuing care community
33. Correctional group residential care facility
34. Daycare; preschool; for infants & children (more than 6)
35. Fire stations
36. Grocery stores (neighborhood)
37. Group residential care facility
38. Laundromats (neighborhood)
39. Mobile home; permanent installation
40. Museums
41. Neighborhood & community centers (including youth & senior centers)
42. Nursing, extended care, convalescent, recovery care facilities
43. Personal care facilities for the elderly
44. Police stations
45. Religious assembly (all)
46. Religious educational & charitable institutions (no schools or assembly uses) ☀
47. Schools; elementary & secondary (public & private)
48. Sheltered care facilities

49. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)

### **Accessory Uses**

The following accessory uses are permitted in R-10, R-12, R-21 and R-29 districts:

23. Accessory dwelling units
24. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
25. Barbecue pits, swimming pools (private)
26. Children play areas & equipment
27. Daycare for infants & children (private)
28. Garages (private)
29. Greenhouses (non-commercial)
30. Home occupations
31. Incidental & subordinate uses & structures
32. Residential use ancillary to an approved use
33. Utility sheds, located within the rear yard only

**SUMMARY OF UNDEVELOPED HIGH-DENSITY RESIDENTIAL PARCELS  
(2/7/15)**

PARCEL	SIZE (acres)	MAXIMUM DENSITY	NO. of UNITS	DISTANCE TO COMM'L.	DISTANCE TO DOWN- TOWN (miles)	
<b>Tierra Contenta</b>						
Tract 48	5.80		99	0.33		Remaining vacant parcels in
Tract 50	7.30		124	0.15		Phases 3-4. Maximum density
Tract 60	7.70		131	0.05		28 du/ac, average density
Tract 63	6.80		102	0.05		17 du/ac
Tract 68	6.60		119	0.05		
Tract 70	4.50		72	0.05		
<b>TC Subtotals</b>	38.70		647		+/- 7	
<b>Wagon Road R- 21-PUD</b>	14.12	21	296	0.05	5.30	Across Wagon Rd. from SF Place Mall
<b>Las Estrellas Tract</b>	12.99		157	0.05	2.50	Formerly Santa Fe Estates
<b>Las Soleras R- 21 Tracts</b>	45.22	21	950	.05 to .25	6.80	Near Beckner Rd. west of Cerrillos Rd.
<b>City of SF NW Quadrant</b>	Unk.	Unk.	Unk.	Unk.	+/- 3	Data not available 02/07/2015
<b>CITYWIDE TOTALS</b>	111.03		2050.21			
<b>BLUE BUFFALO</b>	16.53	29	450	0.6	2.71	

**DATE:** February 19, 2015  
**TO:** Planning Commission  
**FROM:** Land Use Department- Current Planning Division  
**RE:** **Additional Correspondence**

---

The attached correspondence are not in your February 13, 2015 Planning Commission packet. The correspondences are in the following order:

**Case #2014-121. Blue Buffalo General Plan Amendment.**  
**Case #2014-122. Blue Buffalo Rezoning.**

- **2<sup>nd</sup> Amended Memorandum from Traffic Engineering**

**Emails from the public regarding Blue Buffalo are listed on the attached 2 pages in the order in which they were received and attached in that order.**

## **Communications**

**regarding  
the Blue Buffalo case**

**presented to the Planning Commission  
as a “Additional Correspondence”  
on February 19, 2015.**

**WYNANT, DONNA J.**

---

**From:** rzaporah@gmail.com on behalf of Ruth Zaporah <zap@actiontheater.com>  
**Sent:** Friday, January 23, 2015 4:23 PM  
**To:** WYNANT, DONNA J.; Ruth Zaporah  
**Subject:** Fwd: Blue Buffalo

Hello Donna

This is a follow up to our phone conversation the other day.

Needless to say I am greatly concerned that the developers of the Blue Buffalo project are applying for a zoning change so that they can build an enormous housing complex on Agua Fria Street on the old Ecoversity site.

Here are my points of concern:

\*My property is two narrow horse fields east of the proposed site. Rather than living in a semi rural landscape as I and many of us do, we will have numerous three story buildings within which there will be approximately 450 rental apartments eroding the landscape. This impacts all of us living on the river. It changes the rural atmosphere that makes this area so attractive and that drew us to this part of town. A similar development of this scope has turned Zafarano Rd into an ugly cramped extraordinarily unpleasant, shameful aspect of Santa Fe. (I wonder what is the % of these units occupied and vacant? )

\* Agua Fria Street cannot accommodate this much additional traffic. There can be as many as 900 more cars entering and exiting the two lane street. I live on Alamo Rd, a private dirt road three entrances east of the projected site. As it is now, it takes time for me to navigate entering Agua Fria, especially during rush hour. I understand there will be a traffic light added at the Blue Buffalo entrance. That sounds good but how would this help those of us trying to get exit our streets onto Agua Fria. Traffic will be backed up even more than it already is and it often already is..

\* The developers talk about wanting to serve Santa Fe's young population. No doubt that is a sales spin. Who are all these young people? And why would they want to live in such an ugly place? Young people are drawn to Santa Fe because of it's beauty, it's vibrancy and creative potential, it's peacefulness, and soft landscape. Blue Buffalo wont' be able to fool them. (There is a five unit apartment house on my block. Young renters are constantly moving in and out, the place is not cared for, it's noisy. These are transient renters with no stake in their homes.)

\* The builders talk about young renters using the bike trails. I walk the river trail daily. The bikers present a constant danger. We walkers are always annoyed and actually fearful because of their their speed and lack of consideration. There is no demarcation between where the walkers walk and where the bikers bike. People have been hit. I work in many other cities in the US and Europe. ( Boulder, Berlin, Amsterdam for example) There are always demarcations to prevent accidents. The city knows to protect itself and it's citizens. ( Check this out)

\*I imagine the city of Santa Fe will get a hefty chunk of tax money from this project. Despite this, I hope that the powers that be can see past the dollar signs and instead be sensitive to the people who live in this area, the tourists who love the beauty of this city, and the respect that we all have for this land and it's serenity.

\* I know other project these developers have built in Santa Fe. one being The Commons. on W Alameda Street, very near me. It is lovely. Multi leveled. spacious. common rooms, etc. I understand that they stand to make a lot of money doing this kind of cheap construction with the amount of volume of Blue Buffalo. I hope you and your colleagues will not let them destroy this lovely idiosyncratic neighborhood which adds character to Santa Fe.

Most sincerely  
Ruth Zaporah



Ruth Zaporah  
[www.actiontheater.com](http://www.actiontheater.com)  
[505 988 2676](tel:5059882676)

**WYNANT, DONNA J.**

---

**From:** kathy adelsheim <kadelsheim@gmail.com>  
**Sent:** Monday, February 09, 2015 8:33 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo Rezoning Request

Dear Ms. Wynant:

I wish to express serious concern over this request and planned project as well as the adjacent project proposed by Homewise. These 2 developments on adjoining properties will total 400 apartments (800 cars), 40 homes (120 cars), and 80,000 sq feet of commercial (200-400 cars). This part of Santa Fe has small housing areas and rural homes on large river lots. This whole development is inappropriate which is why it is not zoned for it.

Our only option for driving is Agua Fria which is congested, overused and exceptionally dangerous now that they have added the center lane. The lane is designated a turn lane BUT it is used as a passing lane and an acceleration lane by ignorant and unsafe drivers. Almost every day I find myself waiting to turn left onto Calle Carmilita with someone accelerating toward me in the "turn lane". The speed limit here is 35 mph with most inbound traffic going 45-50 when there is room. At rush hours the traffic is intense and we often have rear end collisions from distracted drivers. Agua Fria has serious curves and we have limited visual access to see the traffic when we enter and exit from Carmilita. Also there is no safe place to cross to access Frenchy's Regional park. Two year ago they built a median sidewalk cut near Pueblo Allegra but there is no crosswalk and no light available for pedestrians with kids and dogs. Please come visit our area and just try to envision it with 1200 more cars passing by 3-4 times per day.

The developer has said "the city will take care of it". I simple don't believe the city has the resources and besides it is a county road.

The Elks have proposed selling 2.5 acres off Old Santa Fe trail for an assisted living facility and the neighbors don't want it. I would much prefer an assisted living facility with a few employee vehicles each day to the nightmare of 400 apartments that Blue Buffalo has proposed.

We are moderate income people in in small homes and do not have big bucks to hire the fancy law firms. Please hear us and protect this part of the city. You know this would not fly on the east side; please do not do it to us.

Feel free to call me or contact me by email.

Sincerely,  
Kathy Adelsheim  
505-474-6921

WYNANT, DONNA J.

---

**From:** CenturyLink Customer <pggphlr@q.com>  
**Sent:** Monday, February 09, 2015 11:54 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo Project

Ms. Wynant, this email is to express my voice against the Blue Buffalo Project. I live in the Cielo Vista neighborhood. Agua Fria is already an extremely busy road. Adding 400 units will make it undoubtedly almost impossible to get out of my neighborhood. I am unable to attend the scheduled meeting, but want my voice heard.

--

*Peggie Poehler*

## WYNANT, DONNA J.

---

**From:** Justin Lyon <JLyon@biohabitats.com>  
**Sent:** Monday, February 09, 2015 1:20 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Agua Fria Zoning Support

Ms. Wynant,

I am writing you as a local civil/environmental engineer and Casa Alegre homeowner to let you know that I support the rezoning and development efforts near Frenchy's park. If we want our community to grow in a sustainable manner I believe that more medium to high density building is needed in this exact area, as opposed to continued sprawl southwest which expands our costly infrastructure and public safety networks.

I know many of my neighbors are planning to attend the February 19<sup>th</sup> meeting to voice their opposition to the efforts, so I felt it was important that I submit my vote of confidence.

That said, I do think the following should be considered in conjunction with these projects:

- 1) A pedestrian and bike assessment for that stretch of Agua Fria (including street lighting)
- 2) Certain development requirements that provide for a corner store or other commercial shops so that the new residents (as well as the existing ones) won't all need to pass through Osage or Siler to run a quick errand on Cerrillos.
- 3) I would personally like to see a healthy combination of live/work/commercial for the housing developments. That may already be included, I have not seen the plans.

Thanks for considering making changes to the status quo of 6,000 SF lots spreading further and further out from our commercial and downtown areas.

Thanks,

Justin

**Justin Lyon, PE, LEED AP, CGBP**  
Associate Civil & Environmental Engineer

505.988.7453  
[www.biohabitats.com](http://www.biohabitats.com)



*Restore the Earth & Inspire Ecological Stewardship*

3600 Cerrillos Road, Suite 1102  
Santa Fe, NM 87507

ASCE- New Mexico Section Younger Member Chair

WYNANT, DONNA J.

---

**From:** Ricardo Sanchez <rdognm@gmail.com>  
**Sent:** Tuesday, February 10, 2015 5:41 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Fwd: Agua Fria High Density Projects

Ms. Wynant,

I am a resident and property owner in the Village of Agua Fria.

I live close to the proposed High Density Projects.

I have many concerns that these projects will effect my quality of life with increased traffic and pollution.

I chose NOT to live in Albuquerque with all their urban and ask you to NOT make Agua Fria or Agua Fria Road into an Albuquerque.

I believe that the Lowes area where high density has been built is an appropriate place for such construction. Perhaps another suitable location where the "mix" of commercial and high density along where the road system and road capacity exist.

THANK YOU FOR YOUR CONSIDERATION

Ricardo Sanchez  
871 Chicoma Vista  
1985 Goodrich Road

The following 12 communications received to date, as of Wednesday, 2/18/15 (2:30 pm) via email are attached. They were received after the staff memo packet went out last Friday, 2/13/15.

These and any other emails (or letters) received by the time of the meeting will be given to the Planning Commission as a "Late Communication" at the beginning of the meeting Thursday evening.

- Karen Strickholm
- Alice Bailey
- Sue Rempel
- Laurel Awishus
- Judy Mosher
- Bette Booth
- Shelly Brock
- Tara Mowbray
- Victoria Parrill
- Marylou Butler
- DeeDee Downs
- Norma Cross

**WYNANT, DONNA J.**

---

**From:** Karen Strickholm <ks@karenstrickholm.com>  
**Sent:** Thursday, February 12, 2015 7:46 PM  
**To:** WYNANT, DONNA J.  
**Cc:** 'Rick Martinez'; GONZALES, JAVIER M.; BUSHEE, PATTI J.; DIMAS, BILL; DOMINGUEZ, CARMICHAEL A.; IVES, PETER N.; LINDELL, SIGNE I.; MAESTAS, JOSEPH M.; TRUJILLO, RONALD S.; RIVERA, CHRISTOPHER M.  
**Subject:** FORMAL REQUEST FOR PLANNING COMMISSION  
**Importance:** High

To Whom It May Concern:

I am writing with a formal request, on behalf of the **La Joya Neighborhood Association**, as follows:

**BACKGROUND:** It has come to our attention that there are a number of zoning changes being proposed, and others that have been recently approved, for the Santa Fe River Corridor, allowing high-density development and commercial projects to go forward. In particular, we are referring to:

- **Cases #2014-121 and #2014-122** -- The proposed rezoning of 2725 & 2639 Agua Fria St. from R1 to high density residential (R-29), along with a 450 unit apartment construction project by Blue Buffalo.
- The Homewise and Boylan projects on Agua Fria, recently reviewed by the Planning Commission.
- Any other large pending projects requiring rezoning.

There is great consternation throughout the entire Santa Fe River Corridor community about the nature of these developments, and many unanswered questions abound regarding these rezoning requests, and the proposed new projects. Concerns include the severely increased traffic on Agua Fria and side streets, impact on the Santa Fe River, the impact on our collective water resources, lack of historic protections, lack of neighborhood integrity protection, preservation of acequias, and more.

Further – and perhaps even more importantly -- the larger west side community is unclear about what the City of Santa Fe's larger vision is for the west side – specifically the Santa Fe River Corridor. We view this corridor as running from St. Francis to 599, and encompassing the major and secondary arteries on either side of the Santa Fe River (Agua Fria, Alameda, and side streets off those main arteries, at minimum). It is critical that the community understands what the overall vision and plan is, before these rezoning decisions are taken, or any new major development projects go forward.

**OUR REQUEST:** We request that the above rezoning items, and all future Santa Fe River Corridor rezoning requests, be tabled for the next six months, so that the larger Santa Fe River Corridor community has the opportunity to conduct a series of Town Hall meetings. The purpose of these planned meetings is:

- Provide the City with an opportunity to inform Santa Fe River Corridor residents and business owners exactly what the larger vision is for this area.
- Hear from all stakeholders in the development of the Santa Fe River Corridor (developers, residents, river advocates, city planners, business owners, etc.).
- Provide the citizenry an opportunity to voice their own creative ideas, their concerns, and their hopes and dreams for the Santa Fe River Corridor.

We do not wish to be obstructionist. We do wish to be collaborative, and to arrive at a broad consensus of how the Santa Fe River Corridor can and should evolve. Right now, there are too many unanswered questions, and too little dialog.

The La Joya Neighborhood Association feels strongly that all major rezoning requests must be tabled for a minimum of six months, so that these important community dialogs can take place. This will benefit everyone – the City, the Santa Fe River Corridor residents, the advocates for rivers / acequias / neighborhood integrity / historic protections, and the developer interests, who will be able to move forward after these dialogs with community consensus and support. Please respond to this formal request at your earliest convenience. My contact information is below. Thank you.

Karen Strickholm  
The Strickholm Company  
P | 505.988.4401  
C | 505.660.9423  
E | [KS@KarenStrickholm.com](mailto:KS@KarenStrickholm.com)



**WYNANT, DONNA J.**

---

**From:** Alice Bailey <alice@AliceBaileyDesigns.com>  
**Sent:** Friday, February 13, 2015 10:25 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Agua Fria proposal

I am a resident of the Agua Fria village and have to say that I strongly object to the proposed building project. The nature of this area will be destroyed with such high density residency along with seriously challenging our water supplies. As it is, I can sometimes barely get off my small County Street onto West Alameda for the traffic is very heavy. I plan to attend the meeting on the 19th but ask that you take a negative position on this project moving forward. Thank you for your consideration, Alice Bailey

**WYNANT, DONNA J.**

---

**From:** sue rempel <sue.suerempel@gmail.com>  
**Sent:** Sunday, February 15, 2015 6:47 PM  
**To:** WYNANT, DONNA J.  
**Subject:** voicing opposition to Blue Buffalo request for rezoning R-1 to R-29 at 2639 and 2725 Agua Fria

Dear Donna,

I am out of town Thursday for the neighborhood meeting so I am unable to attend, but I want to voice my concern that I absolutely OPPOSE the rezoning request by Blue Buffalo for a large 452 Unit complex in this neighborhood that will bring traffic problems, permanently changing this area and destabilizing the fabric of this community.

There is nothing else like this in this area and the impact on this type of overscaled development will be costly to the lives of our community now and into the future.

I live in Pueblo Alegre and enjoy this peaceful place. Please oppose this project for the benefit of our community.

Sincerely,

Sue Rempel  
2314 Camino Hualapai  
Santa Fe, NM 87505

**WYNANT, DONNA J.**

---

**From:** laurel awishus <lawishus@gmail.com>  
**Sent:** Monday, February 16, 2015 10:08 AM  
**To:** WYNANT, DONNA J.; GONZALES, JAVIER M.; BUSHEE, PATTI J.; DIMAS, BILL;  
DOMINGUEZ, CARMICHAEL A.; IVES, PETER N.; LINDELL, SIGNE I.; MAESTAS, JOSEPH M.;  
TRUJILLO, RONALD S.; RIVERA, CHRISTOPHER M.  
**Subject:** Request for 6 month rezoning moratorium of underrepresented city area

The area of this redevelopment is currently underrepresented (see population differential) in the City Council. It is nearly certain this neighborhood will join a different

city council district.

The current counselors will soon not represent us and the new counselors are unknown.

Sincerely,  
Laurel Awishus  
2410 Calle Amelia  
505-690-3349

**FORMAL REQUEST FOR SIX-MONTH REZONING & MAJOR DEVELOPMENT MORATORIUM**

**SO THAT COMMUNITY MEMBERS CAN GET QUESTIONS ANSWERED / CONCERNS  
ADDRESSED**

**Date:** 2/16/15

**To Whom It May Concern:**

**I am writing with a formal request, on behalf of myself and as a resident of the Cielo Vista  
Neighborhood, as follows:**

**BACKGROUND:** It has come to our attention that there are a number of zoning changes being proposed, and others that have been recently approved, for the Santa Fe River Corridor, allowing high-density development and commercial projects to go forward. In particular, we are referring to:

- **Cases #2014-121 and #2014-122** -- The proposed rezoning of 2725 & 2639 Agua Fria St. from R1 to high density residential (R-29), along with a 450 unit apartment construction project by Blue Buffalo LLC.
- The Homewise and Boylan projects on Agua Fria, recently reviewed by the Planning Commission.
- Any other large pending projects requiring rezoning.

There is great consternation throughout the entire Santa Fe River Corridor community about the nature of these developments, and many unanswered questions abound regarding these rezoning requests, and the proposed new projects. Concerns include the severely increased traffic on Agua Fria and side streets, impact on the Santa Fe River, the impact on our collective water resources, lack of historic protections, lack of neighborhood integrity protection, preservation of acequias, and more.

Further – and perhaps even more importantly -- **the larger west side community is unclear about what the City of Santa Fe's larger vision is for the west side** – specifically the Santa Fe River Corridor. We view this corridor as running from St. Francis to 599, and encompassing the major and secondary arteries on either side of the Santa Fe River (Agua Fria, Alameda, and side streets off those main arteries, at minimum). It is critical that the community understands what the overall vision and plan is, before these rezoning decisions are taken, or any new major development projects go forward.

**My REQUEST:** That the above rezoning items, and all future Santa Fe River Corridor rezoning requests, be tabled for the next six months, so that the larger Santa Fe River Corridor community has the opportunity to conduct a series of Town Hall meetings. The purpose of these planned meetings is:

- Provide the City with an opportunity to inform Santa Fe River Corridor residents and business owners exactly what the larger vision is for this area.
- Hear from all stakeholders in the development of the Santa Fe River Corridor (developers, residents, river advocates, city planners, business owners, etc.).
- Provide the citizenry an opportunity to voice their own creative ideas, their concerns, and their hopes and dreams for the Santa Fe River Corridor.

We (many in the Cielo Vista neighborhood) as a whole do not wish to be obstructionist. We do wish to be collaborative, and to arrive at a broad consensus of how the Santa Fe River Corridor can and should evolve. Right now, there are too many unanswered questions, and too little dialog.

There are many in my neighborhood (Cielo Vista ) who feel strongly that all major rezoning requests must be tabled for a minimum of six months, so that these important community dialogs can take place. This will benefit everyone – the City, the Santa Fe River Corridor residents, the advocates for rivers / acequias / neighborhood integrity / historic protections, and the developer interests, who will be able to move forward after these dialogs with community consensus and support. Please respond to this formal request at your earliest convenience. My contact information is below. Thank you.

Name: Laurel Awishus, 2410 Calle Amelia

Contact info: [Lawishus@gmail.com](mailto:Lawishus@gmail.com), 505-690-3349

EMAILED TO THE MAYOR, CITY STAFF AND CITY COUNSELORS:

[djwynant@ci.santa-fe.nm.us](mailto:djwynant@ci.santa-fe.nm.us)

[jmgonzales@santafenm.gov](mailto:jmgonzales@santafenm.gov)

[pjbushee@santafenm.gov](mailto:pjbushee@santafenm.gov)

[bdimas@santafenm.gov](mailto:bdimas@santafenm.gov)

[cadominguez@santafenm.gov](mailto:cadominguez@santafenm.gov)

[pnives@santafenm.gov](mailto:pnives@santafenm.gov)

[silindell@santafenm.gov](mailto:silindell@santafenm.gov)

[jmaestas@santafenm.gov](mailto:jmaestas@santafenm.gov)

[rstrujillo@santafenm.gov](mailto:rstrujillo@santafenm.gov)

[cmrivera@santafenm.gov](mailto:cmrivera@santafenm.gov)

WYNANT, DONNA J.

---

**From:** judymosher@aol.com  
**Sent:** Monday, February 16, 2015 10:31 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo

Councilors Chris Rivera , Carmichael Dominguez February 15, 2015  
Senior Planner Donna Wynant  
City of Santa Fe, New Mexico

RE: Blue Buffalo

Dear Councilor Rivera, Councilor Dominguez, and Senior Planner Wynat,

Thank you for reading this. I fear your minds are made up, and you truly are not open to citizen concerns.  
**Please vote NO to changing the property in question from R-1 to R-29.**

Current Westside R-1 zoning has kept a reasonable density for the infrastructure of Agua Fria Street with home lots very small, allowing homes to be less costly than some parts of our city. Numerous Neighborhood Watch Organizations exist as we have shouldered our fair share of crime in Santa Fe. We watch over each other because we desire to live in a residential community. We work, we vote, and the majority of us own homes and pays property taxes to support our schools, city, and lifestyle. R-29 is too much density for Aqua Fria Street.

Here are my concerns:

1. If crime is a challenge on the west side with R-1 density, how will the city manage increased density? If there extra money in the Police Department Budget to increase services for the west side, why hasn't it happened already? **Patrol is limited.**
2. I understand there is a desire to bring more "Millennials" to Santa Fe and housing is half of the equation. What is being done to bring decent paying jobs to Santa Fe? The under-thirty residents I know who moved away, left because of lack of decent wages and not enough nightlife. Not one left because of inadequate housing. Do you have research to support lack of housing is driving youth away? If you fail to lure the population you desire, the landlords will still need income. What kind of tenement will this project become in 5 or 10 years if your gamble fails? **Not enough certainty behind this risk.**
3. What plans have the city made to handle to greater traffic on Agua Fria? It is already backed up during peak hours. I am concerned you "hope" people will ride buses and bicycles and a new problem is waiting to hatch. **Density is too great for roads and neighborhood compatibility.**

Change always involves risk. I see this project too risky to approve this R-29 zoning change for Blue Buffalo. Have you considered that perhaps the Westside middle-working class are being sacrificed for "hope for youth" and profit for the few?

It was reported that the developers found R-29 necessary for it to be "economically viable." We are tired of camouflaged terms. We've been hit with decreased property values, decreased pensions, increased crime, and now the city and neighborhood we love may be thrown under the bus.

A YES vote on this, is a vote loud and clear that the Santa Fe's West Side resident, working-middle class are appropriate "collateral damage" for this new "hope."

**Please vote NO to changing the property in question from R-1 to R-29.**

Sincerely, Judy K Mosher, Santa Fe, NM

February 16, 2015

Dear City Planning Commission members,

Please deny or postpone the Blue Buffalo variance until a thorough Traffic Safety Feasibility Study is performed. The question is not whether this type of housing for young professionals is needed in Santa Fe. It is. The question is how we will proactively address the significant increase in traffic that this development, the creative arts urban renewal around Siler and Ruffina and other development in the newly annexed areas will be generating along already stressed Agua Fria Road.

**Now is the time, before this development happens, to look closely and strategically how to make Agua Fria structurally suitable and safe for the inevitable increase in traffic that will come with this urban renewal and development.**

The developers argue that the variance should be approved because it will provide the public benefit of appropriate housing for 400 young professionals – a worthy goal. **However, without a Safety Traffic Feasibility Study and structural changes to Agua Fria, it is a significant injury to the 12,000 other taxpayers who currently use Agua Fria every day, adding hours to our commute times (burning more fossil fuels) and increasing the risk of accidents along this already unsafe, congested road.**

Most of you probably haven't travelled down Agua Fria Street regularly, if at all.

**For those of us who do so daily, it is becoming a total nightmare.**

As you know, Agua Fria was a dirt road that was "recently" paved. It was never designed or constructed to be a major thorough fare like Zafarano, Cerrillos, St. Michaels and St. Francis and yet, that is what it has become – **a primary access road into and out of our city.**

- More than 12,000 cars travel on this narrow, two-lane, historic and fragile road every day.
- Heavy trucks beyond the approved limit frequently barrel down the street. My neighbors' houses have cracks in the walls from the vibrations.
- Speeding is common and rear-ending accidents relatively frequent. I literally pray every time I turn off of Agua Fria onto my block hoping that I won't be rear-ended and have had many close calls.
- During peak traffic hours (parents taking and picking up their children at the nearby schools and people going and returning from work), traffic is frequently backed up at the Osage and Agua Fria light almost a mile to Maez Road and another mile from the light up Osage to Salazar School.
- It frequently takes me ten minutes to go two blocks from Ferguson Lane through the Osage/Agua Fria stop light and twenty minutes to go down Osage from Otowi Road through the stop light onto Agua Fria.

That is our reality for those of us who travel on Agua Fria each day. And we know it will only increase:

- The proposed development will add at least an additional 400 cars and easily 1000 new trips along Agua Fria each day. The developer argues that there won't be increased traffic because all of the renters will ride their bikes or take the bus. Although this is a lovely ideal we all hope for and support, there is no evidence that this will be the case. The recent MPO Walkability Study shows that only 8% take the bus and 20% use their bikes as transportation, most of them in **the under 18 demographic**, not the demographic that will be living in this development. **(Ask those who will be attending the Planning Commission meeting how many of them used a bike or bus or even car pooled to attend the**

meeting. I doubt if it will be very many. They are representative of the people who will be living in this development.)

- These 400 young renters will have more visitors and parties than single family homes. That will also increase traffic during more hours and later hours of the night than are currently on Agua Fria.
- This development also needs to be taken into the context of the exciting, but traffic increasing urban renewal along Siler and Ruffina. Theatre Grottesco, Wise Fool, the new Meow Wolf Arts Space and the proposed Creative Santa Fe live/work Arts Space - all exciting, positive additions - will also significantly increase traffic on Agua Fria.

For these reason, I urge you to deny or postpone this variance until we have an Agua Fria Traffic and Safety Feasibility Study and solutions have started to be implemented.

Sincerely,

Bette Booth  
1317 Ferguson Lane  
Santa Fe, New Mexico

**WYNANT, DONNA J.**

---

**From:** victoria parrill <victoriaparrill@yahoo.com>  
**Sent:** Tuesday, February 17, 2015 1:08 PM  
**To:** BAER, TAMARA; WYNANT, DONNA J.  
**Subject:** Here are comments for your consideration regarding the rezoning request from Blue Buffalo Planning Commission Meeting Feb 19  
**Attachments:** Comments regarding the rezoning request from Blue Buffalo 2639 and 2725 Agua Fria.docx

**Dear Ms. Baer & Ms. Wynant,** The comments are also attached as a Word document for your convenience.  
Please let me know if you can include these in the public record for the hearing or if I must email them to someone else. Thank You!

**Comments regarding the rezoning request from Blue Buffalo 2639 and 2725 Agua Fria**

I have lived on Agua Fria Street since 1989. I gave a portion of my yard to the City to widen the street. This, of course, increased traffic. I have seen population density increase with the Cielo Vista and Aspen Creek subdivisions. These seemed reasonable approaches to infill, and I have lived with the negative consequences of increased traffic, noise, and other infrastructure burdens.

It was a serious shock to learn that the Land Use Department has recommended approval of a general plan amendment and rezoning to "high density residential" designation from the city and zoning that would allow 29 units per acre. The proposed 420 units are not a reasonable infill proposal for this area of Agua Fria.

The El Camino Real section of Agua Fria is not suitable for high density infill development for historical and also the following practical reasons:

- 1. High density will reduce the already limited open space, trees and vegetation, damaging the amenity values of the Santa Fe River Trail, with negative environmental impacts such as increased run off, increased erosion, and removal of wind protection.**
- 2. The proposed 420 units are not well integrated with the existing houses in an area and will reduce privacy and increase noise levels. Combined with other social and economic factors, this will have a negative impact on community relationships.**
- 3. The increased population density will increase traffic on an already overburdened Agua Fria, will compromise safety, accessibility, and environmental quality. Other local infrastructure systems will also be at risk of being overloaded.**

**Before Further High Density Infill projects are approved:**

There must be a Santa Fe strategic plan for maximizing the benefits of infill in a fair way throughout the City. This plan must include:

- Assessment of changing household demographics in relation to population density and dwelling density;
- The balance of costs and benefits generated by infill housing according to the quality of the infill development (design, materials and construction), and the degree of population density increase generated by the development;
- Feedback from first hand, local level experiences of Santa Fe neighbors and residents of infill;
- Issues of public and private transport, design quality, infrastructure provision, and housing diversity;
- Definitions of infill housing, and density measurements, to be used consistently by the City;
- Establishing evidence based population density thresholds, or “critical mass”, the points at which the benefits of increased population densities begin to be felt.
- Recommendations based on vegetation loss, traffic and public transport impacts, and community costs and benefits.

It is commendable that the current City administration has stated policy goals related to job growth and creating opportunities for young people. Any proposed development must be considered within a larger context of the strategic plan described above, and not just based on the convenience of developers. There are many options for offering a residential experience likely to appeal to a specific demographic at a price that is affordable to a variety of incomes.

Victoria Parrill                      2498 Agua Fria                      471-2885

**WYNANT, DONNA J.**

---

**From:** Marylou Butler <maryloubutler44@gmail.com>  
**Sent:** Tuesday, February 17, 2015 1:39 PM  
**To:** RIVERA, CHRISTOPHER M.; cadominquez@santafenm.gov; WYNANT, DONNA J.  
**Subject:** El Rio Project on Agua Fria St.

Dear Councilors Rivera and Dominguez and Senior Planner Wynant

I am writing to urge you to vote NO to the request for a rezoning from R1 to R29 for an apartment complex at 2639 and 2732 Agua Fria St. I live just a few blocks from the site for such a development and have grave concerns about the consequences of such a high density proposal, especially without the results of any kind of feasibility study to support such a proposal.

The traffic along Agua Fria is already heavy with local neighborhood vehicles as well as drivers seeking a faster way to cross town. The street is a narrow 2-lane road which would need to be restructured to accommodate the increased volume of traffic that would result from such a development. That would probably mean the removal of sidewalks, thereby eliminating pedestrian foot traffic from the neighborhood.

Clearly, the infrastructure, ie. sewer and water, is inadequate for such a large development and upgrading that infrastructure would be extremely costly.

Consider requiring a feasibility study and reporting back the results to the community, especially those of us who will be directly affected by this expansion.

Maintaining R1 zoning on the property under consideration on Agua Fria St. will preserve the residential nature of the area and maintain a reasonable amount of additional traffic on the street.

Thank you in advance for voting NO to this rezoning request.

Sincerely,  
Marylou Butler  
1313 Ferguson Lane  
988-2089  
[marylorbutler44@gmail.com](mailto:marylorbutler44@gmail.com)

WYNANT, DONNA J.

---

**From:** DeeDee Downs <diggitydawger@gmail.com>  
**Sent:** Tuesday, February 17, 2015 5:22 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Cart Before the Horse

**To:** [cadominguez@santafenm.gov](mailto:cadominguez@santafenm.gov), [cmrivera@santafenm.gov](mailto:cmrivera@santafenm.gov), [djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

Dear Councilor Dominguez, Councilor Rivera, and Sr. Planner Wynant;

The Blue Buffalo, LLC development project on Agua Fria puts the cart before the horse.

Let's do first things first:

- 1.) First create good jobs to attract and keep young people in Santa Fe.
- 2.) Second, put a comprehensive plan in place to improve infrastructure for the inevitable increase in traffic patterns as Santa Fe grows.
- 3.) Finally, and only after the other criteria are met, we can build new rental properties, which adhere to the ideals of sustainability, high-energy efficiency, and environmental sanity.

We need to conduct an **honest feasibility study** in the areas of traffic, crime, sustainability, increased water consumption, impact on our delicate riverfront, massive increase in trash and trash removal, noise levels, etc. **before this project moves ahead even one more day.**

The main two emphases of the study should be on Traffic and Crime, which always go up with high density rental developments; even as existing property values go down. Anyone who tells you surrounding property values will go up, is wrong -- a thoughtful, low-density, solar powered, single family development would absolutely increase neighboring property values. But sadly, high density rentals have the opposite effect. High density rentals tend to become tenements.

My working-class neighborhood has already suffered more than its share of burglaries, break-ins, and robberies. Please don't burden us with traffic overload, increased crime, and lower property values.

As it is, I have trouble turning left onto Agua Fria from my street, Ferguson Lane. Plus, the vibrations of trucks on Agua Fria have shaken the plaster off my walls, and heavier traffic will create further destruction of my property.

Agua Fria is an old, narrow, fragile street which simply cannot accommodate an increase in traffic ... and the Blue Buffalo, LLC project, will necessitate many more city service trucks, an endless parade of moving vans, tenant cars and guest's cars, not to mention a year or more of construction trucks degrading poor old Agua Fria, and destroying a once valued neighborhood.

Are there plans in place to widen Agua Fria? How would that be accomplished? And what about the substructure of the road? There's a lot that needs to be considered.

The developers told my neighbor that because the tenants will be mostly young people, they won't have cars, they will ride bikes. Will the tenants be told they cannot have cars?

I have yet to meet a young person who doesn't buy an automobile the minute they get a job - especially in NM where you need a car to get to the ski slopes, hiking trails, parks, pueblos, camp grounds, and lakes.

At the very least, let's approach this with intelligent consideration, and wait for a proper feasibility study on the impact of traffic and crime, and noise, and the environment.

Please don't let the working class neighborhood I call home be ruined by a rash desire to do things backwards. Let's create 400 new jobs for our young people first... and then we can decide where and how to best develop new places for them to live. We can plan ahead and do things sensibly.

I vigorously oppose this cart-before-the-horse style of city expansion; and urge you, no I beg you, to deny the Blue Buffalo, LLC development request, as it currently stands.

Sincere thanks,  
DeeDee Downs  
Ferguson Lane, 87505

**WYNANT, DONNA J.**

---

**From:** uem <uem@cybermesa.com>  
**Sent:** Tuesday, February 17, 2015 9:04 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Agua Fria development

Dear Donna Wynant,

I want to express my opposition to the proposed plan for the Ecoversity property. Two - lane Agua Fria is crowded already much of the time, turning from Osage and other side streets can be a long wait. Adding so many people will make a nightmare for the community. Agua Fria near Frenchy's has always been a quiet, low key neighborhood and the density of apartments proposed doesn't fit the area.

Also, three story buildings are not suitable for the neighborhood.

Please turn down the proposal as it stands.

Thank you, Ursula Moeller

1913 Hopi Rd.  
Santa Fe

## WYNANT, DONNA J.

---

**From:** norma cross <cross@cybermesa.com>  
**Sent:** Wednesday, February 18, 2015 9:11 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo project

to the City Planners and the Planning Commission:

As a neighbor living within 200 ft of the proposed Blue Buffalo project, and as a member of the Westside Corridor community, I am requesting that this zoning vote be tabled until there can be feasibility and impact studies especially regarding traffic, crime, and the effects of such a large project on the SF river and the westside river corridor.

As well, there needs to be a study to determine if there actually is a need for 450 more apartments in Santa Fe, and if there are jobs here to support these approximately 1,000 renters. What is the *reality* of "creating jobs" and attracting "young professionals"?

This study needs to be overseen by the residents of the westside, and supported by the city. The residents of the Santa Fe river corridor are not opposed to development, however it must be thoughtfully executed and beneficial for all.

Any development that takes place in the future must be sustainable, must be based on community need, and must not be detrimental to the existing neighborhoods.

Although I personally prefer open spaces to development, I know growth is necessary. I am in favor of the proposed live-work studios off Siler Road and the bowling alley project. The project on Harrison Rd sounds reasonable. Existing projects such as The Commons and Pueblo Alegre have improved our neighborhoods. Lifestyle and property values are sustained. I believe if the Blue Buffalo complex is built as planned, surrounding property values will go down, decreasing the opportunity for anyone to sell their home.

Traffic will be a huge issue. La Cieniguita, the street right across from EcoVersity which runs from Agua Fria to Cerrillos Rd is lined with affordable but attractive homes. Most homes have an average of 3 or more cars in the driveway and some additional cars are parked on the street. At least half the people exiting the El Rio apartments will use that corridor, creating a miserable situation for the La Cieniguita residents. A low estimate is 600 additional cars, twice a day. And as we all know, Agua Fria is already an overused and dangerous street. Increasing traffic will intensify these problems.

I would like to see Tierra Concepts create a project with housing of various sizes for people of various incomes and ages. I know them to be good builders with excellent aesthetics. How great it would be to have a mix of one family homes, townhouses, apartments, and live/work studios, sustainably built, beautifully designed, utilizing highly efficient materials and innovative technology. This would be a gift to Santa Fe, possibly even a model for other cities. I would like to live there.

I do hear and understand the positive intentions of what Tierra Concepts proposes, and I like many of their ideas. I agree that good quality affordable housing is needed, I even think the EcoVersity property is a good place for it, I just think the size is out of proportion, it is too big. There are too many negative side effects and too many unanswered questions.

**WYNANT, DONNA J.**

---

**From:** Justin Lyon <jclyon@gmail.com>  
**Sent:** Wednesday, February 18, 2015 8:04 PM  
**To:** WYNANT, DONNA J.  
**Subject:** El Rio Planning - Vote of conditional support

Ms. Wynant,

I am writing you as a local civil/environmental engineer and Casa Alegre homeowner to let you know that I support the rezoning and development efforts near Frenchy's park. If we want our community to grow in a sustainable manner I believe that more medium to high density building is needed in this exact area, as opposed to continued sprawl southwest which expands our costly infrastructure and public safety networks.

I know many of my neighbors are planning to attend the February 19<sup>th</sup> meeting to voice their opposition to the efforts, so I felt it was important that I submit my vote of confidence.

That said, I do think the following should be considered in conjunction with these projects:

- 1) A pedestrian and bike assessment for that stretch of Agua Fria (including street lighting)
- 2) Certain development requirements that provide for a corner store or other commercial shops so that the new residents (as well as the existing ones) won't all need to pass through Osage or Siler to run a quick errand on Cerrillos.
- 3) I would personally like to see a healthy combination of live/work/commercial for the housing developments. That may already be included, I have not seen the plans.

Thanks for considering making changes to the status quo of 6,000 SF lots spreading further and further out from our commercial and downtown areas.

Thanks,

Justin

The Santa Fe River corridor is special. It may not be glamorous, but it is quirky and interesting, and it has history. Frenchy's Field is wonderful. The River Trail is a tremendous addition to the west side community and I am proud of the city and county for building it and continuing to expand it. Please, let's continue to improve and protect the quality of life here.

Norma Cross  
Camino Mio  
Santa Fe  
505-438-8474

## WYNANT, DONNA J.

---

**From:** Daniel Morgan <ethnoecology@mac.com>  
**Sent:** Wednesday, February 18, 2015 8:37 PM  
**To:** WYNANT, DONNA J.  
**Subject:** High Density Housing at Eco-Versity

We live on Calle Carmelita and we are very concerned about plans for a massive 400+ unit apartment building on Aqua Fria on the grounds of the former Eco-Versity.

I do think affordable housing is very important, and I have been a strong supporter of the Community Land Trust (also known as Housing Trusts) model for over a decade. However, this project is just the wrong way to go about the goal of more affordable housing.

The most obvious problem is the traffic issue. I live a block from the proposed building site and I can tell you that already it is very difficult and dangerous to turn left onto Aqua Fria between 7:30-8:30am and 3:30-5:30 pm. There is absolutely no way Aqua Fria can handle 500-600 more cars! And the claims by the builders that residents will bike or take public transportation. That is just not realistic. No one in their right mind would believe that all or most of the 600 -800 residents are going to be car-less.

This scale of development belongs on Cerrillos or airport road, not on two lane Aqua Fria Street.

I don't have a problem with affordable housing, but this project is simply irresponsible. We should be putting our resources into creating opportunities for people to afford home ownership, not squeezing them into a slightly modernized version of New York "projects".

This development will also destabilize one of the few wonderful affordable neighborhoods. I love where we live. We chose this neighborhood very consciously. All of that will be lost if you try to plop 400+ apartment units in this small community.

Please reject this project. A project that housed 50 families in this location is reasonable, 450 families? Disastrous.

Danielle Morgan  
997 Calle Carmelita  
Santa Fe, NM 87505

February 19, 2015

Dear Councilor:

Please think carefully before you allow Blue Buffalo developers to erect a three story 450 apartment complex that will open out to Agua Fria, a main artery for the city. Number one, this is a neighborhood...quiet and established. Number two, there are NO three story buildings in the area and none should be allowed with our "city different". Number three, before any decisions are made is there a traffic impact analysis to figure out externalized costs (those not paid for by the developers)? If so, have the results been made public? All city services: medical, police, fire, and delays in city services like MTA will be affected by this enormous change in a neighborhood and two lane street used by many daily. And finally, getting out of the intersections, like mine, Velarde, one will never be able to enter Agua Fria with the additional traffic. It is difficult now.

Please oppose the proposed rezoning request on the former Ecoversity campus on Agua Fria.

Sincerely,

Gail Rachor, 909 Nicole Place, Santa Fe, 87505

## WYNANT, DONNA J.

---

**From:** kathy adelsheim <kadelsheim@gmail.com>  
**Sent:** Thursday, February 19, 2015 7:50 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Re: Blue Buffalo Rezoning Request

Donna-

Thank you for your informative correspondence. I have 2 questions. First, I have a list of questions about the Blue Buffalo proposal. Should I send them to you today or just ask them tonight? Secondly, I do want to speak tonight but I will not be able to stand in line for a long time as we often do at the Council meetings. Will there be a way we can sign in and then sit until it is our turn to speak? I would much appreciate it if you could make this possible.

My thanks  
Kathy Adelsheim

> On Feb 18, 2015, at 3:22 PM, WYNANT, DONNA J. <[djwynant@ci.santa-fe.nm.us](mailto:djwynant@ci.santa-fe.nm.us)> wrote:

>

> Hi Kathy

>

> Thanks for your email. I attached it to the Planning Commission staff memo. I received several other emails that came in after the report was printed and distributed to the Planning Commission. Those will be copied and given to the Planning Commission tomorrow evening:

>

> The attached 5 letters made it into the staff memo (as Attachment D-30) prior to publication.

>

> . Ruth Zaporah  
> . Kathy Adelsheim  
> . Peggie Poehler  
> . Justin Lyon  
> . Ricardo Sanchez

>

> Other 10 communications received to date, as of 2:30 Wednesday, 2/18/15 (via email) are attached. These will be given to the Planning Commission as a "Late Communication" at the beginning of the meeting Thursday evening.

>

> . Karen Strickholm  
> . Alice Bailey  
> . Sue Rempel  
> . Laurel Awishus  
> . Judy Mosher  
> . Bette Booth  
> . Shelly Brock  
> . Tara Mowbray  
> . Victoria Parrill  
> . Marylou Butler  
> . DeeDee Downs  
> . Norma Cross

>

> Any others received up to 5:00 pm tomorrow will also be copied and given to the Planning Commission.

>



> We are moderate income people in in small homes and do not have big bucks to hire the fancy law firms. Please hear us and protect this part of the city. You know this would not fly on the east side; please do not do it to us.

>

> Feel free to call me or contact me by email.

>

> Sincerely,

> Kathy Adelsheim

> 505-474-6921

> <2-19-15 PC Agenda.pdf><Blue Buffalo- Staff Memo.pdf>

## WYNANT, DONNA J.

---

**From:** Ellen Fox <ellenfoxcreative@gmail.com>  
**Sent:** Thursday, February 19, 2015 9:31 AM  
**To:** WYNANT, DONNA J.  
**Subject:** Tonights meeting on Blue Buffalo

I plan to attend and do NOT support this proposal in its present form. Frankly, I think it is very unrealistic and will ruin our neighborhood.

Ellen Fox  
Ellen J. Shabshai Fox, LISW,  
Creativity Detective  
EMDR & Brainspotting;  
Individuals, Couples, Families  
[www.ellenfoxcreative.com](http://www.ellenfoxcreative.com)  
[ellenfoxcreative@gmail.com](mailto:ellenfoxcreative@gmail.com)  
505-699-4312  
505-467-8794 (fax)

**WYNANT, DONNA J.**

---

**From:** salboyelroy@comcast.net  
**Sent:** Thursday, February 19, 2015 9:53 AM  
**To:** WYNANT, DONNA J.  
**Cc:** futuresbydesign@comcast.net  
**Subject:** City Planning meeting today

Dear Ms Wynant,

I am very concerned about the 450 unit apartment complex that has been proposed to be built almost across the street from where my family lives.

The amount of traffic an apartment complex like this will bring to an already very busy street is just as, or more important to think about than the water situation. For each family that moves in, will bring one to three cars per apartment. Think about this when you are trying to get to work in the morning. An added 400-1000 cars on Agua Fria, which is a two lane road. How will anyone be able to pull out of their neighborhood streets? Forget trying to turn left which is next to impossible to as it is now during the morning and afternoon rush hours! What about the exhaust and noise pollution the extra traffic will bring to our little river front community?

Most of the larger apartment buildings in Santa Fe are built with access on four lane roads such as Zia Road, Airport Road, St. Francis Dr. St. Michaels Dr. and Cerrillos Rd. These roads are capable of handling this kind of traffic. Agua Fria just is not made for such an increase in traffic density

Thank you for your help in this matter.

Sincerely,

Melissa A. Salas  
505-690-1301  
[salboyelroy@comcast.net](mailto:salboyelroy@comcast.net)

## WYNANT, DONNA J.

---

**From:** Susan Shellar <sssundrops@gmail.com>  
**Sent:** Thursday, February 19, 2015 10:11 AM  
**To:** Mayors Office; WYNANT, DONNA J.  
**Subject:** Planning Commission re rezoning meeting 2-19-15

kDear Planning Commission Members:

I have lived in Santa Fe as a homeowner since 1981 at 1950 Osage Lane and submit comments as a concerned citizen in regard to the rezoning plan for the former Ecoversity property and some adjoining property there.

I believe that we need a realistic count of people who might be interested in renting and if it appears true that we need more affordable housing for hundreds of "young professionals," the stated target group for this proposed site change and buildings, how about a plan instead that allows for distribution of this group throughout the city, avoiding choked up little streets in one area? There is already documentation that living within a mile of an interstate is related to higher rates of serious illness. What do we know about health effects of choked up little streets with stop and go traffic and what if that traffic increases substantially? Osage Lane has already become busier and noisier over the years.

Most of this city already has bike to work potential and accessible bus lines and it is possible that housing would be available with energetic help from the city to integrate young professionals into the community on a broader basis. For example, if renters were screened or "vetted" more homeowners might consider renting out portions of their well maintained homes or guest apartments. Hesitation often comes from anticipated problems. This is only one way to integrate "creative youthfulness" into the city and distribute commuter effects. By the way just where are all the young people who are riding their bikes to work already? I see ahead 450 bikes rolling down Agua Fria..hmmm. A good idea?It is still a density issue and we need to consider the ageism in the developers' comments.

Also, though data show a preference away from car ownership in younger people, why do we assume that young people are all more eco conscious than our older residents? Certainly some people looking for "affordable" housing will be two car families, have trucks, etc. In Santa Cruz CA, an overly crowded community in my view, some developers planned not to include parking lots because of assumptions like " young professionals do not want to own cars" so cars of the real life apartment dwellers ended up out in the neighborhoods making parking a challenge for homeowners in some areas. This isn't the proposal here but the assumptions the developers go by are akin to the same flawed expectations.

As my bright and future young professional designated niece of 15 commented "Eh! It sounds too much like living in dorms after college!" Forward ten years and this may be the same attitude that prevails in young professionals toward this type of housing and what then? We do not even know what it is right now. And what about the "affordable" rents? I know a young lawyer who pays a little more than half the lowest proposed rent of \$750 per month for a lovely efficiency in a great setting; he was recommended through his work place. Some young renters also look for character and integration.

Really this proposed large change in zoning would ruin the character of our neighborhood and adjoining neighborhoods for no sufficient proof of reason and most of us chose to live here because of that character. Please do not rezone the areas at the former Ecoversity and some adjoining properties being considered in the 2-19-15 Planning Commission Meeting for such preposterous density levels. Please do not permit rezoning until all data are in and alternatives are considered.

Sincerely,  
Susan Shellar

**WYNANT, DONNA J.**

---

**From:** Kathryn Sherlock <kcsherlock43@yahoo.com>  
**Sent:** Thursday, February 19, 2015 2:17 PM  
**To:** WYNANT, DONNA J.  
**Cc:** RIVERA, CHRISTOPHER M.; DOMINGUEZ, CARMICHAEL A.  
**Subject:** Response re the Rezoning and Development proposals by Blue Buffalo, being discussed this evening, Feb. 19, 2015  
**Attachments:** Ecovercity proposal rejection.doc

Dear Ms. Wynant:

This afternoon, before 5 p.m., I shall bring to the Current Planning Division a paper copy of the attached letter concerning the proposed City Council actions re the rezoning and development proposal by Blue Buffalo. The paper copy has my actual signature and signatures of two others in my neighborhood.

I hope you will have the time to read my attached two-page letter. Thank you for consideration of my request.

Sincerely,

Kathryn C. ("Kitty") Sherlock

Kathryn C. ("Kitty") Sherlock, Ph.D.  
1004 Camino Oraibi  
Santa Fe, NM 87505  
February 18, 2015

Donna J. Wynant and City Councilors  
Senior Planner  
Current Planning Division  
City of Santa Fe

Dear Ms. Wynant:

I am writing to express my deep concern regarding the request for rezoning and approval of the development plan proposed for the former Ecovercity and adjacent land "(Case #2014-121 and Case # 2014-122) at 2725 and 2639 Agua Fria and two adjoining properties to the east."

There are many reasons for objection and denial of this request. For the reasons listed below, **we add our voices to the request by the Las Joyas Neighborhood Association for the City Council to declare a six-month moratorium on rezoning and development, to include much discussion with the many neighborhoods who constitute a very large part of Santa Fe, living on or near Agua Fria Road and using it daily.**

#### **Reasons to Deny the Proposal:**

**1. Lack of Adequate Community Notice:** This concern greatly affects people living on or near Agua Fria from (at least) St. Francis Drive to the end of Agua Fria at Airport Road. Although there was an Early Neighborhood Notification meeting held on November 24, 2014 (which only 30 people attended), a very large portion of the population **who will be negatively affected by this proposal** never knew about the meeting. The city requirements for notification are too weak, considering the impact this project would have.

**2. Who Will Live in This Proposed Complex:** The proposal had the arrogance to state (page 19 of the Executive Summary) that filling this complex with "young professionals" would rid the neighborhood of the "vagrant population." First, there is the large assumption that at least 452 young professionals will have jobs and can afford the rents (which have already risen since the proposal made on Nov. 24). This is a fantastic assumption. **We need jobs first for these young professionals to be able to come here or stay here or they, too, will become part of the "vagrant" population.** I do not understand how adding richer people to this complex will make any dent on the "vagrant" population. Also, such a "vagrant" population is living all over Santa Fe - under railroad bridges, in tents in the northeast hills, etc. - not just in this one section of the city. Would this rezoning and project proposal be approved if it were made for the **northeast side of town?**

**3. Impact on the Immediate Environment of Such Rezoning and Development:** **All aspects** of the environment would be negatively affected by this project. Not only will the overpopulation cause traffic congestion (already existing) to be greatly increased, but this project will inordinately affect water use, waste disposal, air pollution, noise pollution, light pollution, and a total change in the aesthetic atmosphere.

By the "aesthetic" element, I mean that such a number of buildings three stories high will dominate the landscape. I refer you to the book, *Small Is Beautiful* - which reported what planners across the world have learned: Large-scale is not really cost-effective. "Bigger" is not better. "Bigger, i.e., colossal buildings, results in people being less connected and less owning of their dwellings. Just look at Berlin or the suburbs of Washington, D.C., where there are wall-to-wall mega-apartment buildings and no one knows anyone else.

4. **Cultural Implications:** This plan implies no respect for the historical importance of El Camino Real. I suspect that the traffic congestion will raise the question of converting Agua Fria Road to at least double lanes in each direction. Again, "Bigger" is NOT better. Repeatedly, planners have found that increasing the number of lanes results in faster and more dangerous traffic (e.g., Cerrillos Road, St. Francis Drive).

This proposal for increased residential density flies in the face of the criteria for residential density for quality Land Use that are stated on page 6 of the Executive Summary. For the above reasons, I vehemently object to the rezoning of this part of Santa Fe and especially to the proposal for the apartment complex.

Sincerely,

*Kathryn C. Sherlock*

Kathryn C. Sherlock, Ph.D.

I concur with the viewpoint expressed in this letter.

NAME: Joan Mintz SIGNATURE: Joan Mintz  
ADDRESS: 1013 Camino Arco 87505

NAME: Elizabeth Aces SIGNATURE: Elizabeth Aces  
ADDRESS: 1020 Camino Arco 87505

**WYNANT, DONNA J.**

---

**From:** Ricardo Sanchez <rdoqnm@gmail.com>  
**Sent:** Thursday, February 19, 2015 2:19 PM  
**To:** WYNANT, DONNA J.; Ricardo Sanchez; Ali  
**Subject:** Fwd: FOR THE SANTA FE PROFESSIONALS

Ms. Wynant,

Please include this letter to the Planning and Zoning Commission for the HIGH DENSITY RENTAL PROPERTY PROJECT ALONG AGUA FRIA.

Dear Planning and Zoning Commission,

In reading the article in The New Mexican on the 16th with regards to high density residential rental projects proposed along Agua Fria, it is all good and well doing to do it for the "young professional."

However, that "do good" feeling should be tempered with reality.

The Federal Fair Housing Act prohibits discriminatory rental practices based on protected categories such as Familial Status.

Landlords can not post advertisement "that could discourage families with children (e.i. ideal for working professionals...)"

I have attached some attachments from Craigslist.

I do believe the Landlords will be in compliment with Federal Fair Housing Laws but to suggest the claim of "for young professionals" to sell the project to the public and/or the Planning and Zoning Commission is not a claim, in the end, the Landlords can make good on.

Thank you for your consideration.

Ricardo Sanchez  
Property owner in Agua Fria  
1985 Goodrich Road  
871 Chicoma Vista



# Fair Housing is Everyone's Right!

## Stating a discriminatory preference in a housing post is illegal

(Questions? Comments? Check out the fair housing forum)

When making any posting on craigslist, you must comply with section 3604(c) of the Federal Fair Housing Act. This law generally prohibits, in any notice or ad for the sale or rental of a dwelling, a discriminatory preference based on any of the following protected categories:

- **Race or Color**
- **National Origin**
- **Religion**
- **Sex**
- **Familial Status** (more)
- **Handicap / Disability** (more)

The Fair Housing Act provides additional protections, and limited exceptions, that are explained in publications from the U.S. Department of Housing and Urban Development ("HUD") and the Department of Justice.

HUD has issued guidance on advertising, including for roommates.

State and local laws often prohibit discrimination based on other factors (e.g. sexual orientation, age, marital status, or source of income).

You may report housing discrimination to HUD at 1-800-669-9777, or to a fair housing advocate near you.

If you encounter a housing posting on craigslist that you believe violates the Fair Housing laws, please flag the posting as "prohibited".

## Examples of Discriminatory Advertisements

Although not an exhaustive list, these examples should give you some idea of what might constitute a discriminatory housing advertisement.

### 1. race / color

- postings stating a preference for the race of a desired applicant (eg. "no blacks," "whites only," etc)
- postings describing the race of current occupants of the complex or neighborhood (eg. "African-American neighborhood," "residents are Asian," "lots of Hispanic families," etc)

### 2. religion

- postings stating a preference for the religion of a desired applicant (eg. "Christians only," "no Muslims," etc)
- postings describing the religion of current occupants of the complex or neighborhood (eg. "nice, Christian neighborhood," "family seeks roommate," etc)

### 3. national origin

- postings stating a preference for a certain national origin (eg. "no immigrants," "no foreigners," "Irish preferred," etc)
- postings posted only in a language other than English
- postings describing the national origin of current occupants of the complex or neighborhood (eg. "predominately Latino neighborhood," "mostly Asian residents," etc)

### 4. handicap / disability

- postings stating a preference for able-bodied tenants (eg. "no wheelchairs," "must be able to live independently," etc)
- postings describing the complex as unable to accommodate people with disabilities (eg. "units are not accessible", "no pets seeing eye dogs", etc)

## 5. familial status

- postings stating a clear preference for families with out children (eg. "no children," "no kids and no pets," "single occupancy c
- postings that could discourage families with childre n (eg. "ideal for working professionals," "perfect for single or couple," "nic mature, neighborhood," etc)

## 6. sex / gender \*

- postings stating a preference for one sex over another (eg. "no young men," "female preferred," etc)

\* as discussed above, the prohibitions on advertising a preference based upon sex do not apply to shared housing situations.

---

# City to consider apartments for young professionals

Print  Font Size:  

 Recommend 80  Tweet 4  +1 2  *Pint* 0  Share 13



Local developers are proposing to build a 450-unit, multistory apartment complex for young professionals on the site of the now-defunct EcoVersity school on Agua Fría Street. Luis Sánchez Saturno/The New Mexican

Posted: Sunday, February 15, 2015 7:00 pm | Updated: 12:02 pm, Mon Feb 16, 2015.

By Anne Constable  
The New Mexican |  25 comments

More than 10 years ago, EcoVersity, a school for "sustainability practitioners" founded in 1999 by Frances "Fiz" Harwood, was humming with classes in solar power, natural building, vegetable gardening, beekeeping and water harvesting at its campus along the Santa Fe River west of Frenchy's Field Park on Agua Fría Street.

The school since has become defunct, but if the city gives its approval, the land once dedicated to sustainable living will

become the site of a 452-unit apartment complex designed for young professionals.

## WYNANT, DONNA J.

---

**From:** Charles Mullings <cmullings@msn.com>  
**Sent:** Thursday, February 19, 2015 2:32 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo proposal

I'm concerned about the increased traffic this development will put on to Agua Fria Street and Osage Avenue. Both are very busy now. The developer needs to address this in detail. This should happen before any zoning change is approved.

Thank you,

Charles Mullings

**WYNANT, DONNA J.**

---

**From:** kathy adelsheim <kadelsheim@gmail.com>  
**Sent:** Thursday, February 19, 2015 2:37 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Re: Blue Buffalo Rezoning Request

Donna

Here are my questions- I will bring copies tonight

I did receive the email yesterday but could not open the agenda/packet  
I found the agenda online but no packet

Thanks  
Kathy

PS- I did contact Chapman re: ADA concession for standing- he said we should be able to think of something but did not say what

BLUE BUFFALO PLANNING COMMISSION  
FEB. 18, 2015

I WILL NEED THE ANSWERS TO THE FOLLOWING QUESTIONS BEFORE I HAVE ENOUGH INFORMATION TO KNOW WHETHER I WANT TO OBJECT TO THE PROPOSED REZONING.

- 1- WILL THE UNITS BE BUILT TO CONDOMINIUM STANDARDS?
- 2- IS THERE A PLAN OR AN INTENTION TO SELL AS CONDOS? IF SO, WHEN?
- 3- WILL THE PERCENTAGES AND NUMBER OF AFFORDABLE UNITS SOLD AS CONDOS CONFORM TO THE EXISTING REGULATIONS FOR RENTAL UNITS AT THAT TIME?
- 4- WHAT ARE THE EXACT SIZES (SQUARE FEET) AND NUMBER OF UNITS BEING PROPOSED? THE "AVERAGE 850 SQUARE FEET" IS INSUFFICIENT INFORMATION.
- 5- WHAT IS THE CITY OF SANTA FE PROVIDING AS OFFSET, SUBSIDIES, "HELP", ASSURANCES ETC. I WOULD LIKE TO KNOW THE ACTUAL COMMITMENT OF THE CITY OF SANTA FE.
- 6- WHAT IS THE COUNTY PROVIDING? ARE THEY SUBSIDIZING OR SUPPORTING THE PROJECT?
- 7- PLEASE PROVIDE DETAILED INFORMATION AS TO THE WATER RIGHTS THAT HAVE BEEN ACQUIRED. DO YOU HAVE RETIRED RIGHTS? ADDITIONAL WATER FROM THE CITY? OFFSETS?
- 8- WHAT IS GOING TO HAPPEN TO THE WELLS ON THE PROPERTY? IF THAT WATER IS PLANNING TO BE USED FOR IRRIGATION THEN THE PROJECT CANNOT BE ACCOUNTABLE FOR WATER USED AS WE WILL NEVER KNOW HOW MUCH IS BEING DRAWN FROM THE AQUIFER.
- 9- WHERE IS THE FINANCING COMING FROM? IS THERE ANY PUBLIC MONEY INVOLVED?

On Feb 19, 2015, at 12:29 PM, WYNANT, DONNA J. <[djwynant@ci.santa-fe.nm.us](mailto:djwynant@ci.santa-fe.nm.us)> wrote:

Hi Kathy,

If you want to send your list of questions, I can print it off as another email for the Planning Commission's "Late Communications" to receive just before the meeting starts. If time permits, I'll try to answer any questions as you send them to me. Thanks.

By the way, I'm still checking in to how we can do a sign in to speak at the podium to avoid standing in line for so long. I'll let you know. Seems simple enough.

Donna J. Wynant, AICP  
Land Use Senior Planner  
City of Santa Fe Land Use Department  
200 Lincoln Ave., Box 909  
Santa Fe, NM 87504-0909  
(505) 955-6325  
(505) 955-6829 (fax)  
[djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

-----Original Message-----

From: kathy adelsheim [mailto:[kadelsheim@gmail.com](mailto:kadelsheim@gmail.com)]  
Sent: Thursday, February 19, 2015 7:50 AM  
To: WYNANT, DONNA J.  
Subject: Re: Blue Buffalo Rezoning Request

Donna-

Thank you for your informative correspondence. I have 2 questions. First, I have a list of questions about the Blue Buffalo proposal. Should I send them to you today or just ask them tonight? Secondly, I do want to speak tonight but I will not be able to stand in line for a long time as we often do at the Council meetings. Will there be a way we can sign in and then sit until it is our turn to speak? I would much appreciate it if you could make this possible.

My thanks  
Kathy Adelsheim

On Feb 18, 2015, at 3:22 PM, WYNANT, DONNA J. <[djwynant@ci.santa-fe.nm.us](mailto:djwynant@ci.santa-fe.nm.us)> wrote:

Hi Kathy

Thanks for your email. I attached it to the Planning Commission staff memo. I received several other emails that came in after the report was printed and distributed to the Planning Commission. Those will be copied and given to the Planning Commission tomorrow evening:

The attached 5 letters made it into the staff memo (as Attachment D-30) prior to publication.

- . Ruth Zaporah
- . Kathy Adelsheim
- . Peggie Poehler
- . Justin Lyon
- . Ricardo Sanchez

Other 10 communications received to date, as of 2:30 Wednesday, 2/18/15 (via email) are attached. These will be given to the Planning Commission as a "Late Communication" at the beginning of the meeting Thursday evening.

- . Karen Strickholm
- . Alice Bailey
- . Sue Rempel
- . Laurel Awishus
- . Judy Mosher
- . Bette Booth
- . Shelly Brock
- . Tara Mowbray
- . Victoria Parrill
- . Marylou Butler
- . DeeDee Downs
- . Norma Cross

Any others received up to 5:00 pm tomorrow will also be copied and given to the Planning Commission.

Thanks again,

Donna J. Wynant, AICP  
Land Use Senior Planner  
City of Santa Fe Land Use Department  
200 Lincoln Ave., Box 909  
Santa Fe, NM 87504-0909  
(505) 955-6325  
(505) 955-6829 (fax)  
[djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

-----Original Message-----

From: kathy adelsheim [mailto:[kadelsheim@gmail.com](mailto:kadelsheim@gmail.com)]  
Sent: Monday, February 09, 2015 8:33 AM  
To: WYNANT, DONNA J.  
Subject: Blue Buffalo Rezoning Request

Dear Ms. Wynant:

I wish to express serious concern over this request and planned project as well as the adjacent project proposed by Homewise. These 2 developments on adjoining properties will total 400 apartments (800 cars), 40 homes (120 cars), and 80,000 sq feet of commercial (200-400 cars). This part of Santa Fe has small housing areas and rural homes on large river lots. This whole development is inappropriate which is why it is not zoned for it.

Our only option for driving is Agua Fria which is congested, overused and exceptionally dangerous now that they have added the center lane. The lane is designated a turn lane BUT it is used as a passing lane and an acceleration lane by ignorant and unsafe drivers. Almost every day I find myself waiting to turn left onto Calle Carmilita with someone accelerating toward me in the "turn lane". The speed limit here is 35 mph with most inbound traffic going 45-50 when there is room. At rush hours the traffic is intense and we often have rear end collisions from distracted drivers. Agua Fria has serious curves and we have limited visual access to see the traffic when we enter and exit from Carmilita. Also there is no safe place to cross to access Frenchy's Regional park. Two year ago they built a median sidewalk cut near Pueblo Allegra but there is no crosswalk and no light available for pedestrians with kids and dogs. Please come visit our area and just try to envision it with 1200 more cars passing by 3-4 times per day.

The developer has said "the city will take care of it". I simple don't believe the city has the resources and besides it is a county road.

The Elks have proposed selling 2.5 acres off Old Santa Fe trail for an assisted living facility and the neighbors don't want it. I would much prefer an assisted living facility with a few employee vehicles each day to the nightmare of 400 apartments that Blue Buffalo has proposed.

We are moderate income people in in small homes and do not have big bucks to hire the fancy law firms. Please hear us and protect this part of the city. You know this would not fly on the east side; please do not do it to us.

Feel free to call me or contact me by email.

Sincerely,  
Kathy Adelsheim  
505-474-6921  
<2-19-15 PC Agenda.pdf><Blue Buffalo- Staff Memo.pdf>

## WYNANT, DONNA J.

---

**From:** Laura Jolly <laura.jolly@earthlink.net>  
**Sent:** Thursday, February 19, 2015 2:43 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Tonights PC Board Meeting

Dear Ms. Wynant.

Thank you for helping with submitting my statement here to tonight's PC board meeting.

I am ill and unable to attend, but I strongly oppose any changes of zoning in this area with respect to the proposed development off of Harrison Rd. and Agua Fria.

I have lived off of Agua Fria close by Harrison for 28 years, and have watched developments such as this move in reckless, and unsustainable directions. We do NOT need more traffic, noise, crime, water usage, and related impacting variables in this neighborhood; the scale of this development is by far too grand!!

Have any studies of ensuing impacts on local traffic or water usage even been done? Will these homes house individuals who can even find as many jobs as homes are proposed?? It seems to me that Santa Fe has a very serious challenge to provide job security & solid employment options for our community as it grows more consciously.

Thank you kindly for your service with respect to this proposal. I appeal to the board to halt this ill conceived project in it's tracks.

Sincerely,

Laura Jolly  
Casa Alegre Area  
Santa Fe, NM 87505

**WYNANT, DONNA J.**

---

**From:** Jana Oyler <janaoyler@gmail.com>  
**Sent:** Thursday, February 19, 2015 3:04 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Proposed Apartment Building Permit Hearing, Agua Fria

I am a resident of Pueblo Alegre, across Agua Fria from Frenchy's Field. I am appalled at the proposed size (over 400 units) and height (3 stories) of the apartment complex that is seeking permission to build on Agua Fria near Maes Road. Such a development would be totally out of keeping with the nearby neighborhood and would have a massive impact on the Santa Fe River watershed and on traffic at this already busy -- sometimes congested -- part of Agua Fria. Adding 800-1000 cars a day to a street that is one of only 4 main through-roads in Santa Fe, and the only one that goes through such close-to-the-street neighborhoods, is short-sighted. Nor have the developers demonstrated a need for this amount of new housing.

Count me in opposition.

Jana Oyler  
921 Placita Chaco  
Santa Fe, NM 87505

**WYNANT, DONNA J.**

---

**From:** TANA ACTON <tanaacton@cybermesa.com>  
**Sent:** Thursday, February 19, 2015 3:13 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Aqua Fria infill ?

comment on Blue Buffalo plan

infill is fine, but we cannot widen Agua Fria Rd and there would need to be another stop light there If this plan were downsized by at least 1/2 it would all make more sense and where do the water rights come from...

?????

we go along acting as if it will last forever....mining water will NOT last nor will the rivers we claim to count on.

It would be fine to create housing for 30 somethings...etc...can they get the jobs to but these units?

Do the math on the traffic and the water and reduce by AT LEAST 1/2....please....Tana Acton 971a Chicoma Vista, Santa Fe ,

## WYNANT, DONNA J.

---

**From:** Mary-Charlotte Domandi <mcdomandi@gmail.com>  
**Sent:** Thursday, February 19, 2015 3:36 PM  
**To:** WYNANT, DONNA J.; DOMINGUEZ, CARMICHAEL A.; BUSHEE, PATTI J.; LINDELL, SIGNE I.  
**Subject:** EcoVersity campus

Dear Councilors,

I would like to express my opposition to the proposed rezoning to make possible an Ecoversity apartment complex.

Agua Fria is a narrow street with compromised sidewalks and bike lanes. It is a historically rural street that has already been forced to accommodate more traffic than is healthy. Those of us who live on the street, or side streets that feed onto it, are already having trouble getting onto or off of Agua Fria during traffic hours. A complex with over 450 rental units and ever more drivers would mean impossible traffic conditions on Agua Fria.

I believe it is the responsibility of city council and city planners to keep this a livable city. Approving a rezoning of this kind would be going in the wrong direction. We also wonder why we on Agua Fria should be asked to approve something so entirely out of character with Santa Fe. This would never be approved in any other part of town, and we don't think it should be pushed onto us.

Respectfully,

Mary-Charlotte Domandi  
Montaño Street Neighborhood Association

623 Velarde St.  
Santa Fe 87505

**WYNANT, DONNA J.**

---

**From:** Margaret Bost <mdbost@comcast.net>  
**Sent:** Thursday, February 19, 2015 3:37 PM  
**To:** WYNANT, DONNA J.  
**Subject:** re planning commission re Agua Fria

Good Afternoon~

I am unable to attend the planning commissions meeting tonight due to work but I would like to make a couple of comments on the proposed apartment complex on Agua Fria.

I live in Pueblo Alegre across from Frenchy's Field and very close to the land that is being considered for development. I have heard from many neighbors their strong opposition to the plan be it from the angle of increased traffic, size of the proposed complex, increased water use, lack of long term planning for this area and the belief that Santa Fe needs to focus on bringing jobs to the city before bringing housing. I can see the validity in all of the arguments.

I, though, feel that the land will be developed and so I would like to see it done well and thoughtfully.

I am not against an apartment complex and do feel that there is a lack of well made, fairly affordable housing options for people who now live and work in Santa Fe. I am a state worker and have many co workers who commute to Rio Rancho, Albuquerque, Las Vegas and even as far as Los Lunas because they are unable to afford to live in Santa Fe. They would like to. I'm not naive enough to think that this one complex would solve all of our housing problems but do think its a start. I am SO against sprawl and feel that infill, done well, is better for the environment and creates a more vibrant community.

I worry about the future of Santa Fe. What I wish is that affordable apartments would be built "downtown", that people could live above Maloof (Packards) or Santa Fe Dry Goods or other locations really downtown. I worry that the school for the arts will close and therefore no children left going to school downtown. I go downtown for work or when friends come to town but otherwise it isn't a part of life for most Santa Feans who have to make a living here. I worry that Santa Fe is becoming a city of retirees who want to close the door and not let anyone else in unless they live off of Airport Road or in Las Campanas. People complain about the lack of service at stores and businesses

complain that they can't find good help but where are those working people supposed to live?

I did not participate but once in the conversations swirling around concerning the proposed development because there is such divisiveness and vitriol and it is so exhausting to try and have a civilized discussion when there are such divergent world views. I don't have all the answers to making Santa Fe a more livable, vibrant city but I did want to put my two cents in that some of the neighborhood is ok with development.

I have lived in Santa Fe for 28 years so am not "fresh off the bus", I vote in every election without fail and feel incredibly lucky that I was able to purchase a home where I did. I struggle financially to keep my home but am grateful for my home and the area I live. I want others to be able to live in what I consider now the center of town. Was it John Edwards who spoke of two America's all those years ago (before his scandal)? I see there are two Santa Fe's and the two rarely meet. The South side and the East/North side. People who I see as decent, liberal Santa Feans have no problem "segregating" a huge population of the city to one area. I do. I want neighborhoods that have elderly, wealthy, struggling, young families with children, middle aged single women and men, young adults on their first jobs~ I want rich, full, vibrant neighborhoods where all are welcome.

Ok, enough. If the proposed complex is built I do so hope it is not shoddy construction. Maybe I will downsize someday and want to live there as well.

Thanks  
Margaret Bost  
1012 Camino Oraibi  
Santa Fe, NM 87505  
(505)982-4143

**WYNANT, DONNA J.**

---

**From:** rebecca malone <malone.bec@gmail.com>  
**Sent:** Thursday, February 19, 2015 3:52 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Fwd: Rezoning of a R-1 to a R-29 at 2639/2725 Agua Fria SFNM 87505

----- Forwarded message -----

**From:** **rebecca malone** <malone.bec@gmail.com>  
**Date:** Thu, Feb 19, 2015 at 3:50 PM  
**Subject:** RE: Rezoning of a R-1 to a R-29 at 2639/2725 Agua Fria SFNM 87505  
**To:** [cmrivera@santafenm.gov](mailto:cmrivera@santafenm.gov), [cadominguez@santafenm.gov](mailto:cadominguez@santafenm.gov), [djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

Dear Chris Rivera, Carmichael Dominguez and Donna Wynat,

I am writing to express my concern in regards to the request to rezone the old Ecoversity properties into apartment complexes. Apartment complexes do not fit the character or culture of the Agua Fria Road/ Neighborhood area!

I understand the complexity of a growing city and the exchange of capital, money tends to override what we should protect and embrace. The entire run of Agua Fria Road has seen growth and change over the years, but I think a person needs to truly stop and think about what it means to build apartment complexes. The roadway (TRAFFIC), houses and especially the Santa Fe River cannot sustain such a rezoning, it would overwhelm and in turn devastate the area. Santa Fe is already building itself out the open spaces.... lets try to not ruin the older sections of Santa Fe, New Mexico.

Yo quiero ver la belleza de Santa Fe, incluso si es solo pequenos bolsillos de aqui y de alla....

Sincerely,  
Rebecca Malone

## WYNANT, DONNA J.

---

**From:** Robert Railey <robert.railey@gmail.com>  
**Sent:** Thursday, February 19, 2015 4:02 PM  
**To:** WYNANT, DONNA J.  
**Subject:** Blue Buffalo proposal

Ms. Wynant,  
Please submit my letter for consideration to the Planning Commission board members.

Dear Planning Commission Board Members,

I wish to express my reservations regarding the proposed zoning changes for the properties that are intended for use by Blue Buffalo for the planned apartment project. It seems that this development isn't particularly suited for this area, both in terms of density and of aesthetic impact on the surrounding neighborhood. The area under consideration is part of a generally open space that borders the river, and both sides of the river have a primarily rural feel to them. Situating nine three story buildings in this area will give it the look of Soviet-era housing blocks, arbitrarily placed in an environment that doesn't offer any graduation of scale as every other building in the area with the exception of the former Nambé factory is either single story or at most a two story that has a larger bottom floor.

The other issue with the density of the development is the amount of traffic that will be added to an already congested street, traffic at times practically precludes crossing the street to make a left turn, and adding this many additional residents in such a small area will exacerbate this problem. Keeping the current zoning won't stop development of these apartments, but it will reduce the total number of units allowed.

In short I would suggest that you request that new plans be created with a lower density and attention be paid to the type and scale of buildings that are to be constructed, and that the re-zoning request be denied.

Thank you,

Robert Railey

965 Camino de Chelly

Santa Fe, NM 87505

# City of Santa Fe, New Mexico

# memo

DATE: February 17, 2015 (2<sup>ND</sup> AMENDED)  
TO: Donna Wynant, Land Use Division  
VIA: John J. Romero, Traffic Engineering Division Director *JR*  
FROM: Sandra Kassens, Engineer Assistant *SMK*  
SUBJECT: Blue Buffalo GPA and Rezoning, cases 2014-121 and 122.

*presented to Planning Commission on 2/19/15.*

---

**ISSUE:**

James W. Siebert & Assoc., Inc., agent for Blue Buffalo, requests approval of a General Plan Future Land Use map amendment to change the designation of 16.53± acres of land from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to High Density Residential (12-29 dwelling units per acre). In addition, they also request Rezoning approval of 16.53± acres of land from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre) to build approximately 450 apartment units. The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east.

**RECOMMENDED ACTION:**

Review comments are based on the first revision to the Traffic Impact Analysis (TIA) received on February 7, 2015. The comments below should be considered as Conditions of Approval to be addressed prior final approval unless otherwise noted:

A. Revisions to the Traffic Impact Analysis (TIA):

In order to better understand the future impacts that this development will have on the surrounding road network; the developer shall provide a revised TIA per the requirements listed below:

1. Major Revisions:

- i. The trip generation land use assumptions for the Boylan property appear to be too conservative; use the Trip Generation category of Shopping Center for this property;
- ii. Analysis of the Boylan Lane/ Harrison Road & Agua Fria intersection shall be analyzed for the Implementation year (2016) and the Horizon year (2026); and analyze Base Case and Case "Y";
- iii. Trip Distribution and Trip Assignments shall be illustrated for both the AM and PM peak hours (two separate illustrations.) Added trips shall be assigned utilizing the percent entering and percent exiting as indicated in the Trip Generation manual in conjunction with the prevailing traffic trends derived from counts at existing intersections; and
- iv. Provide Titles and captions for all figures and tables; & a list of figures and tables.

2. Specific Details to revise:

PAGE NO.	Paragraph or Heading	Sentence in paragraph or other identifier	COMMENTS
1	¶ 2	sentences 2 & 3	Update this paragraph to 1% growth rate and to include the Boylan and Homewise info.
1	¶ 3	bullet 4	Add Boylan-Harrison/Agua Fria
2	2nd bullet	Intersection Anal. Table	Add Boylan Ln-Harrison/ Agua Fria to end of Table
3	Study Area Characteristics		Explain that Agua Fria the major roadway, although it is aligned in a north-easterly/south-westerly direction, for the purpose of this study you have assigned the northbound and southbound directions to Agua Fria. (This will help avoid confusion, especially for the lay person.)
5,6,8,9, 11,12,14,15,17	Intersection LOS and delay tables		Add street names next to the left column so that it is clear that SB is Agua Fria, etc.
16	table	Boylan trip generation	Use Shopping Center (ITE Category 820) for entire 22,000 SF retail.
16	2nd to last ¶		The assumption that half the trips generated by the future Boylan development will access via Boylan Lane and the other half via Boylan Circle <b>may be used</b> since the access spacing between La Cieneguita and Boylan Lane, 275 ft. meets the NMDOT SAMM guidelines.
A-130 thru 1-136		Trip Generation data	Revise Trip Generation sheets A-130 thru A-136 to reflect the Land Use assumption for Boylan property as revised on page 16 to Shopping Center.
16 & 17	Intersection 14.	Boylan lane & Agua Fria	1) Last sentence on p. 16 contradicts first sentence on p. 17; please check and revise.
16 & 17	Intersection 14.	Boylan lane & Agua Fria	2) Analyze for both the base case and the "Y" case (2nd access from Blue Buffalo Apartments to Boylan Lane)
16 & 17	Intersection 14.	Boylan lane & Agua Fria	3) Analyze for the Implementation year (2016) and the Horizon year (2026).
17	2nd ¶		4) Rewrite this paragraph to be consistent with the above analysis.
			5) Save recommendation for the Recommendations section.
18	Recommendations	second sentence	Correct typos, two instances of the use of the word "on" when it seems that you meant to use "an".

18	Boylan Ln/ Agua Fria St.		Explain how you arrived at 200 ft. distance that Driveway "A" on Boylan lane should be offset from Agua Fria (this may change when the trip generation and trip assignments are revised). Reference the sheet where the 95 percentile queue is calculated (in this case it was A-140).
<b>TRIP DISTRIBUTION (COUNTS - EXISTING) &amp; TRIP ASSIGNMENTS</b>			
A-4 thru A-8	Trip Diagrams in general		1) Draw Harrison Rd on the diagram; use a line type to indicate existing
			2) Draw Boylan Ln and Boylan Cir.; use a line type to indicate future or proposed.
			3) Add NB with an arrow to clarify how you set up your Analyses.
			4) Include data from the latest counts at Agua Fria and Boylan Lane.
			5) If possible, enlarge the portion of the diagram showing the intersection of Boylan Ln/ Agua Fria.
A-4	Trip Distribution	Diagram	Create 2 Diagrams: A-4a to show the existing trip distribution for the AM peak hour; and A-4b to show the existing trip distribution for the PM peak hour.
A-5 thru A-8	Trip Assignment Diagrams	<b>Create diagrams to show the trip assignments for the base case and for the case "Y"</b>	
		<b>BASE CASE</b>	Show BASE case for <b>AM Peak hour</b> with entering and exiting percentages (one drawing) or create two drawings; one for AM entering and one for AM exiting.
			Show BASE case for <b>PM Peak hour</b> with entering and exiting percentages (one drawing) or create two drawings; one for PM entering and one for PM exiting.
		<b>CASE "Y"</b>	Show case "Y" for <b>AM Peak hour</b> with entering and exiting percentages (one drawing) or create two drawings; one for AM entering and one for AM exiting.
Show case "Y" for <b>PM Peak hour</b> with entering and exiting percentages (one drawing) or create two drawings; one for PM entering and one for PM exiting.			
A-12, 14, 16, 18, 20, 24, 26, 30, 32, 34 & 138	Intersection Movement Diagrams	Implementation year 2016	Add a north arrow to these diagrams; Give each sheet a caption and clearly label whether it is the base case, or case "Y" and whether it is the implementation year (2016) or the Horizon year (2026). Do this for each intersection analyzed and make sure to create one for the Agua Fria/ Boylan/ Harrison intersection.
A-38, 40, 42, 44, 46, 50, 52, 54, 56, 58, 60 & Boylan Agua Fria		Horizon year 2026	

A-122a	Data Entry Sheet	Boylan Ln / Agua Fria?	Check street names for this worksheet, It looks like this is probably calculations for the Boylan Lane/ Agua Fria intersection, but it is labeled as La Cieneguita.
A-122b	Determination of warrants for deceleration lanes	Boylan Lane / Agua Fria?	Same as above; & check street name in note 1.
A-129	Traffic Count Data Sheet	Boylan Ln / Agua Fria	Change the westbound street name to Harrison Street.
A-130 thru A-133	Trip Generation Data	Other retail	Revise Trip Generation sheets A-130 thru A-133 to reflect the Shopping Center Land Use (820 - ITE code) for the Boylan property.
A-137	Projected Turning movement worksheet	Boylan/ Agua Fria Implementation year (2016)	Label westbound as Harrison; Use revised trips for Boylan property & the revised trip distribution/ trip assignment diagrams. Create tables for base case & case "Y" for the implementation year (2016).
A-138	Intersection Movement Diagrams		Add north arrow; title and caption. (Implementation year (2016); Base case & case "Y"
Additional pages?	Turning movement Worksheets & Diagrams	Boylan / Agua Fria Horizon year (2026).	Create pages similar to A-137 & A-138 but for the Horizon year (2026).

B. The major revisions to this TIA will change the predicted trip generation and the future impact on the roadway system. Therefore, the Traffic Engineering Division cannot make recommendations on the requested General Plan Amendment and Rezoning until the above revisions are submitted.

If you have any questions or need any more information, feel free to contact me at 955-6697.