

3. **CASE #2014-121. BLUE BUFFALO GENERAL PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, INC., AGENTS FOR BLUE BUFFALO, REQUEST APPROVAL OF A GENERAL PLAN FUTURE LAND USE MAP AMENDMENT TO CHANGE THE DESIGNATION OF 16.53± ACRES 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 INCLUDING TWO ADJOINING PROPERTIES TO THE EAST. (DONNA WYNANT, CASE MANAGER)**

Items H(3) and H(4) were combined for purposes of presentation, public hearing and discussion, but were voted upon separately)

A Memorandum, with attachments, prepared February 9, 2015, for the February 19, 2015 meeting, is incorporated herewith to these minutes as Exhibit "7."

A power point presentation, *Case #2014-121 Blue Buffalo General Plan Amendment and Case #2014-122 Blue Buffalo Rezoning*, entered for the record by Donna Wynant, is incorporated herewith to these minutes as Exhibit "8."

A Memorandum dated February 19, 2015, with attachments, regarding Additional Correspondence, entered for the record by staff, is incorporated herewith to these minutes as Exhibit "9."

A slide presentation, *el Rio Smart Living on Santa Fe's River Trail*, for record by Eric Faust, is incorporated herewith to these minutes as Exhibit "10."

A petition with approximately 37 signatures, with the heading *I am signing this petition to show my opposition to the Blue Buffalo/Tierra Concept project of 450 apartment units, three stories high at the former EcoVersity and adjoining properties abutting Agua Fria Street*, entered for the record by the La Cieneguita Neighborhood Association, is incorporated herewith to these minutes as Exhibit "11."

A list of questions for the Commission from Kathy Adelsheim, 2410 Calle Amelia, submitted for the record by Kathy Adelsheim, is incorporated herewith to these minutes as Exhibit "12."

A copy of *Northwest Quadrant Master Plan Housing Discussions*, submitted for the record by Suby Bowden, is incorporated herewith to these minutes as Exhibit "13."

Donna Wynant presented information in this case via power point. Please see Exhibits "7," and "8," for specifics of this presentation.

Ms. Wynant noted that the additional correspondence received regarding this case which is not in the packet was placed on the Commissioners' desks prior to the meeting.

Ms. Wynant noted that she did receive a Memo from the Traffic Engineer [Exhibit "9"] and there are some adjustments that need to be made to the Traffic Impact Analysis. She said these things are critical to their review and the Traffic Engineer is here this evening to address specific questions. She said, "There are some assumptions that need to be built into this traffic impact analysis. I won't go further than that except to say that person or entity doing that analysis just needs to look at other things that have been approved along Agua Fria and how that relates to some of the turning movements and things that Traffic Engineers look at. She noted the comments from the Design Review Team [DRT] are in the packet [Exhibit "7"].

Public Hearing

Presentation by the Applicant

All those speaking were sworn en masse

Kurt Faust, 200 Las Mananitas, the Applicant [previously sworn], said, "I can see that this project has captured the imagination of the community. I want to thank you for being here as well. I know that you are very concerned and care about the community deeply. My name is Kurt Faust. I'm here with my brother Eric Faust, and our business partner Keith Gorges. We're in our 23rd year of business together. Santa Fe is grappling with some very big issues. And our project is one small piece of what could be solutions to some very large problems. I would like to cover this evening is why density is integral to sustainability, to why the connection to the River Trail on this property should not be squandered, and how this project furthers the directives of the General Plan. Why this project and why now."

Kurt Faust continued, "I will speak a little bit about who we are and why that is relevant to this project. Eric will speak a little bit about the amenities, what this project will be, its allure, why it will encourage alternate modes of transportation. And Keith [Gorges] will speak to why now, why this is urgent, and why this is the right thing to do. Jim Siebert, of course, will speak to the nuts and bolts in the process."

Kurt Faust presented information via slide presentation. Please see Exhibit "10" for specifics of this presentation.

Kurt Faust said, "Santa Fe is our home. Each of us found our way here in our youth. I came here in my early 20's, became a carpenter. My first business was in Sanbusco when it was still leaky with holes in the floor and we have raised our kids here. Our kids are in high school, public schools. Our kids are in College. We wonder just like you do, what opportunities there are for our kids. The arc of our business has carried us through many different things. Tierra Concepts, founded in 1993, with a few principles – good design, quality construction and doing the right thing. We've won many awards, but what we're really about is designing and building homes and spaces love to be in, and we've built all over town."

Kurt Faust continued, "Another thing we're proud of is our ownership of Taos Furniture and Southwest Spanish Craftsmen. Taos furniture was started in the early 1960's and Southwest Spanish Craftsmen started in 1927 here in Santa Fe. We carried those two companies through the darkest depths of the recession. We had a storefront downtown for 10-12 years. That company is still in operation and still has a presence in Santa Fe."

Kurt Faust continued, "Another thing we're proud of is Pacheco Park, and Pacheco Park was started and built in the 2004 era. It has given us a chance to engage with other small businesses. It's a great mix of creative businesses. It's architecturally interesting. Again, it's a great space that people love to be in. Since the time we built Pacheco Park, we have been looking diligently for another project, so that's a decade. We have looked at big and little projects, and looked all over Santa Fe. We have a great track record. We're not a big corporation from outside of Santa Fe. We're home grown. This project brings together all of the things we're good at. This project will be good for your children. This project will be good for people who work in Santa Fe, but can't afford to live here."

Eric Faust, 1512 Pacheco [previously sworn], continued the presentation of the information in Exhibit "10."

Eric Faust said, "I would talk a little bit and just describe what our vision is for this property and what our vision is for the project. We really want to create something special here. We want to create something that is quality, and we can be proud of and something the community can be proud of. We have a reputation for building beautiful architecture, and we would really like to continue that reputation here and create something beautiful for you."

Eric Faust continued, "The project itself that we're planning, consists of 452 units in about 10 buildings. 68 of these would be units that will be following the Santa Fe Homes Program for affordable housing, and the remaining 384 would be market rate apartments targeted at young professionals. The best way we can keep these apartments affordable is by reducing the size of the units, so that's what we've done, and in essence why we're asking for more density. A couple of facts. This really fits with the growing trend that younger people are more prone to rent these days than to buy, and they are more comfortable with smaller units."

Eric Faust continued, "We want to keep in mind that, during the boom, many apartment complexes did convert to condos, so that further reduced the supply of apartments in Santa Fe. San Ysidro, the only new market rate apartment that's been built in a number of years, filled up fast and is staying filled. It actually filled faster than they were expecting. Rancho Viscaya and The Enclave both have reported that they have waiting lists much of the time or they are turning people away."

Eric Faust continued, "The size for our apartments, average about 850 sq. ft. We have 8 units that are over 1,400 sq. ft., and 8 units that are about 1,250 sq. ft. Everything else is 560 to 1,150 sq. ft., and 95% are two bedrooms or less, and that sort of fits with the younger demographic that we're talking about. Our expected rents are such that 90% of the units should be affordable for households earning 80% of the area median income. So keeping them small makes them more affordable and more attractive for younger people."

Eric Faust continued, "The amenities are a big part of what we're doing to attract younger people and we think we have a fantastic set of amenities here. I'm just going to run through them. We really want to keep as much open space as we can and keep a lot of landscaping. Our other project, Pacheco Park, that's one of the things people notice most when they come in, is that the landscaping is very well done and sort of sets those buildings off. We want to create collaboration space instead of [inaudible] space, both for computer work so people can people together as well as project space. The old home that was built in the 1940's, we want to remodel that and turn it into a common house and offices. Right behind that is a little bedroom that we will remodel, turn into a gym. There also is an old garage there that we want to turn into a common workshop area for those projects as well some bike storage, and have a dog washing station, bike repair area and things like that."

Eric Faust continued, "We really want to build a quality apartment complex with added sound control between the units, in between the floors, better insulation, bigger windows, taller doors, very low water use water fixtures and creation of facilities that will foster community. We want to have some car charging stations and some sort of system for a ride share program. We also want to create some kind of car sharing program, where the property actually owns a couple of electrical vehicles that are use by the tenants. We think that it will keep people from having to have a second car. I know a lot of young people, even today, that move here, the first year they're here, they don't own a car and it makes that a little bit easier and sort of encourages that process. We would have a package receiving area with an email based system for notifications and a security camera system. Of course, a very xeric landscape as well as a lot of rainwater directed directly into the long slope."

Eric Faust continued, "Traffic. I know traffic is a concern, and I hear that. I also know it's going to be a concern for our residents. We are going to own this property. We still own Pacheco Park, we've owned it for ten plus years. We plan on building this and keeping this. It's rental, so traffic problems do become our problems too. We are working with the City and talking to the City and the engineer to mitigate those traffic concerns. We are committed to do everything that the City and the engineers recommended to mitigate the traffic. It is important to point out that increased traffic can come from anywhere in the City. If those units are built outside of town, it's still going to increase traffic in the town. Also, important to recognize, as this slide shows, that traffic has actually decreased on Agua Fria road."

Eric Faust continued, "One thing about apartments is that apartments generate less traffic. I don't really know why that is, they drive less. It's documented. It's in traffic engineering studies, etc. Also, by keeping the apartments small, there are typically fewer cars associated with those apartments. There has been some talk about 500, 800, or 1,000 additional cars. The engineering report states it will be approximately 180 additional cars added to the main rush hours. The location of the project itself, has to mitigate the traffic. There is a bus stop on both sides of Agua Fria, just in front of the complex and we hope to encourage people to use that system as much as they can. Fewer cars and less travel from the apartments will help, but we also intend to do what we can to encourage the residents to use alternative modes of transportation. Things like the ride sharing program and the car sharing program that I mentioned will help."

Eric Faust continued, "And we think the River Trail is going to be a huge asset to the location of this development, and will also help alleviate some of the traffic. And it does provide a lot of connectivity to

the town via pedestrian and bicycles. The River Trail currently connects downtown to Frenchy's Field. The County is in the process of extending that and purchasing the right-of-way to extend that to Siler Road and we already have the funding in place to build that trail all the way to Siler Road. We are working with the County to connect and dedicate a public pedestrian trail through our property and working with the County for a bridge across the River. At that point, we're committed to making that happen."

Eric Faust continued, "So I hope you've see that what we're trying to do here is an affordable and quality project."

Keith Gorges, 562 Onate Place [previously sworn], continued the presentation of the Information in Exhibit "10," talking about the "why's."

Mr. Gorges said, "I'm going to talk about the whys – why now, why the location and why density and hopefully it will answer some of your questions. The most telling thing about us about why this project really appeals to us is that the 3 of us each have teenage kids right now. And for any of you who have teenage kids, you probably share the concerns we have and that is what are our kids going to have in this community. Where are they going to work. Do they have any opportunities in this community, or are they going to have to leave like a lot of the kids. Santa Fe is at a crossroads. A big question is facing all of us. Are we going to continue on tract as an aging, service sector economy with the cost of housing and good jobs becoming further and literally from the heart of our town. Or do we address these issues head on like many communities and move toward a more dense, more vibrant, more alive and more sustainable and progressive community."

Mr. Gorges continued, "It's interesting. We think of ourselves as a progressive community, but I'm going to share some statistics in a minute that actually speak just to the opposite of that. I want to share some alarming facts. From 2000 to 2010, we've experienced negative population in the group 10-54. In 2000, 63% of the City's residents were younger than the age of 55, and this has dropped to 50% or lower over the past decade. That's dramatic. Only 38% of Santa Fe's workers actually live in the City. That's a drop from 51% 10 years ago. This translates into the loss of 400 to 500 households per year over that period. And what we know is that this is mostly due to the cost of housing, that these workers these young people are leaving Santa Fe. The current housing situation is failing our workforce and it's failing our young people. And Santa Fe, the reality is and I'm in this group too, is that Santa Fe is getting older and older, and the workers are leaving. When the workers leave, the money leaves too."

Mr. Gorges continued, "It seems that we need more interesting higher paying jobs and more housing opportunities to attract young professionals and entrepreneurs to retain our kids. I personally believe, and I think my partners do, that we actually have a duty to give opportunities to the young people. Most of us have had those opportunities. It's a new generation now. It's part of our duty to give opportunities to young people, otherwise, these trends are going to continue. Right now, we have a rare combination in our community of leadership and opportunity. We have a great Mayor. We have a great City Council. We have all these wonderful organizations that recognize these problems – Grow Santa Fe Young, Creative Santa Fe, Startup Santa Fe – but nothing is going to happen unless we turn our thoughts into action."

Mr. Gorges continued, "Now why this location, and this is a big one and it's all about the River. Young people and young professionals want to be close to downtown. They're just like us. The River Trail provides an historic and important connection that no other location that's out there does. It provides a direct line to the heart of our community. This location sends a clear message to our young people that says we want you in the heart of our community. That's what the River provides to this development. They want the same things all of us want. They want to feel included in the heart of our community, not to be pushed out to the outskirts of the City contributing to sprawl and the growth of the City at the far ends. That's not where people want to be. That's not where you guys want to be and that's not where the young people want to be."

Mr. Gorges continued, "When it comes down to it, this is about sharing. And it's hard. It's sharing what we love. It's making some compromises. It's a hard thing to do. One of the reasons this location is great, it's in the burgeoning Siler business and arts district. There are going to be a lot of jobs in there. A lot of people are going to drive out of this complex and they're going to turn right to go to work because most of the jobs aren't downtown, they're out around Cerrillos in that area. But it's important that we give an opportunity for these people to live with a connection to the downtown."

Mr. Gorges continued, "If this opportunity isn't taken, it may not come again for a long time. I think Eric mentioned we've been working on this, assembling this property for two years. It's no small task for a small company and mind you, we're a small company. None of us are rich. We don't have financial backers. This is a small company and contrary to what you might think, there are a few other large parcels of land available to do a project like this. The City staff recently listed 10 other properties, totaling just over 100 acres totaled. But they're all on the outskirts of town, none have the connectivity of this project. There are no opportunities like this on St. Michael's, or on St. Francis until you get past the interstate. There are no opportunities on Cerrillos until you get past Rodeo. That leaves Airport and Zafarano. Maybe the future Northwest Quadrant, but that's a lot of years away, and Lord knows, when that does come around, we're going to need a lot more housing for young people."

Mr. Gorges continued, "Is our vision of Santa Fe one where all the commercial and all the density is grouped to the edge of the City. Or don't we feel better to follow the recommendations of the general plan and have pockets of density intermixed with other uses. Isn't that the essence of inclusionary zoning and sustainability?"

Mr. Gorges continued, "And then I've just got a few comments about density, because I know this is a big issue. In reality R-29 is not unusual in Santa Fe. There are several examples. I'm going to give you a few, Las Palomas on Hopewell Street, Villa Alegre the new development on West Alameda is R-29. San Mateo condos on San Mateo, La Remuda near the clock towers, Evergreen Apartments, Los Pueblos Apartments, The Enclave. The main reason for R-29 is that it makes the metrics work. This project has to be financially viable. We have to be able to obtain financing for this project. The cost of land, design, regulatory burden and construction have to be competitive with what people can find elsewhere, or we don't end up with an affordable inspired sustainable project that works or is even financable. Think of it like this. There all those costs, the land, the design, the regulatory burden, the construction. What pays for these costs is rentable square footage. When you add it all up you need a certain rentable square footage."

Mr. Gorges continued, "What we want to do with R-29 is to take the rentable square footage and divide it into smaller pieces, lots of small pieces, because that's what we need to target toward a younger audience. The other thing we can do is what Santa Fe has done for years – carve it into larger pieces and peddle it to baby boomers, retirees, but that's not what our community needs. The reality is, you've got that square footage, it's how you divide it. That's why we have R-29. As for smaller projects, we've crunched the numbers. Small projects just don't work. They don't overcome the cost of operation, land and regulatory costs. There isn't enough income to afford the amenities. It just doesn't work. That's why they haven't been built in 20 years, well there's one that's been built in the last 20 years. If we don't act now, we risk becoming stagnant as a City, maybe the youth, a lot of them think Santa Fe is irrelevant already, but it'll even become more irrelevant. That's not what we want."

Mr. Gorges continued, "We see this as an important step toward helping achieve a more healthy and vibrant community. I think this is a project Santa Fe is going to be proud of. It's an example of how to provide inspiring, sustainable, connected quality housing. Santa Fe has done good job at building subsidized affordable housing, but they've done little to create market rate housing for young professionals or young people. The people we want in the community earning good jobs, don't qualify for subsidized housing. They need market rate housing. That's why we need market rate housing. In the last 20 years, only 176 market rate apartments have been built in the City of Santa Fe. That's not progressive. We're losing our young people because they can't afford to live here."

Mr. Gorges continued, "Making it creative, interesting and green and connected attracts the young. The River Trail brings that important connectivity to the downtown. It's a great location. This project is completely consistent with the goals of the general plan. It's in a designated infill area. This project meets the important goals of our community. And I'd just leave one parting thought. I think we're good guys. I don't think we're the bad guys here. And we don't just need approval from the town and the community, We actually need support to make this happen. Nothing like this has happened ever in Santa Fe, never a community like this, really aimed at our young people. And that's the only way this is going to happen is if we get support. Thank you very much."

Jim Siebert, Planning Consultant, continued the presentation of the Information in Exhibit "10."

Mr. Siebert said, "What I'm going to do is just kind of walk you through more planning aspects of it, the utilities, and then discuss a little background in terms of traffic. You're going to hear a lot about traffic tonight. So we thought we would provide you with kind of a basis of where the traffic information really came from. Terry Brown is the consulting Traffic Engineer, and he is here to answer the more technical ones. I'm going to give you just a very fundamental foundation."

Mr. Siebert continued, "What 'this' is, the purple is the C-1 PUD that Dan had discussed. There are two tracts, one with the house and where the dentist's office was, and then this is the EcoVersity property, and then two other long skinny parcels which are currently zoned R-1. So it is an assemblage of 4 different tracts which make up this particular project."

Mr. Siebert continued, "This parcel 'here,' you recall very recently is the Boylan rezoning. It was approved by the City Council 4-5 months ago. And what's really taking place here is it's a transitional area. This I-1 is actually something that dates back to the 1970's original zoning associated with some of the City-wide zoning. The MU is Corazon Santos. That is a mix of retail on the front, both retail and apartments above, higher density and then residential behind it. As you go down, 'this' is the Cienegita area here and this is the Allsup's, and then a self storage unit complex here."

Mr. Siebert continued, "And this is a better description of the functionality associated with the project. Here, as in the transitional area I was referring to, you have kind of a mix of apartments. It's all zoned R-1, but it was zoned R-1 as kind of a holding zoning. And that dates back to 2013 when this area was annexed. It was never meant for developers as R-1, because that would be inconsistent with the general plan. What's really kind of in this area is kind of next to apartments. The home occupations. I'm working with somebody now, it's a well driller, looking at rezoning their property. Cuba Alegre you may recall was recently rezoned 'here'. Boylan of course is a recent C-2 zoning action, and then it does transition to a more rural nature here between 'here' and kind of the next higher density residential development."

Mr. Siebert continued, "There is an open space area here in La Cieneguita, immediately across from the proposed project. And then 'this' is the topography that exists in the area. One thing that has taken place is that this is the heart of the old EcoVersity. It's very flat. There is a bit of a bench 'here' that exists and drops down. As you can see, a lot of this area, the reason it's broken up, but it has already been graded. We're not sure for what. It may have been for sand and gravel purposes. And that's especially true along this area right 'here'."

Mr. Siebert continued, "This is a description of what's both existing and proposed. This is the La Cieneguita access. The access to the project would be 'here.' There would be another secondary access 'here' on Boylan lane, and what's existing right now is one lane northbound and one lane southbound and what they call a left turn lane. And the advantage of the left turn lane is that people making left turns out of the project, both in this project and la Cieneguita, have a place to get out in order to enter the moving traffic line."

Mr. Siebert continued, "What's proposed as part of the traffic study is that a decel lane will be required into the access, and to list the main access and then another decel lane would be required into Boylan Lane which would be the secondary access to the project. And let me give you a little background on traffic studies. What takes place is the real traffic impact is two hours in the morning and it's called the a.m. peak and it occurs in the p.m. peak. And what takes place is that people go out and count the traffic that is actually taking place on the roadway. And you do that in the morning at 7:00 a.m. and 9:00 a.m., and then the evening you go between 4:00 p.m. and 6:00 p.m., because that is historically the peak time the traffic takes place in Santa Fe. Out of those two periods, you select one hour that has the highest traffic volumes. And what you see in red.... excuse me... in the back here are the traffic volumes and this is taken into consideration of the design study of 2016, the assumption is that units will be occupied then. And so there is what they call a background of factors of traffic, that a certain percentage is added to the existing traffic to come up with the traffic that's anticipated in that design mirror, which in this case is 2016."

Mr. Siebert continued, "The red indicates the actual traffic that's assigned from this particular project. And as you can see, in the a.m., you have 62 left turning movements and 88 right turning movements. Well obviously, it's the left turning movements that are the more critical factor. They're the ones that create delay. And there's a level of service that's associated with that. On Boylan you have 10 left hand turn movements and 18 right hand turn movements."

Mr. Siebert continued, "So this is the p.m., and what happens in the p.m., is you have a greater number of turning movements into the project and not leaving the project. So you have 32 making the left hand turn and 46 are making the right at the main entry, and 5 making a left hand turn and 9 making the right hand turn. So the problem really is the morning time, because that's where the delays occur by people making left hand turns out of the project."

Mr. Siebert continued, "Let me go back, it was taken out of the program. But I think there was some amusement about the fact that the volumes on Agua Fria have actually declined. Let me tell you where that data came from. The City has a permanent counter just on the other side of Boylan Lane and it takes 24 hour counts, 7 days a week. So the data we got was from the Metropolitan Planning Organization, so this is real data and we're not making it up. I know it may seem like it, but what has happened down here is when they opened Siler Road to Alameda, people all of a sudden discovered, gee, we would probably make much better time going across the River and coming out on Alameda than we can on Agua Fria. And that's the reason there has been a decline on traffic. What this shows is, and some of the letters that were presented, were there's already a lot of apartments on Zafarano, why don't you continue to develop that area for apartments."

Mr. Siebert continued, "And Keith [Gorges] was talking about this, there is a reason for the location for this. And the reason for that is you are close to major employment centers. We have the redevelopment of the Siler Road area, there is a State Office complex on Cerrillos. The redevelopment area is just a mile away. You have the State Office Complex that is about 1½ miles away. The main State Office complex on St. Francis is 3 miles, and to downtown is 3½ miles. It's not out of reason that most of these areas are very bikeable. And just to reinforce the Traffic Study, the Study does not take into account that people may be riding bicycles and sharing cars and maybe taking buses. It's standard traffic information taken by the Institute of Traffic Engineers. With that, I will wrap it up."

Mr. Siebert continued, "One more thing. This has to do with infill. There is a major water line in Agua Fria. It's a 12-inch water line and it will loop back. It will have to be a looped water line in order to meet the fire flow standards that is required. There is overhead, both telephone and electric, with one line branching off 'here.' And there's a water line that sits back in 'this' area that is slightly off the property. An easement would be required to go from the property to the sewer line. There's been discussions with Santa Fe County in terms of their acquisition. But the home there will be demolished and removed. There is an abandoned acequia, and we have contacted Phil Bové, the President of the Association, regarding this and he has confirmed that it is abandoned. And what is happening, the City collects the water over in 'this' area 'here,' takes it under Agua Fria and takes it along the old ditch and then discharges it off site. And 'this' is the building that will be saved and the two other structures would be used for a gym and maybe a bicycle repair shop."

Mr. Siebert said the Applicant agrees with all conditions of approval as stated by staff in the Staff Report [Exhibit "7"].

Speaking to the Request

Chair Harris said he would like to remind everyone that the Planning Commission, in the matter of General Planning Amendments and Rezoning, is a recommending body to the City Council, which is an important point to remember for all people who are interested, pro or con. He said there are a lot of people here. There was a good, lengthy presentation. He said he doesn't know how many people want to speak, but he believes it is appropriate to limit the time to 2 minutes person. He said the representative from the Neighborhood Network, Rick Martinez, will speak for a number of people, and gave him 5 minutes to speak. Everyone will need to be sworn, and then state their name and address for the record. He said some people may not be able to go to the podium, and we do have a microphone available that we can take to them so they can speak. He said we need to respect one another, and respect the two-minute time limit out of respect for others that want to speak. He said Ms. Baer has a timer and will signal when the two minutes is up. He asked everyone speaking to say whether or not they sent a letter in this regard.

*All those speaking were sworn en masse
Chair Harris gave each person 2 minutes to speak to th issue*

Ben Kadlubek, 2451 Vereda Encantado [previously sworn], said he was born and raised in Santa Fe, and feels he has been in the minority of this argument for some time. He wants to do what he can to reverse the trend we've seen since 2000, which is young people moving way. He said he has seen another trend that the only options for us are living 5 miles outside the arts and center of diversity. He owns a business called Meow Wolf, a \$5.5 million business on Siler and Rufina. He said Siler Road offers opportunities we have not seen since he has been an adult, and there is incredible talent in the program of entrepreneurs that love this City and want to live here, but there is just not the support. He said, "And housing opportunities like this, and businesses like the one I'm starting at the old Silver Lanes, even the beginning pieces to support that... I'm 33 now, and by the time all these pieces get into place, I'll be 35-36 and I'll still be one of the younger people in Santa Fe, if you look at the demographics. I would hate to see the Planning Commission and the residents of our town to put traffic concerns over the future of the people that grow up here and the future of our economy and the future of our arts and culture. Thank you very much."

Montserrat Valles, 1561 La Cienegita [previously sworn], said she is also representing some of the neighbors in La Cienegita. She said this project is not appropriate and realistic for the area. She said it can be a good project in the right location, and in a place where there is a real demand for housing. She said Agua Fria is a two-lane road, and can barely handle the current traffic. She asked why we put 1,000 more cars on it, noting the increased pollution and noise. She said there isn't a demand in the area for this kind of density housing, noting there already are many empty houses and apartments for rent. She asked how people can pay the rent if they don't have a job before. This project will create jobs only for the builders involved in this project. She said she sees the quality, knows the work they do and it's quality work, but she sees no affordability. She said at \$1,500 per month, noting her step-son pays \$1,500 for a

nice little house next, which she doesn't feel is affordable for Santa Fe. She said these units are here along El Camino Real, these big buildings. She said if you want to create jobs, we can do wind and solar, and now PNM wants to go forward with nuclear and power which will create jobs. She said the traffic through La Cienegita is of main concern to her.

Elizabeth Tapia, 1341 Alamo Road [previously sworn], said this project will basically be her next door neighbor. She has lived in the same place all her life, and the house has been passed from generation to generation. She said it is history. El Camino Real is history. She said she lives the traffic problem every day, and it is true and it is real and it is there. She has worked at Salazar Elementary for 20 years, the school that would serve this area. She said Salazar can't handle the impact of more children, it just isn't feasible. She said, "So, if I truly do have a voice, and this is something my parents have instilled in me, that I do have a voice, please, I implore you to listen. This is not something that our community needs or wants right there."

Crystal Sena, 1520 La Cienegita [previously sworn], said she is a little confused on how the young people don't have places to live in Santa Fe and are leaving Santa Fe. She was 20 and her husband was 21 when they purchased their house on La Cienegita, noting they have been there 15 years. She does not come from a family that own businesses, and they are an average family. They were able to achieve their goal through hard work and determination, and she believes anyone can do that. She said you don't need to build these apartments. The traffic through here is intense. She said these are first time homebuyers in the neighborhood, such as they are, and they have to keep their children out of the front yard, because traffic speeds through there. She said they have had trees and cars taken out that are parked on the side of the road – it's ridiculous, it's dangerous. She said a vehicle ran into her daughter's bedroom because of speeding, but she wasn't in the bedroom at the time. She asked why she would want this development, where she worked hard to build and live there, and have her kids. She said she works at Salazar Elementary as the librarian. She said they have an overflow and the School currently is at 422 kids, and in some classroom there are 25-27 kids, and they can't handle more than that. She said some of the families kids would have to be moved to other schools. She said "It's going to create an entire situation that is so much more than just pretty pictures. Thank you."

Susan York, 1215 Lujan [previously sworn], said she has lived at this address for 30 years. She also rents a warehouse on Siler Road, noting she is an artist. She asked if the people in the audience in favor of the project raise their hands, and then asked those in the audience raising their hands if they live in the neighborhood to keep their hands up. Ms. York said, "I rest my case. This is about a neighborhood which is an old, long time neighborhood that would undergo an enormous change with 500 new apartments." She doesn't under the traffic saying 157 cars would be going to work with 500 to 1,000 living in the apartments. She said, "But a traffic study is a traffic study. Listen to the people that live in this neighborhood, please and understand that we support change in the City and the arts community and what's happening in the Siler Road area. But to put a 3-story, 500 unit apartment building in what is essentially an historic neighborhood with one-story houses is untenable. Thank you very much."

Pablo Sanchez, 1142 Harrison Road [previously sworn], said he has lived this address for 30 years, which is right around the corner from the proposed development. He has lived on or a block off Agua Fria for his whole life and has seen many changes, not all of which are good. He can't believe someone would want to cram 452 units in this area. He asked if at least 1,000 people would be living there, in reality how many cars – 500. He said traffic already backs up from the light at Osage all the way past Osage. And traffic from the light on Siler Road also backs up past Maez Road. He said coming to this meeting this evening, he had to sit through two light changes at the Osage intersection. He said his friends living on Maez Road and La Cienegitas, can't get out of their driveway when traffic is bad. He said when there is an accident or construction on Cerrillos Road or Agua Fria, the traffic floods Maez Road, La Cienegitas and Harrison Road. He said the developers keep touting the River Trail access, but the trail ends ½ mile away. He rides the River Trail every weekend and he sees only 10 people or so, so it isn't used very much. A development like this needs to be close to major streets and not a two-lane road. He said developers usually ask for way more than they want because it gets whittled down, but half is way too many. He said, "Agua Fria is El Camino Real, the oldest road in the Americas. Let's have some respect for it. Thank you."

Hilario Romero, 1561 La Cienegita, former State Historian [previously sworn], said he is a lifelong resident of Santa Fe whose family has been here since the founding of Santa Fe. He said he is also speaking as the former State Historian and a professor of history, Spanish and education for the past 40 years. He said, "Blue Buffalo plans to build high density apartments in a an historic area on an old land grant along the Camino Real, which brought the first settlers to Santa Fe in 1610. This area is bordered on the south by the traditional historical community of Agua Fria, first settled in 1200 A.D., and later settled by the Spaniards in 1640. The EcoVersity land sits on the old Cristobal Nieto Land Grant. The current zoning in this area is appropriate and should not be amended." He said in the executive summary, Blue Buffalo and City staff include public benefit without public input – only the developer benefits. All other benefits are imagined."

Mr. Romero continued, saying the reality is these are the largest planned apartment structures in the history of Santa Fe, and they are going to build in an area which is totally inappropriate. He said there are larger lots available for this purpose with greater access to main roads and arteries. In the Blue Buffalo Executive Summary it says, "*The Long Range Planning Division under the Housing and Community Development Department, expressed serious reservation regarding the proposed density of the development.*" It was well positioned that the density, as proposed, would be more appropriately located in closer proximity to commercial services such as the San [inaudible] area, Rufina Street, Airport Road, Cerrillos Road, St. Francis and St. Michael's Drive. The Long Range Planning Division recommended a density of 7-12 dwelling units per acre at this location and further recommended a mix of single family and multi-family units for this site."

Suby Bowden, Architect and Planner [previously sworn]. Ms. Bowden distributed a handout [Exhibit "13"]. Ms. Bowden said she served on the General Plan Planning Commission, and was the architect and planner for La Cienegita, and she is a property owner in La Cienegita. She said the handout she just provided came from the Northwest Quadrant which was equal in the planning process through the general plan, asking for high density on a property that [inaudible] your neighbors. She said the first sheet

shows locations that surround the downtown plaza, and if you go to the second page, you'll see that the majority of the historic neighborhoods that surround the downtown Plaza range from 1.6 units to 10 units per acre. The current project is asking for 29 units per acre. Zocalo, which is the highest density surrounding the downtown Plaza, is the big orange structure at the intersection of 599 and St. Francis is 7.3 to 14 units per acre, and that's an extremely dense property and it has a good deal of open space surrounding it. On page 3, you'll see a map of downtown Santa Fe, and high density in downtown Santa Fe which is equivalent to some areas we were asking for in the Northwest Quadrant. In the middle of page 4, you will see two images of the Historic Down Plaza."

Ms. Bowden continued, "The downtown Plaza is R-29. We see buildings that go straight up, have balconies, on 1½ acres of open space, and that's why that level of density exists in the Historic District and was approved, and continues to be approved. She said Zocalo is what it will look like. Page 6 shows 4 street sections, the second one is Acequia Madre. Acequia Madre is equal exactly in width to the La Cienegita road, which would be immediately accessed from this property. She said she is confident that a traffic engineer with R-29 will ask for a stop light, and they will start dumping into La Cienegita which cannot carry two lanes of traffic. And on the last page is an affordable housing rental chart which meets HUD standards for the City and County and affordable housing that's over \$1,300 with an income of \$52,000 in the City. She said, "I promote affordable housing. I believe these 3 men are excellent businessmen. They do a great deal of good in our community, I've worked with them myself. I think they are extremely well intended in high density, but I think R-29 is too dense for this property. And if you go to Zocalo at 7.5 to 14 units per acre, it will require a redesign of the street section at Agua Fria which we should have. I think it needs to wait. Thank you very much."

Ken Hughes, 2300 W. Alameda [previously sworn], said the proposal meet the standards set forth in the Chapter 14 Zoning Code, it meets the aspiration set forth in the General Plan which is very important to keep in mind. This meets the development needs for future generations of Santa Feans. We finally have a place to live in the City, and I don't think it places an onerous impact on the City. The traffic problems on Agua Fria are certainly there. A couple of roundabouts at Osage and Siler would do a lot to mitigate. He said he doesn't think the number of cars that have been projected will add a lot to the rush hours. When the Acequia and River Trails get expanded down toward the property, a lot of folks can ride their bicycles into town during rush hour or take the bus. He said the water in apartments are the best for conserving water. He said, "For those and many other reasons, I support the development. Thank you very much."

Flora Leyba, 1105 Osage Avenue [previously sworn], said the traffic has increased tremendously, and has not subsided. She has to creep out of her driveway to get onto Osage. The traffic is really really bad and Osage is going to be impacted even worse. She has lived at this address since 1953. She is 85 years old and loves her neighborhood, but she thinks this project would really impact the traffic situation.

Mark Bertram, 906 Trail Cross Court [previously sworn], said he is normally sitting on the other side as a developer. He said they have done some redevelopment in this general area. He is not here in the capacity as a landowner or investor. He is here in the capacity as a father. He sees a lack of housing for young people in Santa Fe. He said his daughter is fortunate to work in the business with our family, and he has two more daughters in college who he hopes will be able to come back and live and work in the City. He said so many are unable to find housing and jobs and then move away. He said there are very, very few sites like this left in the City. We're only going to get a chance to do this once, and thinks these gentlemen can do a good job, will do it right. They are the good guys. He said infill in our community shouldn't be something we read somewhere, but something we believe in and will act on. He said, "I ask this Commission to please let this project proceed. Thank you."

Kathy Adelsheim, 2410 Calle Amelia [previously sworn], said her points were made by staff and Mr. Siebert. If you recall the staff's slide with all that yellow, that is a neighborhood zoned 3-7 dwelling units. She said obviously there will be infill, it's open land and it should be built in neighborhoods like La Cieneguita, Pueblo Alegre, etc. she has two comments. She said, with regard to Agua Fria and traffic, Mr. Siebert's attitude is exactly the problem. When the left turn is added, people don't understand that it isn't an access road. You aren't supposed to get in there. She said people are coming toward you at 30-50 mph, accelerating to get into lanes and people are using those lanes to pass people who are going the speed limit. The street needs serious consideration. She thinks the size of the project is improper for the area. Ms. Adelsheim submitted a series of questions for the record [Exhibit "12"].

Kathy Sherlock, 1004 Camino Orabi, Pueblo Alegre [previously sworn], said she did write a letter to the Commission and emailed it to the Mayor and Council, as well as bringing in a paper copy. She said she wants to point out that in a meeting in November, very people had heard about it at all. She said, "That leads me to my request, and this is a request by the Las Joyas Neighborhood Association for the City Council to declare a 6 months moratorium to include much discussion among immigrants which constitute a very large portion of people living on or near Agua Fria." She said we can't control who lives there. She said we need jobs before they move there. She said the overpopulation will cause traffic congestion, air pollution, light pollution and a total change in the atmosphere in the cultural part. She said bigger isn't better.

David Birnbaum, 7727 Old Santa Fe Trail [previously sworn], said he owns two pieces of property on Maclovía Street about ½ mile away from the proposed development. He said he believes they will have an extremely hard time finding tenants who are willing to pay \$1500 for a two-bedroom apartment. He said he has two apartments, 1½ bath, 900 sq. ft., two-bedroom apartments with private yard, which rent for \$795 per month. He said when he tried to raise the rent a year ago to \$845 per month, he couldn't find tenants. He said you are going to wind up with this huge development offering all kinds of tremendous deals – 3 months free rent, discounts, which will take people away from landlords like him and dump them into these properties, because they're going to be desperate to fill it. He said his children are millennials and it is outrageous these people are pretending they can rent to millennials for this kind of money. He said millennials are taking internships and working part time jobs, several at a time, and none

of them could afford to pay \$1,500 per month for a one-bedroom apartment. He said it won't be filled, but the people who live there will be of a certain class which will be helped by this development. He said this is the flaw in the project in saying it's for the benefit of the young people and it's going to turn around the trend in Santa Fe. He said it would be lovely if it could, but it won't. He said, "This is a beautiful rural area by this Historic Road. Let's not let this happen please."

Erica Wannamaker, 1422 Agua Fria [previously sworn], said she has lived on Agua Fria or several feet from Agua Fria for almost 40 years. She bought a studio building on Montoya Place two years ago. She is conflicted about this project. She is an artist and has lived and worked here all of this time, and is working with Meow on the bowling alley project, and many of those people are her friends. She said a lot of them are really interested in this project, think it's great, think it's wonderful, and her older progressive friends also feel that way. She said, "I think it's too dense, it's too big for the neighborhood and I think we can do better, as progressives. I don't think this is a progressive project. It's sort of energy efficient, it's not that beautiful. They're colored boxes. We can do way better using the brain trust we have in town with the young people, with the innovators. Make it a project, a competition, do something else. This is not an innovative project." She understands the land is for sale and is going to be developed, but it is a fantastic piece of property and asked why squander it with this project. "It's just not the right project at the right time for that place. Thank you."

Mary Charlotte Domandi, 623 Velarde Street [previously sworn], said she has lived there for 17 years, has lived in Santa Fe 25 years. She said this isn't about good guys/bad guys, but about assessing the need for housing at various place, and not doing it in an anecdotal way, and balancing that need for housing with the existing housing, the access this project would have, and how the neighborhood feels about it. She asked why did you decide to rezone – because the zoning is obsolete and the community doesn't want that zoning any more. Or do you decide to rezone because someone wants to do a project that will make them money. That's the question. The other R-29 developments they talked about are accessible to Agua Fria. She said a lot of people had part of their property taken away to widen Agua Fria. She said Agua Fria is at its max, bicycle lanes are non-existent on most of it, there are no sidewalks. It already isn't a particularly safe street. She has to wait in the mornings to let a large number of cars go by and that's without a large development down the road. She said she looked at Craig's List before coming down here, and there are 13 apartments available at \$500, and 21 apartments in the \$600's, and there's many more in the \$700's. She doesn't know how nice they are, but they're affordable, in Santa Fe and available for rent right now.

Alice Beaver, 1237 Ferguson Lane [previously sworn], said she is a young professional in her 20's, and agrees with 150 other 20 and 30 year olds in Santa Fe. She said, "They do not think 3 miles from City Hall is in the heart of the town, and they're not biking 3 miles into Santa Fe to go to the Plaza." She said everyone in her group has a car because you can't bicycle to a grocery store. We're not biking to Smith's, we're driving to Sprouts. She said, "It is completely unrealistic that they think millennials are going to be able to afford this. People are working at minimum wage her age. There will be a family of four living in the 1-2 bedroom houses which is more cars more people. People aren't going to move there."

Judy Lovett, 1313 Ferguson Lane [previously sworn], said she sent a letter and you have a copy of it. She said she would want to speak to two issues. She said she is against R-29, and it doesn't benefit the neighborhood. She said she is in a Neighborhood Watch Program, and this area has more than its share of crime in the City, and the Police seem to be maxed out in what they can do for us. Nobody has said there will be extra patrols or any extra services by adding 500 households to our area. She said it seems this project is based on hope for a certain population, and it's omitting some of current City needs. She said the traffic is excessive and R-29 is too great for the existing community.

[Inaudible], off 1700 block of Agua Fria [previously sworn], said she chose to live there because of the rural character of the area and that there is open space and the history and culture of the area. She said, "The City Code says in the Land Use Section that the regulations and restrictions have been made with reasonable consideration for the character of each District and its peculiar suitability for particular uses, with the end of encouraging the most appropriate use of the land throughout Santa Fe." She said it seems to her that there is room in the City for people who want to live in high density developments and people like myself that want to live in a rural type neighborhood, and especially one like this that has such a history in Santa Fe. She said, "I think there's room enough for both of us. I don't think this development belongs in this area of town. There are other areas and the City spent a lot of time and effort in getting a proposed development plan for the St. Michael's corridor. It would be high density with *[inaudible]* and an urban center for the younger people and for anybody living in that district that wanted to live there."

She continued, "And that's another thing, how to restrict the rental of this development to just young people. I'm offended, maybe I would want to live there. I don't think I'd be welcome. It's not intended for me. I just don't think that's the way development should be done in this City. I also went to look at The Enclave the other day, and it's a fairly large development. I guess it was supposed to be condos for the young people, similar to this I guess. I estimate that about 40% of the units are not owned by people in Santa Fe." She asked how they can guarantee these units will be rented by people who are going to live in Santa Fe. The other thing is the Mayor and the City Council have talked about sustainability, and one of those things is climate change. How do you address the impacts of climate change, they talk about water issues, about the environment, about the need to reduce carbon dioxide emissions."

She continued, "This is an area that historically has been agriculture. It seems my vision of that for that area is to continue it as an agricultural district. We have Frenchy's Park, we have a community garden in Agua Fria, we have a community garden on the Baca Farm. We have any number of agricultural uses already along that District in that area. This kind of development could be something different and help promote the sustainable goals in the City.

Richard Martinez, 725 Macias Road, La Joya Neighborhood Association [previously sworn], said on page 20 of the Staff Report the City Traffic Engineer explained that, "*Any development will have an impact on existing roadways. If an increase in traffic were to be used as a reason not to approve development, then all development would be halted.*" And the City staff said, they agree. So we shouldn't

be talking about traffic here because they don't want you to use traffic as a reason to deny this, or any project. He said he lives off La Joya Road and there is lots of land by Larragoite which is a 10 acre lot. He said the Baca property is almost 14 acres. And if we don't look at traffic, then it's *carte blanche* for these guys, because you don't have to worry about traffic in this area. He said he believes this Commission should take traffic impact into consideration, because it is really important and it carries a lot of weight. He would try to dismiss what they say, that if traffic could be used as a reason to disapprove development, then all development would be halted. So don't listen to them, because that's important.

Mr. Martinez continued saying, on Page 20 it says, "*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 is their position that the density as proposed, would be more appropriately located closer to the proximity of commercial services, such as Zafarano, Airport Road, Cerrillos Road, St. Francis Drive, St. Michael's Drive. The Long Range Planning Division recommended a density of 7-12 dwelling units per acre for this location, further recommended mixed use family homes for this site.*" He said this has been studied for a long time, but he hasn't seen this in the General Plan saying this is what really works.

Mr. Martinez said anytime you want to do an infill project, you always want to make sure it's compatible with your neighborhood. This project is not compatible with the existing neighborhoods. He said people who live in the neighborhoods know what's there and what should be right for them. This is why they're expressing the way they do.

Mr. Martinez said he rode his bicycle here today, noting there was only one other bicycle here this evening. He said he is 60 years old and still rides his bicycle. He said don't take it for granted that people will get on the River Trail and ride it every day, noting it dies out in the winter, and nobody rides in the winter. He said the River Trail isn't the only connection. A lot of people work at the hospital and there are no trails for the people to get to the hospital district. He said there are no real trails that connect these things. He said people will still get into their car to go to work, commenting he isn't going to ride on St. Michael's Drive. He said, 10 years from now, what's going to happen, what will this utopia look like if the young people don't move there. He said what will happen is you'll see a lower class of renters in there.

Mr. Martinez continued, saying Tres Santos on Pacheco Street and St. Francis, was sold to you as Senior Citizen housing development. He said they couldn't rent them, and now there is a higher crime rate in that area. He said the Police will tell you they're getting calls to that area all the time. He said, "In the end, the neighbors don't matter, it's the young people that matter. This is what they're saying. And when they get old like me, where are they going to live. They can say, I don't want to live on Agua Fria Street because it's too bad."

Rudy Gallegos, 1500 Camino Carlos Real [previously sworn], said the Jimenezes, the Gallegos, the Tapias and Montoyas all live near their families on Agua Fria. He said he was born in 1948 and he can say he still lives on the same street he was born on. He said in 1950, it was a rural property and people loved it because they were coming to open spaces. He said in 1970 he got neighbors and lost his view to Frenchy's Park, but he still has to the Sangre de Cristos, so he is happy about that. He said

building a 3 story, 450 apartment building doesn't sit well with him, or any of his surrounding neighbors he has talked to. He said these people are asking you to act today, but there is always another deal around the corner. It's just like buying a car, and you need to take your time in making this decision. He said the right decision, if you do a development, is to greatly decrease the number of people that will be there. He said the street will be more congested as we get more people on the south side. He said there probably will be a whole lot more traffic on Agua Fria in the future. He said, "I hope you make the right decision."

Carol Thomas, 2835 West Alameda [previously sworn], said the zoning needs to be reasonable. She said the Agua Fria/Santa Fe River corridor is rural and low density rural. She said this proposed zoning amendment from C-1 to R-1 to high density residential R-29 is more intense than the current C-1 zoning. She said not only have the developers come here asking for a zoning increase from R-21 to R-29, they're asking for more than that. They are asking for an additional spot zoning increase on the two east residential strips that are R-1 which allows for a combined 3.4 units to R-29, allowing a total of 99.5 units. That's an additional increase of 96 units that is now R-1 residential land. This is a total increase of 200.8 units above the current 278.5 units. We're now into 479 units. That's 30 units more than they claim they're going to build. They're asking for a 30% increase on the C-1 zoned property and on the two eastern strips of the I-1 residential properties, they are asking for a 2,800% increase in zoning. She said nowhere in the City is there this type of density." Ms. Thomas said the City has 111 acres of land for new development for potentially 2,050 units. She said for comparison, the Villa Alegre on Alameda is 110 units. She said, "Please table this so we can do further study and get more input from everyone."

Tony Yniguez, 1562 La Cienegita [previously sworn], said he lives across from the development, and he is upset about this whole thing. He said they are grandparents like his neighbors. We are parents and grandparents and the safety of our children is of great concern. He said he is a bus driver for the City of Santa Fe, and he drives Agua Fria and Osage, and the streets are bad. He said if you put in a family apartment complex there it will get worse. He said his street, La Cienegita, is just a drag street and you can't have more traffic there because it's really narrow. He said this Apartment Complex will hurt the neighborhood. He talks with his neighbors and waves when one of his neighbors goes by. These apartments will cause a big havoc."

Mr. Yniguez said, "You guys don't live there, we do. And it's safety. You have children right, you might even be grandparents. Safety for your kids is important. It is the same with us. Safety. And this is not going to bring more safety with the problems we already have now. You are going to cause bigger havoc within our streets right there in that neighborhood, and we're a nice quiet neighborhood, and we'd like to keep it that way for all of us."

Michael Costello, 2312 West Alameda Street [previously sworn], said he is shell shocked, because the River Trail is taking a piece of his land at the bottom right along the River. He said he can see this property from his porch. And when people talk about that they are going to alleviate traffic by putting people on the River Trail, that has a different meaning for him. He isn't opposed to higher density housing and thinks it's important. However, he is a little torn about this project. He said, "I do believe that it is a

little big for the neighborhood where we are. The height of the building is, I think, excessive. I am concerned about the traffic, because I live on West Alameda which has had dramatically increased traffic and I drive on Agua Fria a lot. So if the traffic goes around to Alameda, that's going to affect a lot of people as well. And if it goes down into the River Trail, that also affects a lot of people. It hasn't been talked about very much yet. I'm not anti-growth, but I do want to put my two cents in this evening, but I do think this is too large for the neighborhood. I like your idea of some high density housing. I hope there is a way we can do a little less than this in this particular project. Thank you."

Shelley Brock, 2283 Via Manzana [previously sworn], said she lives on the other side of Frenchy's Field off West Alameda, and she submitted a letter on Monday. She said she read about it in the newspaper, and she talked to her neighbors and none of them had heard about it. Their concern is that traffic on West Alameda has gotten horrific. She volunteers at Kitchen Angel's on Silver Road and they can't get out of the parking lot in mid-afternoon because the traffic is backed up from Cerrillos all the way to Agua Fria. She said, in terms of allowing the youth to move here, we should develop more around the Railyard and the Rail Runner station, so we can lure people from Rio Rancho and Albuquerque to live up here instead of living in Rio Rancho. She feels we're putting the cart before the horse by building high high density units when there are no jobs here. However, there are jobs in Rio Rancho and Albuquerque. She said El Camino Real has been mentioned several times, noting it was designated as a National Historic Trail in 2000, and the mission of the National Historic Trail is to preserve it and the surrounding environment. She said, "We all love the quaint drive down Agua Fria with the adobe walls and adobe homes and it gets very narrow on upper Agua Fria toward Guadalupe, she can't imagine increasing traffic on it. This is really all I wanted to say. Thank you."

Anna Hansen, 2008 Kiva Road [previously sworn], off Osage Avenue, said she is extremely concerned about this development. She said she believes in infill and it is important, and she believes in local developers. However, this project is too massive for this neighborhood. The Mayor has talked about urban agriculture. She said this is a perfect area for urban agriculture which we need in our community. She said Paul Campos was a County Commissioner and he never allowed one variance. She said Mr. Campos said, "We have a plan for a reason and we don't give variances for those reasons ." She said he believes that you create a plan and stick to it, and she supports Paul. She said another issue is the high level of crime. She organized a huge community meeting last year about the crime on the west side, noting we have the highest crime rate in the entire district and City and Gallegos lane is right across the street from her. She said this development will only increase the crime because it brings more traffic. She suggested that infill be done in Casa Alegre which has very large lots. She isn't opposed to infill in smaller areas, commenting there are ways to do infill throughout the City and to increase density that creates more places for people to live. She said her next door neighbor has a nice little casita she rents for \$500-\$600 a month. This is a way to give young people places to live. There are ways to do this outside of building huge buildings. She said she sent a letter talking about Las Soleras which is where this development should be. It is near the Rail Runner, the buses and everything else..

Lorene Mills, 4197 Agua Fria [previously sworn], read a letter she sent to the City today at noon, noting she is representing 10 of the families where she lives. She said, "I have lived in the Village of Agua Fria for almost 40 years, and I want you to deny the variances for the Blue Buffalo project on Agua Fria. This massive development is totally inappropriate for the site and for the neighborhood. The impact will be catastrophic. This last Tuesday when we had the 6 inches of snow, Agua Fria was iced over and cars were backed up for as far as the eye could see. I had to get to the Capitol and was considerably delayed. It made me realize how the Village of Agua is so dependent on this wee little artery, the Old Camino Real. It is the lifeline for so many people. We have few alternative routes. This is hundreds more cars on Agua Fria which will cause more congestion, delays, plus the pain and frustration. I can see the lovely rural nature of this land erode. There will be a long stream of traffic on the fringe of the community. The developers' arguments of *[inaudible]* are not believable. Their arguments aren't valid. Some refer to Agua Fria as Santa Fe's dumping ground. This development is absolutely not appropriate to the site, and would destroy the last vestiges of the real nature of our community and our precious precarious eco system along the River. We're still looking for the best for our community and for our neighborhoods. Please help us. I appreciate all the hard work you do and the challenges of huge developments like this in our future."

Luis Duran, 902 Osage Avenue [previously sworn], said the roots that merge in that area are Osage, Siler, St. Michaels and Agua Fria. He has lived at this address for 10 years, and in those 10 years, 2 cars have crashed into his wall, one of which didn't get through because of the sturdy wall. He said Councilor Dominguez added some bollards in front of his house. He said his neighbor has had 3 such incidents. He said police were chasing a burglar who got into the other lane of traffic, drove across his yard and ended up on Agua Fria. He said this is a dangerous area, and he will not ride his bicycle on Osage Avenue, Agua Fria, West Alameda and certainly not down Cerrillos. He thinks they have put bicycles and pedestrians on the bicycle trail. He said we can look around the country and see that those two don't mix. He rides his bicycle and walks on the trail. He said, "Dangerous. Bicycles and people."

DeeDee Down 1315 Ferguson Lane [previously sworn], said she sent a letter by email on Tuesday, and she assumes they read it. It is very telling that people in favor don't live in the neighborhood. She is very offended by the notion that we don't care about young people. She believes in growing Santa Fe young, but she believes more in growing Santa Fe smart and she doesn't believe this project is a benefit. She is a retired educator from Agua Fria. She designed and created the *[inaudible]* which kind of went around the world. She cares passionately about young people, her children and grandchildren and she cares about "your children and grandchildren." She said part of that caring is to retain the beauty of Santa Fe. She said for many months, while she was waiting to move into her house on Ferguson, she lived in the San Mateo Apartments. She said the crime rate right there was horrific, and she is talking about robberies, burglaries and rape and attempted rape. She said, "I really think we need to reconsider and grow Santa Fe smart. Thank you."

Claudia Borchert, 218 Grande de Vista [previously sworn], she has lived in Santa Fe for 25 years, and cares deeply about the longevity and resiliency of our community, especially as a professional who spent decades working on water resources, and for the last 12 years on conservation. She is in support of the project and in order to thrive and caretake this planet we call home, we are going to have to be flexible and willing to adapt. We're going to have to learn to do more with less, and to keep an open mind. She said our future is not modeled to look like the past. This innovative project is the kind of project she would like to see more of – it uses less water per person, it will have a smaller carbon footprint because of the high energy efficiency, the location on the Santa Fe River and because of the alternative transportation offered from the location. It supports diversity, which is one of the founding principles, and will be a quality project built by locals for locals. She said she has seen many infill projects, with a lot of local opposition. She said the community has adapted and those projects added to vibrancy and diversity of Santa Fe..

Jaz Reis, 1528 La Cienegitas [previously sworn], said she lives about 6 houses away from the proposed development. She said she likes to ride her bike and to take the bus. She said she will catch the bus to go home at 9:20 p.m., but when she gets off the bus, she has to cross 3 lanes of traffic across Agua Fria, and it won't be fun. She said it isn't fun for anybody to have to cross Agua Fria at any time of the day, and described what happens. She said on la Cienegita when there are parked cars there is one lane for all these cars. She said they already have speed bumps to try to slow people down, and they just can't handle the additional traffic. She only heard about this project two weeks ago. She said this is a square mile and the project is right in the middle of it. She said they are going to ask Agua Fria to bear the burden, which already has a steady stream of traffic. She said, "This is insane, and this is way too many units to put into this neighborhood. Thank you."

Tim Rodgers, 411 Cortez Place [previously sworn], near Agua Fria Street. He has been promoting walking and bicycling in Santa Fe as an advocate and as a professional for more than a dozen years. He wanted to come to this meeting to support this proposal. He said we need higher density to support walkability in Santa Fe. We need connection to our trails. He said the connection for the River Trail will be a great connection which is badly need for the residents of this development as well as people on Agua Fria Street who will be trying to access the River Trail. He said another trail which was mentioned in this meeting is the Acequia Trail which connects from the Railyard to Maclovía Park, which is a pretty long distance. The Plaza and City Hall aren't the center of the City any more like they were hundreds of years ago. And the Acequia Trail is what is really going to provide access for people to places of employment and retail centers. He said in the foreseeable future, the Acequia Trail is going to make it as far as Maez Road. He said the location of this development is very strategic in that it can make a trail connection to Agua Fria, the connection to Maez Road which will be as far as the Acequia Trail, which makes and creates an opportunity for an excellent pedestrian crossing at that location. He sees the development as a real boon for walking and bicycling for the future residents.

Marilyn Bane, 622 ½ Canyon Road, Past President Old Santa Fe Association, Current President of the Santa Fe Neighborhood Network [previously sworn], said she would like to share information from these organizations. The Neighborhood Network – the emails and comments are basically that this is an over-reach. She said, quoting excerpts, from Economic Development Strategy of the 2008 Economic Development Objectives: “1. Create and attractive a number of high wage jobs. It will not be to the exclusion of supporting emerging businesses, etc. 2. Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic based jobs in primary industries. 3. Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.” Nowhere does it discuss housing. I would certainly suggest housing should follow that, in terms of criteria it was not one of 3 economic development criteria. She said she is very concerned about the quotes. She said this is primarily driven by the Economic Development Division which she can understand and appreciate. “I can just simply say this project is consistent with the current administration's stated policy goals related to job goals and employment opportunities. I understand why this is being brought up and the degree to which it is being brought out. I would like to point out one thing in particular from the Old Santa Fe Association which is, first of all, El Camino Real, but other people can speak to that more than I.”

Ms. Bane continued, “But what I can talk about is in July 2008, the Old Santa Fe Association in conjunction with the Neighborhood Law Center and the Neighborhood Association, went to District Court. And Judge James Hall overturned a Santa Fe City Council vote to allow an 18 unit condominium to be built on a 2.2 acre tract in an area where normal density is limited to one house per acre. The developers requested a variance, based on the argument that 7 of the units would fall in the affordable housing range in an expensive part of town that has little affordable housing. The City Council voted 5-4 to grant the variance. Judge Hall ruled against the City and said the City can't ignore or revise its stated policy and procedures for a single decision, no matter how well intentioned the goal would be. I would posit that there is a parallel here. Thank you very much.”

Pamela Lichtenstein, long time resident of the Traditional Historic Community of Agua Fria [previously sworn], said she would like to give most of her time to William Mee, President of the Agua Fria Village Association. She is a long term resident of the Traditional Historic Community of Agua Fria, and lives at the intersection of two branches of the Camino Real – Agua Fria and la Junta del Alamo. She said, “I am going to ask you just to consider the ethics of valuing the development's interest above the health and welfare of thousands of existing westside residents. Thank you.”

William Mee, 2073 Camino Samuel Montoya [previously sworn], said, “I used to enjoy driving on Agua Fria and we would pass the EcoVersity campus and there were the goats that would stand on stop of the straw burrows and look at you. And I kind of thought that we had an agreement with the City of Santa Fe, with Ordinance 2009-18, and that established a Rural Residential Zoning District around the Traditional Historic Community to buffer us from really dense proposals like this. So I don't understand why you've gone back on that. I've been doing this for 35 years, and I was thinking about it the other day, and I was thinking that developers come and they paint these really beautiful pictures of what their proposal will look like and they come to the City Council, and they come to the County Commission and

they try their best, but things don't ever turn out the way that they plan. It may be very minor things, but when you live next to it and you're opposed to it from the beginning, it becomes a little bit *[inaudible]* to you. It might just be lighting, or the fencing isn't what was agreed upon, or the trees they plant die. But none of these subdivisions have really fulfilled what promises they made."

Mr. Mee continued, "And there's a whole planning process, a preliminary plan, a master plan, phases 1 through 5, and I find it interesting that this project isn't phased, but that's another point. I think it's really about fairness – fairness to the developer, fairness to the citizens who live around the project, and fairness to the City which will have to provide a lot of new services to a new neighborhood forever, and not just a year or two, but forever. Is there capacity for the City to provide the services and the carrying capacity of the taxpayer to fund. Meeting the needs of the newly annexed area without development now, shows that we are basically at capacity. If you are an adjacent property owner to a project like this, your property taxes go up and property taxes are already high. I know they're not as high as California and New York, but compared to our lower wages, they are almost maxed out."

Mr. Mee continued, "There should be fairness to surrounding neighbors who have vacant land and are holding it for family transfers to give to their children one day. This is the infill that the City has, but it grows generationally, more than 20 years.... Not even develop the phases across 1 to 4 years.... Fairness to existing apartment owners as expressed earlier by another speaker. Fairness to people who conserve water. I took a shower before I came down, and I captured the cold water and I used that on the greenhouse plants. So many people here tonight do the same thing. Why do we live like Spartans so the water we save can be given away to developers. I think this is way too dense of a project for this area. I appreciate that we do need housing for the youth. I think there's may be more appropriate places for it that don't violate the agreement that I thought the City had with the Village of Agua Fria. Thank you."

Matthew Barnes, 989 Calle Carmelita [previously sworn], said he is 35 years old, is a mechanical engineer, and with all due respect to this gentleman, "I don't want to live in their apartments." This isn't New York or San Francisco, and living 3 miles outside of downtown Santa Fe is no young professional's dream of urban utopia. I do have a question for the Traffic Engineer. My first job out of college he was a traffic engineer, and said he knows that the value of 180 cars isn't realistic. It wasn't realistic 10 years ago and it's not realistic today." He said it is just a matter of time until the apartments are built and there are certain circumstances that will warrant a traffic signal to be approved – the number of cars as well as the number of accidents. He said these things will be built and 8 months later these same people will be right back here fighting for a traffic signal that someone is proposing to put in because someone died or there are a thousand cars. I wish he was here to ask that question to. He said, "Anyway, I guess I'll end by just encouraging you guys to actually make a decision tonight. We're heard a few folks encourage a wait for further study. I've had experience with planning commissions in the past, and I know it's difficult to make a decision in front of all these folks. But I know that waiting 6 months for some study that isn't going to tell you anything you don't know today is just... I would encourage you to do it now. Thank you."

Gina Ortiz, 1516 Avenida de Sol, in Casa Solana [previously sworn], said as a young millennial working in Santa Fe, she completely disagrees with this 3-story apartment complex with 500 units. It's too big, too dense, and too massive for Santa Fe. She agrees it would be good to have young professionals in Santa Fe, but what about building a rural museum to commemorate El Camino Real to young professionals. She said Santa Fe is a beautiful, picturesque city, with its historic adobe architecture, commenting we have consciously attempted to preserve its beauty. She said the congestion, pollution and carbon footprint this project will create will affect future generations to come. She said, "I would like to also mention a moratorium on planning and zoning in the area, so that together, we can develop a comprehensive plan that will directly benefit the surrounding neighborhoods. I believe most of Santa Fe, with all due respect, I'm 32 years old right now, and I wouldn't consider paying \$1,500 a month for rent when living in the dormitory at UNM would be a lot cheaper. And I think most young people would agree with me as well."

Alicia Bertram, 906 Trail Cross Courts [previously sworn], said she is a millennial living here, born and raised here, 10th generation, and grew up going to her grandmothers's house. She said she is aware of the traffic problems that you think this will pose, and they are weighty traffic problems. She thinks it's sad we have this opportunity to bring a different demographic back to Santa Fe. She said, "I went to middle school, high school, grew up here, and everyone I know that is my age moves away. There's no jobs, there's nowhere to live, and I think this project would be really beneficial to Santa Fe as a whole. I truly would have to be the generation that watched our cultural center die. I think a lot of the people speaking here tonight didn't necessarily grow up here, don't necessarily work here, and I think they have skewed opinions due to traffic. This is a global trend, millennial housing, if you look at it. And especially with the Meow project that's going to become an artistic center on Siler Road and the Agua Fria area. I think this would be a really great place for young artists and thinkers and writers to come together and work together. Thank you."

Former Mayor and City Councilor Frank Montano, 1655 Calle Sotero [previously sworn], in the La Cienegita subdivision. He said as a public official advocate for a few years, he has always advocated for affordable housing, youth, neighborhood concerns and was an advocate for a quality of life for Santa Feans. He said, "I know how difficult it is to balance all those issues, and certainly appreciate all you've undertaken to do on our behalf. I want you to know that, if this project is approved, our quality of life will be significantly deteriorated. I really wish that you all would have the opportunity to go travel in La Cienegita and see what has happened. We had to request speed bumps to be placed on that road because of the speed people were traveling in the neighborhood. We thought that was to destroy our roads because these speed bumps hold back water, the water settles in the road and the road begins to fall apart. It's a helluva road. If these people are given the opportunity to do this, they're certainly going to fix that road, because we are going to need it. I can tell you that from Agua Fria via La Cienegita, you can go all the way to Maez Road. This is what we have to live with every day, that kind of traffic going through our neighborhood. And like the neighbors say, there's cars on each side of the road and there's one lane. As neighbors and people use that road we always have to stop for one another in order to let the other one pass. There have been quite a few accidents in the neighborhood." He said, "This will be huge and there is no necessity to make it no more than it is. Please turn this down tonight. Thank you."

Jim Gray, 1308 Camino Carlos Real [previously sworn], said he moved here 2 years ago, because he and his wife fell in love with the City when they visited a while back. He said when he moved here they had to compromise, because she wanted be near the City and he wanted to be way away from the City. So they found this beautiful neighborhood, a nice compromise, near the City, but rural and quiet and right on the Santa Fe River. Beautiful. He used to laugh at people who bought a house next to the airport and then complained about the noise. He said if he had wanted to live next to an apartment complex, they would have moved to Zafarano. He said, "It changes the neighborhood, it's out of place. Thank you."

Raymond M. Herrera, 29 Hillside Avenue [previously sworn], said you may wonder what a person from the east side is doing on this project. He said Sam Pick used to tell him, "Ray, you're out of your neighborhood." He said 45 years ago he fought a development in his neighborhood, and they didn't have the support that you have tonight. He said the citizens here tonight have done their homework and are concerned about their neighborhood. He said he introduced the ENN to the City 20 years ago, because neighborhoods weren't being involved, and developers were getting away with it back then. There are no neighborhood associations that have any power. He said he worked for 35 years and sort of burned out the last 5 years ago, but tonight he was watching it outside and thought he would come in and congratulate all of you for being here, and he hopes the Commission denies this. He said, regarding Frenchy's Park, his father was the Major-domo of the acequia 50 years ago when Frenchy's Park was a dairy. And down the street where this property is, belonged to the Carrillos. He said all the way down it was agricultural land. He said, "It is sad that development is taking over and the greed of developers is trying to overcome. Thank you."

Belinda Marquez, 2605 Agua Fria [previously sworn], said she in support of this unit going up. She said, "This land was my ancestors' land. I am in shock with a 3-story apartment. I believe in change. The 3 stories on Agua Fria. Security. I live across from Allsup's that sells alcohol. I see inebriated people coming and going. Security cameras are allowed for a 3-story complex, but not for an Allsup's that sells alcohol. I'm very concerned about 3 stories, it's very high, maybe 2, not 3-story."

Adam Steinberg, 1851 Paseo de la Conquistadora [previously sworn], said, "I've known these guys for a long time, and I think they've come up with a very innovative, creative project, but I can't fathom how Agua Fria can handle any more traffic. Coming out of Mesilla Road, which I live at the corner of, onto Agua Fria, waiting for an opening as it is now is painful and it's dangerous. I wish there was a solution to do the project and not have to do this density. I wish, maybe, perhaps the City of Santa Fe could get involved, or somehow some financing could help them to accomplish that goal in a way that would be viable for all of us, but I think the density is just too much, is my opinion."

Stan Miguel, 1103 Harrison Road [previously sworn], said he has lived on Harrison since 1982. He said, "When I moved there, it was just open fields. There was one neighbor across from me, Ms. Baca. Since then, I've attended a number of these meetings and I've had to speak more than I would like to discuss. La Cienegita, we went for the ENN and it was sent back twice, before we got that down to an R-5. More recently, I think it's called Dos Santos, and we went through that twice through the ENN and we got that down to an R-5." He said there is an issue with the last development that was approved. He said traffic authorities insisted that there be a left turn barrier, and a solid curb was put down the middle of Agua Fria, to prevent any traffic from Dos Santos and Harrison Road. He said that was recommended by Traffic and carried forward by this Commission and approved with the City Council with those conditions. He has heard no mention of it, and didn't see it on the plan, saying they said they were going to get rid of 1/3 of the cars making left hand turns. He said, "It's my understanding this other development can't be built unless they put in this center curb that prevents the traffic from flowing. With that, I thank you for your patience, God bless."

Lila Faust and her cousin Liesl Faust, 200 Las Mananitas [previously sworn], said they are the children of Eric and Kurt Faust. She said, "We believe that they are more than capable to follow through with this project and have it be beautiful. We have grown up around the building, and it has a very Santa Fe feel and a historic feel, and I feel it would really add to the Agua Fria community. I go to school with many artists at the New Mexico School for the Arts, and I feel like this project would give people in my generation the opportunity to stay in New Mexico and really become a part of the arts community here."

Norma Cross, 1390 Camino Mio [previously sworn], said she has lived at this address for 20 years, and she wrote a letter. She said everybody has said everything that she would say here. She is touched by this meeting and how many people have come out and expressed themselves, so she has to do the same. She said, "Although I do not really like development I would love to see EcoVersity stay like it is, or an open space. And I love my neighborhood. I also understand that people need housing, but I don't think so much of it or so big. I know that Tierra Concepts is totally capable of doing a fabulous job of something, but this isn't appropriate. I can tell you what my dream is, but it doesn't really matter. I just want to say that the Santa Fe River is really special, and it's not downtown, it's not glamorous, it's interesting, it has history, it's quirky. We have Frenchy's Field and the River Trail is a great addition to our part of town. And I think it is our responsibility to continue to make it better, not to make it worse or destroy it. I think if they want to build something, great, just let it be right thing. And there are not enough jobs for that many people."

Ray White, 2630 Agua Fria [previously sworn], said he can't really add any more to what his friends and neighbors have said. He said, "I just had to come up and give my thoughts. I will be looking at this every day. I live right across the street and I don't want to see this in my neighborhood. It doesn't fit. Everything they said is true, and I don't want to look at this, and I'm sorry, but build it somewhere else. There is an Allsup's right across the street that sells liquor, and it's bad enough that we have that there. It has cheapened the neighborhood, selling alcohol. And I'm really opposed to it and thank you very much."

The Public Testimony Portion of the Public Hearing Was Closed

There was a break 9:15 to 9:25 p.m.

Chair Harris said, "Mr. Shandler, I have a question for you. There has been a request for rebuttal. Is that appropriate in our consideration."

Mr. Shandler said, "Mr. Chair said, it is my understanding if that is done, it is limited to the scope of what's already been discussed."

Chair Harris said, "So, rebuttal from the Applicant. I think we need to.... we had a very good presentation 40-45 minutes. We had a little over 2 hours of public testimony which is fine, so if you would be to the point, Mr. Faust, I would appreciate it."

Kurt Faust said, "In light of the community interest, we would like to ask if we can table this for a month or two, go back to the neighborhood, and see if any of the neighbors are interested in dialogue and try to see if there is any middle ground where we can still come up with a viable plan."

Chair Harris said, "Rather than tabling, the appropriate request and action would be a postponement to a date certain. If that is the wish of the Commission, we could postpone to a date certain. Am I correct in that, Mr. Shandler."

Mr. Shandler said, "Mr. Chairman, I think that's a permissible option, we're doing a little research very quickly, if that is permissible."

Chair Harris said, "But what I would like to do, I think that's an appropriate consideration at a certain point. I do want to take the time now to hear from the Commission, and hear some of the questions and comments that they would have. And then, after that period, if it seems appropriate, I think a postponement could be considered, but that, I think would be appropriate for the Commission to decide."

Ms. Baer said, "My only point is that if the applicant wishes to postpone to a date certain, they can do that without having to readvertise. If they want to postpone to an uncertain date, then they would renotice in the same fashion that this meeting was noticed."

Chair Harris said, "To be clear, the postponement would come as the result of the Applicant's request, or could it also come from the Commission."

Ms. Baer said, "The Applicant has already made that request and it's up to you if you want to accept it or not."

Chair Harris said, "I think before we make that decision, I think it is appropriate to let the Commission ask their questions and make their own comments."

Chair Harris recognized Frank Montano to speak, saying, "One person can speak."

Former Mayor and City Councilor Frank Montano [previously sworn] said, "It seems to me that another appropriate action would be for you to deny the rezoning and then the developer can come to the neighborhood and ask us what we think would work."

Chair Harris asked the Commission for their questions and comments as follows:

- Commissioner Pava asked staff the frequency of bus service on Agua Fria, and if it typically is hourly service.

Ms. Baer said Mr. Shandler has gone to get a bus schedule and then she can answer the question.

- Commissioner Pava said the Chair has given permission to recognize Tony Yniguez who drives that bus route for the City.

Tony Yniguez, 1562 La Cienegita, City bus driver, said, "I have driven that route many times, the Osage Route and I still drive the Osage Route, and I do drive Agua Fria, and I do see the condition. We have two buses that run on that route every day, from early morning to late at night, that's every day, Sunday through Sunday. There is one inbound and one outbound, that is the traffic of the buses there. It is about 50 minutes for each one."

- Commissioner Pava said, "So 50 minutes, almost an hour between. So if I'm stepping onto the curb and I'm catching a bus inbound or outbound it will be almost an hour between buses."

Mr. Yniguez said yes, but that's not counting how many times the bus has to stop to pick-up/drop-off, pick-up/drop-off, pick-up/drop-off. If there is a delay due to a mechanical breakdown, that causes the bus to have even more time, and delays it that much more. He said, "With traffic on Osage, we are up and down on Osage too. It's pretty much the same thing, it's a shorter route. It has two buses, one inbound and one outbound. If you have questions about transit, I can tell you."

- Commissioner Pava said, "That was very helpful and I just wanted to get some sense of the level of services that the buses provide currently. Thank you very much."
- Mr. Pava said, "Question for staff. I understand from the Staff Report that 278 units could be built today, and is that without approval of the Planning Commission or the Council, because of the current zoning C-1."

Ms. Baer said, "That's correct, but that's not an automatic either. The Applicant, or an applicant, would have to come forward with a development plan for your approval, so it certainly is something you would be looking at."

- Commissioner Pava asked, "What would the height limit be, or would that be specific to the development plan."

Ms. Baer said she believes it's limited to 36 feet in C-1.

- Commissioner Pava said, "Then about 36 feet, a little less than maybe 3 stories, or if you built into the ground, 3 stories."
- Commissioner Pava said, "There was mention of Park Dedication fees in the Staff Report and that those would be determined at a later time. I'm wondering if, at that time, should this be rezoned, changing the general plan and a rezoning, and we come up with a development plan, could those Park Dedication fees be used for the proposed bridge and/or even improvements to Frenchy's Park, which basically is a regional park."

Mr. Baer said she doesn't know the answer to that question.

- Commissioner Pava said it's something we could deal with later.
- Commissioner Pava said, "The Staff Report provides statements that there are sidewalks on both sides of Agua Fria and on one side. I'm sure there are sidewalks on both sides in some places, and then on one side in some places. But in the vicinity of development, existing conditions, can you get a better idea of what those sidewalks are and if they are up to current City Code."

Donna Wynant said, "There are sidewalks on both sides, but I think in the Applicant's report it stated that there will need to be new sidewalks, or with the decel lane, it would eliminate one of the sidewalks, so there would have to be a new sidewalk."

- Commissioner Pava asked, "Should a project go through, is it possible that a condition of approval could be improvement to the existing bus facilities, so if there were more people availing themselves to use transit service, there would be a better place for them to wait than currently. Could we condition development approval on that?"

Ms. Wynant said she would defer to Tamara, because she doesn't know how much flexibility there is in the impact fees, commenting she has seen them used in different ways for off site improvements.

Ms. Baer said, "At the time of development plan review, that is something you could bring up and make a request with the Applicant, and it is something they would have to agree to, and we would discuss it with Transit before we went forward."

- Commissioner Pava said, "I have a question about parking. It looks like there are somewhere between 650 and 700 parking spots here, if I've counted right. I would like to get an idea of what is shown. I realize this is a concept plan and really has no bearing on our decisions this evening. But assuming that this plan or something like it would be submitted, it looks to me like there are maybe 670 spaces. I would like to get an idea of how many spaces are shown on this and how that compares to Code requirements, is it over or under."

Ms. Wynant said, "I did look at all those spaces, and I counted them. I don't know exactly the configuration of all the units, because the conceptual plan doesn't give that information. If you look at the layouts, you know some unit footprint outlines are bigger than others. If I was going to hazard a guess, I would have to defer to the Applicant on that. I think at the ENN, they did make reference to the need to involve a parking variance, or request a parking variance. Because of the things they're trying to accomplish, there's probably fewer cars and more public transportation, things they're trying to accomplish. I believe part of that was to show at least where those could be placed on site, but not put those in at this point if they're not needed. So, if I could, I would defer to the developer on that."

Eric Faust said, "I don't remember the exact number of parking places, but it does meet Code. There's I think about 40 extra spaces in the plan right now. And what that comes to is about 1½ spaces per unit."

- Commissioner Pava said, "That's what I was calculating. I have a further question that maybe either your or Mr. Siebert would like to answer, or anybody from the Applicant who spoke this evening. I realize this is a concept plan provided for illustrative purposes, and has little or no bearing on the rezoning because we would see a development plan later. But when I look at this Development Plan, I see a complex and a layout that is very similar to plans that I approved 25-30 years ago in the City of Albuquerque. Now granted, I'm not looking at elevations, and I'm not looking at much more than a conceptual layout. Is this something you are vested in, to the degree that this is going to morph into a plan that looks and works substantially like this, or is this totally conceptual and likely to change at this point. Again, I say this, based on the review of many site plans earlier in my planning career at the City of Albuquerque. And it looks very appropriate for things you would find at major corners such as Coors and Montano, or up in the Northeast Heights, and I approved and reviewed many of these, so could you speak to that."

Mr. Siebert said, "It is totally conceptual. Obviously there is opportunity between now and development plan for significant changes. You also have to realize that part of the work done on this project was to determine what the constraints were from a fire protection standpoint. And I think we all realized is that they're greater than anticipated. First of all you have an aisle in the middle and 26 feet that's available for present fire trucks. Maybe fire trucks have a minimum of 150 feet at any point of the building. We're finding that there are constraints that have design impacts."

- Commissioner Pava said, "Thank you, Mr. Siebert for reemphasizing that this is a conceptual exercise and we should look at it that way. That's the end of my comments, Mr. Chair, and thank you very much."
- Commissioner Villarreal said, "I just want to thank everybody for being here tonight. This is an example of democracy because we of the community get a chance to speak and express our opinions about what we think about something that may or may not affect us directly. I appreciate your time. It's late. And I also wanted to thank the developers, because you don't see very often developers who live and stay here when they develop something. Most of them leave, and some

of them that we know, and there is a particular example of a developer leaving the country because they don't want to deal with something they built. So I appreciate that, and I know the work of the company, and I think you've done great work and it's commendable. And I think there are some really good aspects to some of the stuff that you do."

- Commissioner Villarreal continued, "The other thing is, I'm a planner by practice and education, and I don't do that right now, but I do have a sense of things, and why it's important to talk about infill. And density is important, that's what you learn. But there are other aspects to that as well. There's a lot of different elements to it. The other thing I want to note with my neighbors in the back, I'm also a resident of Cielo Vista. I live in that neighborhood, so this is an area that is going to affect me directly because it's very close to where I live.

- Commissioner Villarreal said, "That being said, I have a few questions and concerns that I need clarified, and a lot of you brought it up as well. But when you talk about density, there's different aspects of density. You look at expanding needs, the pattern that would be the trend. And I'm just curious if staff or any of the applicants have actually compiled any data that indicates the current rental housing stock in Santa Fe. I'm talking about a real clear number of specifically what rental stock is available in Santa Fe. I didn't get that in the packet material, and I haven't seen those numbers. And I'm wondering if anyone can show the Commission what that number looks like, because we haven't gotten a clear number of available housing stock, and we could even go with single-family dwellings, but if you want to look at rentals, I would like to know if anyone has that number. An accurate number."

Eric Faust said, "I'm working with it from memory, but the number of apartments is about 13,000 in Santa Fe, so this would be a 3-5% increase in that. If that's one of the numbers you're looking for. Some of that data, as far as being available for rent and how much, the *Santa Fe Trends* does have a little bit of data on which demographics are undersized or oversized in housing. All of the studies I've looked at really haven't.... they've just take into account the people that live here right now and the number of apartments right now. And it's really not addressing at all that 400-500 houses that we are raising every year."

- Commissioner Villarreal said, "I think the study was actually an old study, and I'm actually looking for 2015 or 2014, the current numbers of housing stock or rentals."

Mr. Faust said, "Yes, that was in 2013, and I haven't seen anything more recent than that."

- Commissioner Villarreal said, "The other question I had are various pieces of the rezoning, but I'm just curious.... for the Applicant, how you came to the conclusion of 450. Where did the number of units come from, and how was that figured out."

Eric Faust said, "We came to that conclusion by basically running cash flows for the concept and trying to find something that works, realizing that it's a challenge to build in Santa Fe, and that's why we have had almost no market rate apartments in 20 years. There are a lot of operating costs. An apartment complex like this, whether 200 units or 400 units, needs about 5 employees to run it. We just kept looking at the numbers to see what would work and that's where we landed."

- Commissioner Villarreal asked if he looked at what he could do with the current zoning.

Eric Faust said they ran the numbers, but they were just too tight, even though we are in a sweet spot for building apartments.

- Commissioner Villarreal said, "I think a resident brought up, and nobody talks about, and this is a looming issue.... we haven't addressed this and the City hasn't addressed this. And it's really about the availability of emergency services. She said the Staff Report says, '*The Fire Marshal placed conditions of development based on Code standards.*' So it was explaining where the closest fire station is that could provide fire protection for this development. But what I asked, and I don't know if staff can answer this, is have we looked at the stresses already existing right now, and the over-commitment for current emergency services. And with this annexation, our population is going to 83,000, that's 13,000 more than we had last year. And so that's my big concern. I don't think, and maybe staff can confirm this, because the Fire Marshal doesn't address that in our notes. It's really looking at how we provide more emergency services to a development like this, and even what we have right now with the annexation. I'm just wondering if anyone has a comment about that. I don't know if staff or the Applicant have looked at this, because this is a big issue for all of Santa Fe. And because most of the annexation has taken place on the Southwest side of town, that's where we will be feeling the most stress. I'm curious if you all have any comments about that."

Ms. Baer said, "It's certainly something we can ask the Fire Marshal and Fire Chief to address as we go forward. Typically, that's not something that has come up in the past in other cases, and it is more likely to have been considered at the development plan stage. I understand your question and we're certainly happy to put it to that department."

- Commissioner Villarreal said, "Another point I have is about affordable housing. I'm a native Santa Fesino and it's always been an issue for me to be able to live in my home town, and I've had to try and make it work as best I can. Living with parents, you can't do that forever, but it does help so we can have the support we need when we need it. And I appreciate that the Applicants are making that commitment to affordable housing options. I guess what I was concerned about, and this is more looking toward the design phase which is not right now, I notice they made a comment in one of the ENN questionnaires that the 60 unit complex, which is at the southwest corner of the property, would be reserved for affordable housing. Affordable housing is integrated within the entire development, and isn't separated from everybody else in this island, so people know you are the affordable housing rental people. So I would suggest you relook at that, whether this gets tabled or whatever this ends up being, and whether you have to go back to the drawing board, I

really stress that, because it doesn't make sense to me. That's not how affordable housing works and that's how it was placed on the development design. I want you to be aware of that."

Eric Faust said they have been talking with the Housing Trust to develop that portion of the affordable housing. He said, "What we found, what they found is that the affordable housing needs more services than just rent control, and having somebody that is specialized in that makes the project more successful. So we've been in conversations with City staff and with the Housing Trust to potentially do that part of the project."

- Commissioner Villarreal said, "I would suggest that you look at how it's integrated with the rest of the units, because that's how affordable housing works. They don't separate people in a segregated area of the development, so that's just something to note."
- Commissioner Villarreal said, "Lastly, the connectivity and trail system. I use that trail for transportation and also for exercise. It's a great amenity for the area. I can't wait for it to get funded. And there was talk about the County going to be moving forward, which is great news. I'm just curious. What is the likelihood of the developers wanting to provide funding for the bridge that they talk about – the construction that would need to occur, because there's no way to actually access the trail. I was curious if you have actually considered paying for it."

Eric Faust said, "We considered that, and would be committed to making that happen, whether we pay for it or not. The County believes that they do have funding for that, but won't know that until they have purchased all the land and find out how much that will cost. They already know the budget to actually build the trail, but we won't know until the acquisition."

- Commissioner Villarreal said, "That would be a big cost to the County, because I used to work for them, and acquisitions and rights-of-way are not cheap, so that's one piece they would be able to provide, but the other piece is their commitment to the trail."
- Commissioner Villarreal continued, "I struggled with this demand for housing, and that's why I asked those questions at the beginning about the data that says we need more rentals and what the current housing stock is. I also think there is a lot of housing in Santa Fe, not necessarily cheap, in rentals. That being said, I'm just struggling with the idea. It's like the chicken or the egg, what comes first. And growing up here, a lot of the people I grew up with are gone. They don't live here, and it's not because they can't find housing that is affordable, it's mostly because we don't have jobs for them here. I'm lucky to be here, and I'm fortunate to have a job that I can be able to pay my mortgage, but a lot of people I know cannot. And it's really about job creation."
- Commissioner Villarreal continued, "And so when I think about this, I think it's not really capturing an accurate picture of supply and demand. If we had jobs for young professionals like you speak of, then there would actually be a need for that supply and there would be a demand for it. Until the City really begins to solve the problem with the lack of jobs for qualified young people, specifically young locals who would love to be able to stay and be close to their families, I'm not sure if we're ready to address new housing possibilities of this scale and magnitude. I think if we

look at this development on a smaller scale with sufficient density, then maybe looking at the current density it would provide. Someone brought up phasing. There's no phasing in this. I was curious why there wasn't any phasing. Then you can grow when the demand increases. So with that being said, I'll get off my soap box and hand it to my fellow Commissioners. Thank you."

- Commissioner Padilla said, "Commissioner Villarreal has hit on almost all the points I had highlighted, and I thank her for asking questions. I have one question in reference to the Staff Report on page 9. It states, '*The proposal generally conforms to Section 14-3.2(E)(1)(c) and is consistent with the City's Land Use policies, ordinance and so on.*' If someone could clarify for me what you mean with generally conforms to that section."

Ms. Baer said, "The section that refers to, immediately precedes it, says, '*Under the approval criteria for the general plan, the amendment does not allow for a change that is significantly different or inconsistent in the prevailing use or character.*' So if that's a consideration, that has to be addressed, or less than 2 acres, that's not an issue.... so predominantly the issue that it's significantly different from, or inconsistent with the prevailing use and character is a major consideration. The argument of the following section says that the application doesn't have to conform with that if it promotes the general welfare or has other adequate public advantage or justification. So, in other words, the General Plan Amendment can be significantly different or inconsistent with the prevailing use or character of the area if it can be shown that it promotes the general welfare, or has other adequate public advantage or justification. And on balance, the staff felt the Applicant made that argument."

- Commissioner Padilla asked, "Of the proposed 450 units, what is the number of affordable units."

Ms. Baer said it is 15%.

- Commissioner Padilla said these are all the questions he has for right now.

- Commissioner Schackel-Bordegary said, "I would also like to thank Renee for bringing up all the points that I had highlighted as well. I guess that shows we have similar training and sensibilities. I also am a planner. I want to express my gratitude at being able to sit up here and be part of this process, where I got to hear from committed, talented professionals in our community who are daring to dream. And I appreciate what you brought here tonight for all of us to consider and look at. And I'm proud of the Santa Fe people who live here and came out and expressed yourselves. And I'm proud of our City, for our staff consideration of this, and the idea that we are looking at tonight. So that said, I think Santa Fe is unique, for better and worse, and we've lived through change just as the world has, but we face further unknowns. And all I know is [*inaudible*]. I live it here, too, but it's rare that my friends that I grew up with here have a way to live here, have a way to be back here."

- Commissioner Schackel-Bordegary continued, "Our local government. I'm lucky too, I can't even use the word middle class any more because we don't have one. That would be me, I can barely make my mortgage in Santa Fe. The greater forces at work are at play here. And I, as a planner, in considering all the factors that go into building community, I too want to know what is the hard data on demand for the housing. And I believe in qualitative analysis, and I think we need to do a better job in the City in the economic development department. This is *[inaudible]* to really determine what that housing need is."

- Commissioner Schackel-Bordegary continued, "And, I don't want to go on and on because it's late. Really, I follow my heart. My heart believes in this project here tonight. My heart want to do this for this City. My head is saying it doesn't really make sense right on this scale. I think fellow Commissioner Villarreal, my fellow Commissioner expressed it so eloquently. My head says tonight that we have more work to do, and I think it's the start of a great dialogue. And this is what I see as a mid-forty-something public school graduate in Santa Fe that came back here to work and live and raise my family. We have a huge generation divide. This meeting tonight really brought this out. And I guess that's part of what you're trying to adjust, is where are those kids. Well they're *[inaudible]* in Austin, Texas, and this is something out of my planning school days in Austin, Texas. But I'm back in Santa Fe, and it's not Austin."

- Commissioner Schackel-Bordegary continued, "Santa Fe needs to figure out what it does best and put all the pieces together. And I think we're on our way. I think we have an administration that is younger and wants to do that. So I commend you on this effort. I think that's all I want to say. I don't have an opinion, well I always have opinions. Whether we deny it or postpone it, I want to continue the conversation. This is huge. It is huge that we would want to do something like this. The economy has changed and jobs are really, really elusive. Really. I would love to get out of the government. Frankly, I don't know if I could live here, but maybe I can live in one of these. I would be happy with 1,000 sq. ft., by the way. I really like what I heard and I believe it, and I just want to thank you for that. So that's all I have."

- Commissioner Gutierrez said he has questions for Mr. Faust and Mr. Gorges. He said, "Obviously you are businessmen and you've done your homework, and you've talked a lot about no market rate complexes for the past 20 years. Any idea of how many complexes are as big or bigger than this."

- Eric Faust said, "No, I don't have any idea. I know Rancho Viscaya and The Enclave in the last 10 years, are bigger than this complex, but know of no other complexes that are actually bigger."

- Commissioner Gutierrez said, "When you say... they're across the street from one another. Am I thinking of the right complexes."

Eric Faust said yes.

- Commissioner Gutierrez said, "So separately they're not bigger than this."

Mr. Faust said, "Separately, they're not."

- Commissioner Gutierrez said, "So through crunching the numbers, you guys came to the conclusion that with the 200 and some units that are possible without the zoning changes, it's just not feasible. Would this be something you guys would throw off the table."

Mr. Faust said, "Yes. Unless we can figure out some other way to make it feasible. It's not a project that we would want to put our name on anyway."

- Commissioner Gutierrez said, "A lot of what we were given tonight, as far as traffic and transportation from your end comes from the trail, but the trail isn't extended yet. We've heard a few people talk about it being extended. What is the time frame if this trail goes from Frenchy's Park to Siler Road."

Mr. Siebert said, "I'm not sure the County knows either. If the land purchase is funded and the money is available to purchase the land..... It's my understanding that the money for the design is available, and I'm not sure whether the money is available for the construction. I can tell you that my experience with trails is that they do take longer than you would think. The trail behind the School for the Deaf was probably started 10 years ago and it took them 6-7 years to put that together. It's just the nature of building trails."

- Commissioner Gutierrez said, "A bicycle expert I think referred to that as the Las Acequias Trail, if that's the same one. And God bless you for trying to cross Baca Street on that Trail, but it's a nice trail."

Ms. Baer said, "Keith Wilson is here from the MPO, and he may have more information if you want him to address it."

Keith Wilson, Santa Fe MPO, said, "Basically, the County has the funding through construction. Right now they've got acquisition packages to make offers to all the property owners to acquire the property. That's sometimes an unknown timeline, but they do have the funding through construction. So my best guess, is in the next 2 years to maybe go into construction."

- Commissioner Gutierrez asked Mr. Siebert, "Would you say, if this is approved, it would be done before that trail is done."

Mr. Siebert said, "I always feel in building trails in Santa Fe, it always takes a lot longer than you think. The one thing we haven't talked about is phasing, and my understanding is that there would be phasing of the project. So this project will not be built out at one time. My guess is the first phase would be occupied before the trail would be completed. In subsequent phases, it probably would be ready."

- Commissioner Gutierrez said, "But you have no idea of the number of units to be done in phases – 100 units, 200 units, 250 units."

Mr. Siebert said, "That would be dependant on what happens tonight and whether there are future discussions with the neighborhood."

- Commissioner Gutierrez said, "Mr. Romero, if I can ask you a question. This project is centered between Siler Road and Osage with feeder roads Harrison and Maez, and La Cieneguita. What is the City's take on Siler Road as it stands today."

Mr. Romero asked for clarification of the question.

- Commissioner Gutierrez said, "I don't know anything about traffic engineering, but at some point when do you say that road is doomed to fail by year so-and-so, if that question makes sense."

Mr. Romero said, "There are a lot of things that are taken into account. In most areas, traffic flows have reduced. I know it's drawn a few chuckles, but this is based on accurate counting equipment. What I've noticed in most of these well developed areas of Santa Fe, traffic counts have either decreased or remain fairly flat. So I don't expect Siler to be any worse than it is now 10 years from now. Siler Road. I drive it, our signal and pin shop is there. I drive that route daily to drop my daughter, and I think there is a lot of perception, but right now our counter stations, counting on Agua Fria and that area, is just over 4,000 cars a day. Which relatively speaking isn't a whole lot when you look at, for instance, Old Pecos Trail, that's turning over 10,000 cars a day. So I think it's relative to what you're expecting to what the experience is. From my standpoint, I come up Alameda, cross [inaudible] go back to Agua Fria to come to work over here at the Railyard. And the round trip from St. Francis up Alameda, during morning rush hour across and over, after dropping off my daughter, giving her I don't know how many kisses before I leave, is maybe 15 minutes max, is what it takes me to do that loop in the morning rush hour. It's my reality that I drive."

- Commissioner Gutierrez said, "So on Siler Road, you say it's okay. Two years ago or so, Siler Road, the whole configuration was different as far as traffic flow. What was the reason for the change."

Mr. Romero said, "There were a couple of reasons for that. Before, it was just 4 lanes with no medians, so there was a capacity problem, because people waiting to make left turns were clogging-up that lane. Second the capacity problem was causing a safety problem. It was causing a ton of weaving. People weaving around the left turns, and weaving around the right turns and back and forth. The primary reason we did that was to improve safety on that road. Another safety aspect was when people trying to make left outs from the adjoining properties had no median refuge. So they had to negotiate 4 lanes of traffic all at once. Right now, they only have to negotiate one lane of traffic at a time, especially the bigger trucks that are in this area. Since this is an industrial area, it makes it easier for them. They can go in median and wait for a gap in the other direction and then proceed into a direction. So that's why we re-stripped Siler Road."

- Commissioner Gutierrez said, "Mr. Romero, you've had a chance to look at the information given to us by the Applicant's traffic engineer, the increase of traffic and such. Have you have had a chance to look at that."

Mr. Romero said yes.

- Commissioner Gutierrez asked, "And you agree with his assessment."

Mr. Romero said, "No. In fact we submitted two Memos, one in the packet and one based on a subsequent traffic analysis, that is asking that he make some adjustments to his traffic analysis before we can give an overall picture of what we think is going to happen in that area, traffic-wise."

- Commissioner Gutierrez asked, "Mr. Faust, Mr. Gorges, any talk about LEEDS in this project at all."

Mr. Georges said, "One of the statistics I would just reiterate that 10 years ago, 51% of the workers that worked in Santa Fe lived in Santa Fe, and that's down to less than 38% today. And this study we're citing here, cites very clearly that it has to do with the cost of housing. So I think the need is very clear. We could probably commission a study to assess the need more clearly, but the need seems very clear to us that it is here today, whether this project gets built here or somewhere else. If we don't address the need, we're going to see more and more people living in Rio Rancho and commuting to Santa Fe as our workforce. And those are dollars, those aren't just people, those are dollars that are leaving."

- Commissioner Gutierrez said there was nothing in the conversation about building these units to the LEEDS certification standard.

Eric Faust apologized, saying he misunderstood the question. He said, "The sustainability learning curve has increased remarkably in the last decade. We were early adopters of solar buildings. We were some of the first builders to build rain catchment of water. We built several houses for environmentally sensitive people. So we're fairly up on that. We still encourage our customers to do solar thermal and PV solar. And LEED is one aspect of trying to raise the awareness of what is sustainability. Actually, it's bragging rights, but it comes with a fairly high cost. He said LEEDS actually are things you implement, plus third party verification. We probably would do many of the things, but probably wouldn't pay for the third party verification. The project probably wouldn't support that."

- Commissioner Gutierrez said, "In the old days, recycling was taking a truckload to the dump and bringing a truckload back. And today, raising my children, recycling is recycling – don't throw that can away, don't do that. So if I was a millennial, I think I missed that generation by X or something. I would want to know I was living in a facility that a lot of thought process went into while I'm sitting there drinking my coffee and reading the paper on an iPad."

Eric Faust said, "Right, and the young people are very attuned to that, and we would be too. I think the first thing we would focus on would be energy efficiency, the actual cost of operating, cost of utilities, cost of gas, cost of electricity, that sort of thing."

- Commissioner Gutierrez said, "I would like to commend you guys for bringing this project forward. Now I would like to talk to the rest of you in the audience. Growing up off Agua Fria, I'm familiar with the area. And I was writing down addresses, and peoples' names so I could pay attention to what was going on, and 90% of the people or better, are all neighbors to this project. There is hardly anybody that isn't living within a one mile radius of this project, other than Ray Herrera, so we have some good statistics from Mr. Romero the historian. This is a tough one. You guys are businessmen, I'm self employed. I understand what you're trying to do. I don't know that I wholeheartedly agree with the pitch, you didn't say millennials, you said youth... young people. So I don't know if it's going to stay in that spectrum, or if it's even feasible to fill up with those people. And with that, I'll pass it on. Thank you."

- Commissioner Bemis said, "I'm sort of the token elder in this, and I usually don't say very much. But I wanted to ask the developers, if it would be financially possible to phase something in, because it's sort of like an elephant has suddenly been plopped in the middle of this community. And I feel for the people that I've heard speak tonight. If I were living there, and all of a sudden somebody was going to say there's going to be a 3-story building with hundreds and hundreds of people, you just can't sort of spring this on people. Would it be financially possible to maybe phase something in."

Eric Faust said, "We do plan on phasing this, mostly for the rate of lease-up and the market demand that it would take to do that. I do think... the project... 200 units doesn't carry the project. So if that had been true, we wouldn't have been coming in here for 450 units. If that had been true, there would have been other market rate apartments built in the last 20 years. We're in a difficult situation in Santa Fe. We're growing into a retirement community and the choices are hard not to do that. And so, yes, we would be doing a phasing of the project. Could we actually just do half the project and then sit and wait – probably not."

- Commissioner Bemis said, "I wonder what the jobs are going to be for these people. We already have a problem, other than working in hotels or restaurants, we don't have a big offering of jobs in the City."

Eric said, "We've lost 4,000 people in the last 10 years, and just because of affordability. That's people that worked here that have moved away. That's happening today. That's what those charts will say and that's what those studies will say. So people that are working here are moving away and the reason they've given is because of affordability."

- Chair Harris asked, "Ms. Baer. On the Boylan property adjacent to this, the packet notes that it is now zoned C-2, but we also had to amend the General Plan didn't we for that."

Ms. Baer said she is trying to remember.

- Chair Harris asked Mr. Smith if he can answer that for us.

Greg Smith said, "The SPPAZO process [Subdivision, Platting, Planning, And Zoning Ordinance], which was the transition between the Extraterritorial Zoning Ordinance and the City Zoning, resulted in the current designation of both the Zoning District, and the General Plan Future Land Use Map."

- Chair Harris said, "I'm asking, did we amend the General Plan when we rezoned the Boylan property to the west."

Mr. Smith said, "I believe the answer now is that we did."

- Chair Harris said that's what he recalls, but he doesn't remember the designation.

Mr. Smith said, "The designation for this tract of land was done through the SPPAZO process, as was the Boylan property. The General Plan zoning designations are different for this tract of land because [inaudible] prior to annexation."

Mr. Baer said, "Dan Esquibel is here, he was case manager and perhaps he remembers."

Mr. Esquibel said, "I believe that the General Plan for that area, it originally went for I-1 for zoning, but it was changed to C-2 for zoning and for the General Plan Amendment, so the General Plan Amendment got rezoned to General Commercial. It came in as Rural Residential and was changed to General Commercial."

- Chair Harris said, "Then the Boylan property had the same General Plan designation similar to what we saw as part of the Staff presentation. I just wanted to clarify that. We have a recent history of amending the General Plan next door and then changing the rezoning. I just wanted to clarify that."

- Chair Harris said, "Mr. Romero, can you step up again, please. In our road classification, arterial, collector, where does Agua Fria Street fall in that area. How is it classified?"

John Romero said, "Right now, I believe it is primary arterial, but pending a current proposed change to our Roadway Classification Maps, that has to be approved by the Federal Highway Administration, it is going to be downgraded to a secondary arterial."

- Chair Harris said, "Consideration of classification is very significant, it seems to me. If it requires federal approval.... what would be your own view as our Traffic Engineer. Is it appropriate now as a primary arterial, or it would be better served as a secondary arterial."

Mr. Romero said, "The purpose of the reclassification is to determine what it is being used for. I was one of the main recommending persons that recommended that it be a secondary arterial. And primary arterials are like St. Francis Drive, Cerrillos Road, 599, to get you around and through town. Airport Road, yes. Alameda, Agua Fria, they get you get you from one side of town to the other. They can help move traffic within town, so those are the secondary arterials. And then collectors are further on down, such as La Cieneguita and so on and so forth."

- Chair Harris said, "It seems from what you're saying, there would be a lot of support within the professionals of the City to change that designation to reflect how it's really used, to a secondary arterial. Assuming that happens, does that affect your recommendations when you evaluate projects such as the Blue Buffalo project."

Mr. Romero said, "No. So the capabilities of the traffic study are to determine amounts of delay at intersections and rate those against a scale to determine whether they are acceptable levels of service or not. So we're going to be looking at Osage and Agua Fria at their main access points, those types of things, and they can determine whether there's failing movements. One important thing to note. It seems one of the main concerns is the amount of traffic on Agua Fria. I think the way it stands, with the sprawl that's occurring and the number of workforce people living on the west side of town, they're still driving through Agua Fria to get to work. They come down Cerrillos, they come down Rufina, so it really doesn't increase traffic, it just brings them closer to their place of work, potentially. And it's hard for a traffic study to quantify that. It's just more of a general traffic concept. Not approving it here, and approving another point of conflicts at Zafarano, may not reduce the amount of traffic on Agua Fria."

- Chair Harris said, "I don't believe any of the Commissioners had a chance to review the revised Memo you submitted, I scanned it quickly. There is nothing in either of your Memos that suggest that signalization would be appropriate. Is that correct?"

Mr. Romero said, "Correct, Chair Harris. I don't believe there would be enough size to the traffic to warrant a traffic signal at that intersection."

- Chair Harris asked, "What conditions in the future would you imagine that may drive signalization. We're approximately halfway between the signal at Siler and Agua Fria and Osage and Agua Fria, approximate. I know distance between signals is an issue, on occasion. So my question would be, in the future what kinds of conditions would it be. Just increased traffic. What would drive signalization along this stretch."

Mr. Romero said, "There are several warrants, but most of them in a location like this would rely on side street traffic volumes. It would have to increase significantly to justify a signal."

- Chair Harris said, "Rather than increased volume on the secondary arterial."

Mr. Romero said, "On Agua Fria. Exactly. If that was a justification... based on how many cars were on the main line. Side road traffic. So Agua Fria, when you look at warrants, they have to have so much volume on the main line and so many on the side street for certain hours during the day. Obviously, the main line has the volumes, it's just the side streets that don't. And I don't recall if the Traffic Engineer has done a warrant study, but we did one in-house several years ago on La Cieneguita and Maez Road and they weren't close to meeting the warrants for a traffic signal."

- Chair Harris said, "Not even close to meeting the warrants."

Mr. Romero said that is correct.

- Chair Harris said, "I think that's most of my questions, Mr. Romero. Again, I appreciate your expertise."

- Commissioner Villarreal said, "Clarifying question for staff. I'm just curious how this works for voting, since there are two separate cases. If one is denied, if the zoning is denied, then what happens at the General Plan Amendment."

Ms. Baer said, "You would have to vote on the General Plan Amendment first in order to vote on the rezoning. So, presumably, if you denied the General Plan Amendment, you would not then support the rezoning."

- Commissioner Padilla said, "Question for staff. In the event that we move for a postponement, is it a postponement of both cases, or postponement of one."

Ms. Baer said, "You would presumably postpone both and consider the two together."

- Commissioner Gutierrez said, "Question for staff. In the Conclusion, and I think Mr. Martinez brought this up, the 5th paragraph on page 20 of 22, it says, '*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 service.*' This is a conclusion they made recently and for this case."

Ms. Baer said that is correct.

- Chair Harris said, "I think we're getting close to some sort of action here, and I'd like to just make sure I understand what our options may be. We seem to have a request from the applicant to postpone. Ms. Baer pointed out that they could postpone to a date certain, and thus not have another notification process. Or, it could be an open-ended postponement, in which case, they would have to go back through the formal notification process. Is that correct?"

Ms. Baer said, "Yes."

- Chair Harris said, "My question to you, Mr. Shandler, then, if the applicant makes that request, are they the driver. They are the Applicant. If they request to postpone, are we required to take an action. Are we required to accept or deny the request for postponement."

Mr. Shandler said, "I don't think there's a black and white line. I'm just trying to equate it to a Court experience, that if a party came forward, they are a Plaintiff and they wanted a continuance to work with the other parties, generally a Court would grant that request to see if there could be a resolution. But I think a lot of options that Ms. Baer suggested, I think there's a variety on the table. So, short answer, I really don't have a good answer. I'm trying to equate it to the Court system and it would be permissible under the Court system."

- Chair Harris said, "And we know we're *quasi-judicial*, we've heard that sermon any number of times, so it seems like an appropriate analogy."
- Commissioner Villarreal said, "I was curious if you would clarify, if this were to be denied, the Applicants would move on to the City Council, or do they have an option to rethink some aspects of the proposal at that time."

Ms. Baer said, "It would be up to them. They could move forward, we've seen this happen with a recommendation to deny. And it would be their choice if they wanted to proceed to City Council because it is, after all, a recommendation from this body, and the Council has the final decision. Alternatively, they could take their time, they could take as much time as they wanted and go back and discuss various options with the neighborhood. Or they could resubmit to this body if they chose to do so. Or, we could move forward on the basis of what has happened in the interim."

- Commissioner Villarreal said, "In my opinion, I feel like there are some things that are half-baked, that haven't really been resolved. The traffic thing for me, is not really clear. There's an issue we all know about, but the La Cienegita thing is really picking at me, because that's going to be a bigger through-way than it is now. That's the reality. That's what people cross to get to Cerrillos, or it's even farther down. Personally, I'm not in favor of the rezoning, even the possibility of trying to look at the current zoning and work with that, which is something the applicant can consider. I really like someone's idea about the agricultural project, it sounds really cool. I wish the City could buy that and actually make uses for that purpose."

MOTION: Commissioner Villarreal moved, seconded by Commissioner Brian Gutierrez for purposes of discussion, to recommend to the Governing Body the denial of Case #2014-121, Blue Buffalo General Plan Amendment.

DISCUSSION: Commissioner Gutierrez said, "I have a question for the Applicants. My question is of the size and magnitude of apartment complexes in this town, how many are 'Mom and Pop' owned, or Santa Fe local business partner owned, for that matter, and how many are corporate owned."

Eric Faust said, "I don't have an answer to that. I can think of a few of them and they are all corporate owned, but I have never looked into that."

Commissioner Pava said, "If I understand it, we have a motion and a second on the table for denial."

Mr. Shandler said, "Yes."

Commission Pava said, "If we go through this, Mr. Shandler, do we need findings."

Mr. Shandler said, "Yes. And once your discussion continues, I was going to prompt the mover of the Motion to give me a couple of sentences. So, what I'm focusing on, is that the approval criterial for the General Plan has several things in the Report. And maybe one of them that may be applicable to the motion, assuming it prevails, is that it has to show that it is a 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 the efficiency of the economy in the process of the development. So perhaps there are concepts there that may help you build your sentences."

Commissioner Pava said, "I believe we drafted findings that could reasonably address that, if need be, and they could then, at the discretion of staff be reviewed and we could read them into the record if it comes to that."

Commissioner Pava asked if he should read the proposed Findings for the General Plan Amendment, asking if that is appropriate at this time, or if it is appropriate to take the vote.

Mr. Shandler said, "I would prefer that you enter that into the record before you vote, but I don't want to get too far in front of the Commission, so whenever the Chair thinks that's appropriate, I defer to the Chair."

Chair Harris said, "I think it's appropriate now."

FRIENDLY AMENDMENT: Commissioner Pava proposed to amend the Motion to add the following proposed findings in the matter of Case No. 2014-121 for the General Plan Amendment:

- Finding No. 1. The criteria set forth in 14-3.2(E), for all General Plan Amendments are not met by this application.
- Finding No. 2. The General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.
- Finding No. 3. The General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.
- Finding No. 4. The 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 Staff Report by the Long-Range Planning Staff.

Finding No. 5. There are other locations for multi-family housing at the proposed density, as noted in the Staff Report, that would better implement the Santa Fe General Plan.

THE AMENDMENT WAS FRIENDLY TO THE MAKER AND SECOND, AND THERE WERE NO OBJECTIONS BY THE OTHER MEMBERS OF THE COMMISSION.

FRIENDLY AMENDMENT: Commissioner Villarreal proposed to amend the motion to add a Finding No. 6. The proposed project is not consistent with the projections of Santa Fe. **THE AMENDMENT WAS FRIENDLY TO THE SECOND, AND THERE WERE NO OBJECTIONS BY THE OTHER MEMBERS OF THE COMMISSION.**

VOTE: The motion, as amended, was approved on the following Roll Call vote:

For: Commissioner Villarreal, Commissioner Pava, Commissioner Bemis and Commissioner Gutierrez.

Against: Commissioner Padilla and Commissioner Angela Schackel-Bordegary.
[4-2]

Explaining his vote: Commissioner Gutierrez said, "Yes. Mr. Faust, Mr. Gorges, I think that what we heard is that you guys can do a good job and you're local, and I appreciate that. However, I just don't think it's the most appropriate use of the land, and I just wanted to say that on my yes vote.

4. **CASE #2014-121. BLUE BUFFALO REZONING. JAMES W. SIEBERT & ASSOCIATES, INC., AGENTS FOR BLUE BUFFALO, REQUESTS REZONING APPROVAL 16.53± ACRES FROM C-1 PUD (OFFICE AND RELATED COMMERCIAL, PLANNED UNIT DEVELOPMENT) AND R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE) TO RESIDENTIAL, 29 DWELLING UNITS PER ACRE) TO BUILD APPROXIMATELY 450 APARTMENT UNITS. THE PROPERTY IS LOCATED AT 2725 AND 2639 AGUA FRIA STREET AND INCLUDING TWO ADJOINING PROPERTIES TO THE EAST. (DONNA WYNANT, CASE MANAGER)**

MOTION: Commissioner Villarreal moved, seconded by Commissioner Pava, to recommend to the Governing Body the denial of Case #2014-122, Blue Buffalo Rezoning.

DISCUSSION: Commissioner Padilla asked, "If we're not amending the General Plan, why are we voting on the Rezoning."

Ms. Baer said, "It is a formality. It is a case that's been presented to you."

Commissioner Pava said, "Given that it's a formality, are findings needed for that or not."

Mr. Shandler said, "Mr. Chairman, I will also write findings for that, but I think I have enough information. I will analogize from the Findings before."

VOTE: The motion was approved on the following Roll Call vote:

For: Commissioner Villarreal, Commissioner Pava, Commissioner Bemis and Commissioner Gutierrez.

Against: Commissioner Padilla and Commissioner Angela Schackel-Bordegary.
[4-2]

G. STAFF COMMUNICATIONS

Ms. Baer said they have copies of Chapter 14 in its entirety, commenting they decided it was easier to print the whole thing. She said Commissioner Gutierrez was the only who was tasked with inserting the last supplement, number 30. She said the paper copies are available for the Commissioners this evening.

Ms. Baer said the March 5, 2015, Planning Commission meeting is canceled. She said the cases for that meeting were simply not prepared, but there will be a meeting on March 19, 2015, and sooner, rather than later, we hope to get back on schedule to the first Thursday of the month. She said they will hold the first meeting in April on the first Thursday. Ms. Baer said there are some big cases coming up.

Ms. Baer said they will go ahead with the Summary Committee meeting on March 5, 2015. She said Commissioner Padilla will be out of town, but we will still have a quorum as long as Chair Ortiz and Commissioner Gutierrez are available, noting there are 5 cases for the Summary Committee on that date. She said it seemed like a good idea to go ahead with those.

Responding to the Chair, Ms. Baer said we may have to have two meetings in April, noting there is another controversial issue that has a lot of public involvement, that currently is anticipated to be heard on April 2, 2015, and then we have all the Pulte cases, which is a big batch of cases, either on April 2nd, or the second meeting in April.

Chair Harris asked about the agenda for March 19, 2015.

Ms. Baer said at the least, the Final Subdivision Plat for Ross's Peak.

Chair Harris said he thinks it is time for the Long Range Planning Division people to come before the Commission either in a formal session or study session, to talk to us and convince us they're working hard on the revision to the General Plan, that he understands will be scheduled, tentatively, for the end of the year.

City of Santa Fe, New Mexico

memo

DATE: June 19, 2015

TO: Donna Wynant, Land Use Division

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

FROM: Sandra Kassens, Engineer Assistant *SK*

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

BASED ON: Main entrance relocated to Maez Road, number of apartments reduced to 399, and a revised TIA dated June 8, 2015.

ISSUE:

James W. Siebert & Assoc., Inc., agent for Blue Buffalo Apartments, 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~~ 399 apartment units (number of units changed by applicant in final revision of TIA). The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east.

BACKGROUND:

The June 8, 2015 TIA demonstrates that the six intersections analyzed in the study area will operate at acceptable levels for the build condition in both the Implementation year (2016) and the Horizon year (2026). The six intersections are as follows: on Agua Fria Street at Siler Road, Osage Avenue, Maez Road, La Cieneguita, and Boylan Lane and driveway "A" that is an access for a portion of the apartments via Boylan Lane.

The main entrance to the apartments on Agua Fria Street that has been relocated to Maez Road (formerly located at La Cieneguita) was initially studied as a roundabout, but in this revision, it was also analyzed as a Two-Way Stop Control (TWSC) intersection. We do not recommend placing a roundabout at this location. The small amount of predicted side traffic will not justify a roundabout and would cause unneeded delays on Agua Fria Street in order to provide a moderate level of service (LOS) on the side streets.

RECOMMENDED ACTION:

Review comments are based on the latest revision to the Traffic Impact Analysis (TIA) dated June 8, 2015 and received by Traffic Engineering on June 9, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

SS001.PM5 - 7/95

EXHIBIT 6

- ❖ **The Developer's decision to relocate the Blue Buffalo main entrance to Maez Road, rather than aligning it with La Cieneguita, may not 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.**
- ❖ **The Developer shall demonstrate that there is sufficient existing ROW to install this deceleration lane, prior to proceeding with the proposed layout.**
 - **If the ROW is sufficient, the Developer shall:**
 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);
 2. Construct the right-turn deceleration lanes at Boylan Lane and at the main entrance to the apartments (opposite Maez Road); and
 3. Follow the driveway location and lane layout suggestions that are recommended in the June 8, 2015 TIA.
 - **If existing ROW is not available, the Developer shall propose an acceptable alternate location for the main entrance to the apartments.**

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

EXHIBIT 7:

Letters of opposition

and

**Petitions received on:
6/17/15 and 6/19/15
against Blue Buffalo**

West River Neighborhood Association
C/o James Gray
1308 Camino Carlos Rael
Santa Fe, NM 87507



Santa Fe City Council
200 Washington Street
Santa Fe, NM

June 15, 2015

Dear Sirs:

We would like to express our disparagement of the proposed El Rio Apartment Project.

We feel that the size and density of this apartment is definitely not in keeping with the neighborhood. The historical river corridor has traditionally been agricultural and residential. We know that the past does not necessarily need to dictate the future, however, the current residential area is not the right place to change the character of the city. The residents of this area have all invested a lot of money, time, sweat equity and history to live here and it hardly seem right to change our whole quality of life and being this dramatically.

The changes to traffic, school burden, public safety services and demands on the basic infrastructure will surely cost the city more than the tax income will support. We understand the needs and benefits of high density housing and are not opposed to apartment buildings per se, we just do not believe that Agua Fria is not the proper location. A rose is a weed in a cabbage patch.

We also think that before any zoning or projects are approved, it would be prudent to reevaluate and consider a general plan for the area considering the annexation into the City.

Thank you,

James S. Gray
President



Kathryn C. Sherlock, Ph.D.
School Library, Bilingual Education
and Title III Coordinator, Retired
NM Public Education Department
June 17, 2015

The Honorable Mayor Javier Gonzales and City Councilors
Santa Fe, NM 87501

Dear Mayor and Councilors:

I am unable to attend the hearing on June 24, concerning the Blue Buffalo/Tierra Concepts proposal for "El Rio." I am requesting that Blue Buffalo's proposal for rezoning be denied. Along with many other reasons to deny the rezoning, I am writing to you about the impact on Santa Fe's schools, one aspect of "infrastructure."

Based on latest available data, Santa Fe has 44 public and 24 private schools. The paths that students take to many of these schools include Agua Fria and West Alameda. Parents and busses deliver them and pick them up using these arteries.

"El Rio's" development will likely include some families with school-age children. As you know, the K-12 student population in the southwest quarter of Santa Fe is by far the largest student population in the city. "El Rio" children will be added to schools that are already at their capacity - this even includes the two new schools added in 2014-2015 (Nina Otero and Camino Real) and the Nye Center (formerly Agua Fria Elementary) that will open its doors in September 2015.

The public schools that are clearly going to be affected by expansion in student population and/or by transportation delays include, at least:

1. Aspen Community Magnet School (a combination of students from Alvord, Kaune and Larragoite Elementary Schools)
2. Camino Real Elementary
3. Capital High School
4. Cesar Chavez Elementary
5. DeVargas Middle School/Nelson Mandela Baccalaureate School
6. Gonzales Elementary
7. Larragoite Alternative High School
8. Nina Otero Elementary
9. Nye Pre-School/Early Education Center
10. Ortiz Middle School
11. R.M. Sweeney Elementary
12. Ramirez-Thomas Elementary
13. Santa Fe High School
14. Salazar Elementary

There are also several private schools located on or feeding into Agua Fria/West Alameda.

Finally, the traffic of 900+ cars (i.e. 1800 counting going out and in "El Rio" once a day) will also impact students' access to area schools and the carbon footprint of traffic gridlock.

Thank you for your consideration of my issue and my request.

Sincerely,
Kathryn C. Sherlock
Kathryn C. ("Kitty") Sherlock
1004 Camino Oraibi
Santa Fe, NM 87505

Agua Fria Village Association

2073 Camino Samuel Montoya
Santa Fe, NM 87507



June 16, 2015

Honorable Council Members
City of Santa Fe
P.O. Box 909
Santa Fe, N.M. 87504-0909



Dear Councilors:

The Agua Fria Village Association (AFVA), on behalf of the Agua Fria Village Traditional Historic Community (THC), has voted at its March meeting to oppose the Blue Buffalo/Tierra Concepts El Rio proposal on the Ecoversity Campus. This is our 375th Anniversary as a place of settlement along El Camino Real and we look forward to the *Three Trails Conference* on September 17, 2015. We ask the Councilors to restrict any building before that date, as it would be a black eye on the approach to the City Different.

This is as rural a lot as you can get, an old acequia ran across the street to this vacant property and it was always used as agricultural. Last year, this is where the goats stood on straw bales and stared at you.

We in Agua Fria Village had the promise of a Rural Residential Protection Zoning District from the City of Santa Fe (*Ordinance #2009-18*) coming out of the 2009 *Settlement Annexation Agreement* and the former Regional Planning Authority. Recognizing that Rebecca Wurtzberg and Frank Katz, and Virginia Vigil and Steve Ross have all left the scene; there still has to be some continuity of policy. Further, there were to be "Transition Zones" and buffer zones around Agua Fria Village with the 2006 *Southwest Sector Plan* that we spend three years crafting. How does this proposed R-29 development adhere to all of these formal legal and policy arrangements?

Being involved in all the annexation meetings starting in 2007, we attended when Ecoversity asked for a strip mall zoning for two acres, which would finance the educational foundation. They were informed that all properties would enter the City as R-1 and then present Masterplans for upgraded zoning (the AFVA was never notified of any such zoning upgrade). In fact, the designation of C-1 seems to have not gone through a public process.

A C-1 zoning designation should not be interchangeable with R-21. C-1 implies a Monday through Friday 8-5 260 days a year schedule with one business owner an acre; while R-21 means 24/7 for 365 days a year with 21 families living there. Ever try to get a consensus of 21 families? If you are the neighbor of these 21 families at any given time might be doing things that are aggravating to you: smoking, coughing, playing loud music, burning food, public drinking, etc. Or they might NOT like what you do: own a horse, operate a circular saw while they are sleeping during the day because they work at night, etc. The list is virtually endless of objectionables. It is a whole different kind of intensity for a massive apartment complex. We would of thought that there should be an E-1, or educational zoning designation, for an Ecoversity campus.

When the City annexation occurred, it took County lands that were presumed to be vacant (and to remain that way for quite some time), right into a City Zoning system that promotes more urban densities but yet has no master plan for how these lands should be developed or regulated. It created a "No Man's Land" where anything was possible and the surrounding neighbors and neighborhoods were held in jeopardy of losing their quality of life.

A 2013 Study by Liza Miller for the Santa Fe County Open Space and Trails Program suggested that the Ecoversity Campus might be a part of the parks system adjoining the Santa Fe River Greenway, which would include the dogleg of the Boylan property north of the Ecoversity. There are many possibilities of Eco-Tourism on the Santa Fe River Greenway that El Rio might have a chilling effect on.

We feel that the developer's proposal is inappropriate and incompatible to the site and in fact, the regional area.

We heard at the Early Neighborhood Notification meeting of March 2015 for Gerald Peters' proposed Gerhart Apartment Complex on South Meadows Avenue, from Linda Trujillo of the School Board, that the next-door Santa Fe Public Schools' school, El Camino Real Academy is several hundred children over-capacity in 2015, it's first year of existence. This will necessitate a district-wide redistricting. However, neighboring schools like Nina Otero Warren also opened in 2015 is also overcapacity (both schools built at a cost of over \$60 million dollars). In fact, all Southside schools are at capacity: Salazar, Cesar Chavez, Sweeny, Piñon, and Thomas-Ramirez. They literally cannot take any more children generated by this proposed development. Busing will require state approval.

Our experience from Centex homes building the three-story San Isidro Apartments on Zafarano Street is that Albuquerque-based contractors, laborers and suppliers, were used. Thus yielding very minimal economic benefit to the Santa Fe County area (the workers might of bought lunch here).

We of course are opposed to any more traffic on Agua Fria Street since this is our major access. We recognize that the Siler Road Bridge and the increased speed on Cerrillos Road have lower traffic counts but the USDOT arterial capacity rule of thumb is 10,000 ADT.

We don't believe that the solution to housing is always apartment rental, and in fact, people can become "trapped" in these situations and unable to move out into the Single Family Housing market that drives area homebuilders. The rents that are proposed are just a little too high for our youth who may make the living wage of \$10.84 but are clearly not taking the full-time salary of \$1,881.16 a month home. Taxes and benefits can knock 25% off the top. Experts say that rent should be about 30%-40% of one's income or \$565.85 to \$754.46 a month.

Refer back to the UNM BBER study that says the City cannot afford to provide the services and infrastructure to the newly annexed areas given the tax base being absorbed. This means areas that already have services will see lessen services and we already know the budget is in a \$2.1 million shortfall---so ALL must pay more. Handing the golden carrot to the Ecoversity Developers will impact the rest of Santa Fe. This is NOT a case of a rising tide lifts all boats but rather the newest boat in town sinks all others! We would say "Detroit" but maybe a better example is Sarasota, Florida where the City was spending \$1.50 on services to new developments to receive \$1.00 in revenue from them. A taxpayer revolt ensued. Reviewing the development fees on this developer (which we believe are limited to just \$20,000 for any project over \$2 million in value), should be in order. Remember, it is just projected to be 67 jobs for one year or less.

Then there is the fact that when these 399-450 apartments go in: does the developer have the capacity to manage it? They are doing one apartment complex on Pacheco Street but it is only 36 units, less than 1/10 the size. When asked this question by Kim Shanahan on Green Building radio: the answer was an audible "Duhhh" by the developer. Maybe the whole intent is to receive the approvals for the development and then sell it and buy an island somewhere and let the new guy have the headaches of collecting rent and unclogging toilets. This is the reality of management.

The developers have the best sales pitch I have heard in my 36 years of neighborhood advocacy where I estimate I may have heard over 1,000. But I think the citizen testimony you will receive on June 24th will negate each pitch point-by-point.

Given the above information it is not in the best interests of City Government, the Citizens of the entire City, the immediate neighbors, or Santa Fe Public Schools to build the proposal at this time.

Sincerely,

A handwritten signature in black ink that reads "William H. Mee". The signature is written in a cursive, flowing style.

William Henry Mee, President AFVA
(505) 473-3160
WilliamHenryMee@aol.com

West River Homeowners Association
C/o James Gray
1308 Camino Carlos Rael
Santa Fe, NM 87507



Santa Fe City Council
200 Washington Street
Santa Fe, NM

June 15, 2015

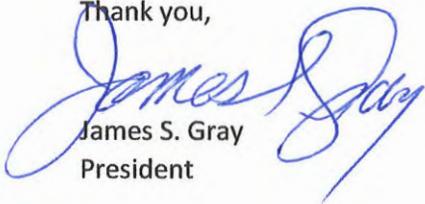
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The changes to traffic, school burden, public safety services and demands on the basic infrastructure will surely cost the city more than the tax income will support. We understand the needs and benefits of high density housing and are not opposed to apartment buildings per se, we just do not believe that Agua Fria is not the proper location. A rose is a weed in a cabbage patch.

Thank you,


James S. Gray
President

06/25/15

**LAS ACEQUIAS NEIGHBORHOOD ASSOCIATION
PO BOX 28062
SANTA FE, NEW MEXICO 87532**

June 16, 2015

**Honorable Javier Gonzales and
City Councilors
PO Box 909
Santa Fe, NM 87504**



Honorable Mayor and Councilors:

The Board of the Las Acequias Neighborhood Association has discussed the proposed Blue Buffalo development on Agua Fria Road, which includes the old Ecoversity property and adjacent lots. Many of us also attended the Planning Commission meeting where the request for rezoning of this proposal was denied. The Las Acequias Association is concerned that this proposal is being taken to City Council in spite of the denial of the rezoning request, because we are aware that a great deal of the Santa Fe River Corridor is now within the city limits and that there is no official development plan for the entire area between the proposed development and 599. This allows developers to develop along what has been designated an endangered river (and which is being restored as a "Living River", without a concrete plan.

For example, in our neighborhood, Gerald Peters has proposed a huge 250+ apartment complex directly adjacent to the new Camino Real Academy and next to the Santa Fe River. These two developments will not be the last to be proposed in this area and we request that the Planning Commission and the City Council seriously consider a moratorium along the river corridor until a general development plan and conservation of green space and access to the river and pedestrian and bike trails is established.

Because of this, we ask that the Santa Fe City Council and the Mayor deny the request for rezoning.

Sincerely

Liddy Padilla
President, Las Acequias Neighborhood Association



Kathryn C. Sherlock, Ph.D.
School Library, Bilingual Education
and Title III Coordinator, Retired
NM Public Education Department
June 17, 2015

The Honorable Mayor Javier Gonzales and City Councilors
Santa Fe, NM 87501

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10. Ortiz Middle School
11. R.M. Sweeney Elementary
12. Ramirez-Thomas Elementary
13. Santa Fe High School
14. Salazar Elementary

There are also several private schools located on or feeding into Agua Fria/West Alameda. Finally, the traffic of 900+ cars (i.e. 1800 counting going out and in "El Rio" once a day) will also impact students' access to area schools and the carbon footprint of traffic gridlock.

Thank you for your consideration of my issue and my request.

Sincerely,
Kathryn C. Sherlock
Kathryn C. ("Kitty") Sherlock
1004 Camino Oraibi
Santa Fe, NM 87505

West Santa Fe River Alliance

City Council
200 Washington Street
Santa Fe, NM



Dear Sirs:

Attached is a petition of 92 pages containing 859 signatures opposing the rezoning of the Ecovercity and adjoining lots to R29

We feel the El Rio project is out of place at this location.

We also feel that the newly annexed are should be properly planned before spot zoning changes and poorly proposed development occurs.

Thank you

**PETITION AGAINST BLUE BUFFALO LLC/TIERRA CONCEPTS'
"EL RIO" APARTMENT COMPLEX APPLICATION**

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Signature	Home Address	Phone or Email
1. Denise R Solano	4305 Calle Andrew Apt A	505-660-6394
2. Carol Moon	PO Box 1552	505-236-9164
3. Carol Rael	1711 Agua Fria St	505-490-1131
4. Sara Vanneman	4117 Chaparran Pl. SF, Nm	856-237-7528
5. P. G. Bhundya	489 Calle volver	505-795-3830
6. Perla Sanchez V.	1610 C. de Baca NW	505-204-9861
7. Jane Taylor	862 Camino Conrado	913-5539
8. Caroline Montoya	6974 Borden Mesa	469-1739
9. Cathy Berntsen	5 Encantado Rd	466-3993
10. [Signature]	5614 Cam de Norber SF	819 8003
11. Dodi Jatzman	P.O. Box 6483 SF, NM 87502	
12. [Signature]	7 Eagle Peak SF. NM	87508 920-1608
13. [Signature]	2501 W 21st Rd #10210 SF, NM 87505	505-510-1031
14. Elizabeth Jpa	415 la Joya Rd SFm.	9467991
15. [Signature]	OLH Avenida Romero Rd SF NM 87508	231-3310
16. [Signature]	PO Box 8816 SF NM 87504	Quadrada 33 @ yelp.com
17. Celina De Garcia	1711 Agua Fria St	
18. Juanito Pino Rael	1711 Agua Fria St	
19. Annette Segura	5308 Circuito Del Norte	690-0618

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Signature	Home Address	Phone or Email
1. <u>Ann L Butler</u>	<u>1937 Tijeras</u>	<u>annbutler3@gmail.com</u>
2. <u>Deborah Beaudry</u>	<u>1943 Tijeras</u>	<u>deborahmaebear@yahoo.com</u>
3. <u>Bob Feland</u>	<u>1953 Tijeras Rd</u>	<u>Bull Dogs 1953@aol.com</u>
4. <u>Gregory Catta</u>	<u>1954 Tijeras Rd</u>	<u>gdave@prospectco.com</u>
5. <u>Shelman</u>	<u>1957 Tijeras Rd</u>	<u>SELMANENERGYADVOCATE.US</u>
6. <u>Guiney Letizia</u>	<u>1958 Tijeras Rd.</u>	<u>gmletizia@gmail.com</u>
7. <u>Andre</u>	<u>1958 TIJERAS Rd.</u>	<u>achangsoo@yahoo.com</u>
8. <u>William Smith</u>	<u>999 Camino R526</u>	<u>473-5349</u>
9. <u>O. H. Williams</u>	<u>1938 Tijeras</u>	<u>983-6175</u>
10. <u>Allen Smith</u>	<u>999 Camino R526</u>	<u>473-5349</u>
11. <u>LISA Adelman</u>	<u>1930 Tijeras</u>	<u>LAdelman@notmail.com</u>

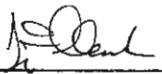
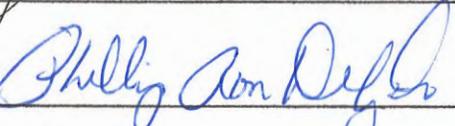
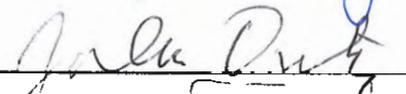
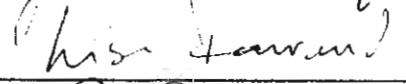
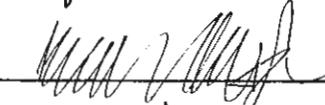
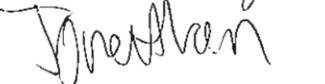
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Further, we ask that the City Council **not consider or act upon any rezoning request above R-1** without a re-application by Blue Buffalo LLC/ Tierra Concepts.

Signature	Home Address	Phone or Email
1. 	Elizabeth Clarke 1533 La Cienegueta, Santa Fe	sannaandelizabeth@gmail.com
2. Sanna P. Conoley	1533 La Cienegueta Santa Fe	sannaandelizabeth@gmail.com
3. William C. Ellenburg	1537 La Cienegueta SF	ellenburg71@msu.edu
4. Melissa Schmidt	1711 Camino la Canada	melissaschmidt@gmail.com
5. Lyndis M. Gura	1516 La Cienegueta	
6. 	1512 La Cienegueta	23 danreb@gmail
7. 	1501 LA CIENEGUETA	
8. 	1505 La Cienegueta	
9. 	1509 La Cienegueta	
10. 	728 Calle Beatrice	freshhunterschne1@gmail.com
11. 	1536 La Cienegueta	55432@yahoo
	1557 La Cienegueta	Jonathan1557@gmail.com

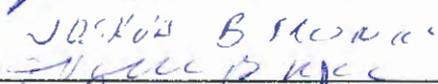
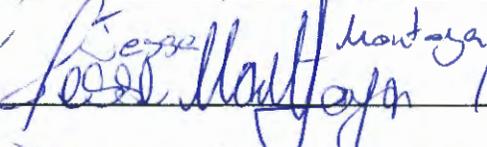
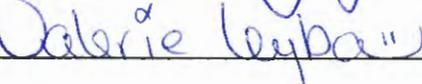
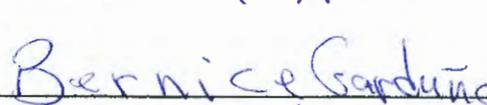
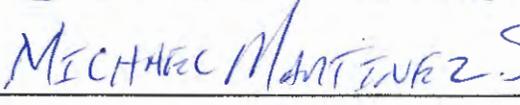
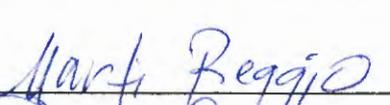
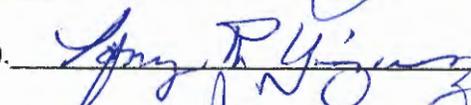
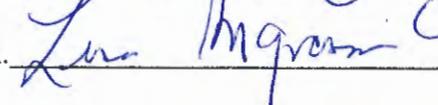
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Further, we ask that the City Council **not consider or act upon any rezoning request above R-1** without a re-application by Blue Buffalo LLC/ Tierra Concepts.

Signature	Home Address	Phone or Email
1. 	1647 Calle Soto	Phil Stecker Montoya@yahoo.com
2. 	1663 Calle Sotero	434-3719
3. 	1666 Calle Sotero	505-920-1197
4. 	1671 Calle Sotero	505-310-3762
5. 	1674 Calle Sotero	505-474-4923
6. 	1676 La Cieneguita	505-471-6822
7. 	1676 La Cieneguita	(505) 471-6822
8. 	1639 Calle Sotero	505-989-4580
9. 	1672 La Cieneguita	(505) 473-4993
10. 	1652 La Cieneguita	505) 920-6529
11. 	1152 La Cieneguita	505) 474-9185

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Signature	Home Address	Phone or Email
1. JOHN L HOLLIDAY III	1648 LA CIENEGUITA	720 503 0110
2. Michael Montoya	1648 La Cieneguita	424-1718
3. Kelli Martini KELLY MARTINEZ	1657 La Cieneguita	913-9304
4. Louis Martinez	1657 La Cieneguita	913-9304
5. Joranna Whitehead	1665 La Cieneguita	983-2124
6. Brian J	1635 Calle Sotero	660-0145
7. Eve Phillips	1650 Calle Sotero	424-7582
8. Dyana Todd	1636 La Cieneguita	474-7005
9. Scooby Riggins	1639 Calle Sotero	988.4580
10. AIRAN LEON-VALLES	1561 LA CIENEGUITA (505)	474-4533
11. Irene Romero	1521 La Cieneguita	304-2709

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Print Name	Signature	Home Address	Phone or Email
1. Fraw Montoya		1521 La Cienegueta	304-2709 505-470-8951
2. Margie Gallegos		1521 La Cienegueta	3 505-670-4237
3. Gisela de la Cruz		1517 la cienegueta	
4. Dicky Sandoval		1513 La Cienegueta	(954-1833)
5. James Larki		1504 la Cienegueta	(505-474-6001)
6. Jason Sena		1520 la Cienegueta	(505)424-9551
7. Crystal Sena		1520 la Cienegueta	(505)424-9551
8. Alyssa Sena		1520 la Cienegueta	(505)424-9551
9. Jean Baca		1537 Valentine Way	SFNM 87507
10. Eduardo Rios		1540 la Cienegueta	SFNM ⁸⁷¹⁸³⁷
11. Gerardo Hernandez		1544 la Cienegueta	

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Print Name	Signature	Home Address	Phone or Email
1. Martha Alvarez	<i>Martha Alvarez</i>	1544 La Cieneguita	
2. Saul Fierro	<i>Saul Fierro</i>	1549 La Cieneguita	
3. Marisol Mercado	<i>Marisol Mercado</i>	1544 La Cieneguita.	
4. Luis A. Hernandez	<i>Luis A. Hernandez</i>	1544 La Cieneguita	
5. Kathleen George K. Guego	<i>Kathleen George K. Guego</i>	1534 Calle Angelina	
6. Diana Luz	<i>Diana Luz</i>	1538 calle angelina	
7. Christina Chen	<i>Christina Chen</i>	1542 Calle Angelina	christinetchen@hotmail.com
8. Jose Valle	<i>José Valle</i>	1535 calle Angelina	310 1941
9. Minako Shigeta	<i>Minako Shigeta</i>	1535 calle Angelina	474 7303
10. Luis Nolasco	<i>Luis Nolasco</i>	1539 calle Angelina	
11. Montserrat Vallès	<i>Montserrat Vallès</i>	1561 La Cieneguita	(505) 470-8719

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1. <i>Christy Grace</i>	1870 B. Vista del Sur	olivet168@hotmail.com
2. <i>Doreen Marsh</i>	430 Kathryn Pl. Santa Fe	wow@drukworks.com
3. <i>Melissa Chambers</i>	2022 Foothill Blvd SF	melissachambersbroke@gmail.com
4. <i>Lois Mee</i>	2073 Camino Samuel Montoya, SF	loismee@aol.com
5. <i>William H. Mee</i>	2073 Camino Samuel Montoya SF	WilliamHenryMee@aol.com
6. <i>Gail Schuler</i>	1903 Silingo Rd Apt 110 SF 87505	gailschuler79@yahoo.com
7. <i>CHRISTINA DUNKIN</i>	2210 VUELTA SAN MARCOS 87505	471.3770
8. <i>Viola Newsy</i>	1077 Osage Circle SF Nm 87505	ViolaNewsy.com
9. <i>Patricia (Patty) Stevens</i>	1921 Arroyo de las Cruces Santa Fe, NM	87505
10. <i>MARIA CRUZ</i>	7020 Valentine Ln. SF	maria.cruz2123@gmail.com
11. <i>Marla R. Laemmle</i>	1952 Skeeter Ln. SF, NM	Mrlaemmle@yahoo.com
12. <i>Cheryl A. Becker</i>	1952 Skeeter Ln. SF, NM	cheryl_288@yahoo.com
13. <i>Jura Brooks</i>	223 Rodriguez St	820 7017
14. <i>Angela Muller</i>	1000 Cordova Place #530, High Desert	highdesert1431@gmail.com
15. <i>Allen Mullins</i>	1000 CORDOVA PL #530	lightfootecological@gmail.com
16. <i>Sarah Floti</i>	517 Camino Solaro SF 87505	arboandelarock@gmail.com
17. <i>Ray E. Stephens</i>	628 1/2 Camino de la Luz SF 87504	respidear@comcast.net
18. <i>GAMINGIA</i>	833 Vadelos Pomeroy SF 87507	473 4759
19. <i>Amy Schaefer</i>	1311 Alamo Rd SF, 87507	aksingj@gmail.com

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Signature	Home Address	Phone or Email
1. <u>Mary Rodenz</u>	1924 Tijeras Road	984-3124
2. <u>Jane Rodenz</u>	1924 Tijeras R	666 DLB38@YAHOO.COM 984-3124
3. <u>Hally Sanders</u>	1908 Tijeras Rd.	halleyesanders@gmail.com
4. <u>Debra</u>	1908 TIJERAS RD	919-8144
5. <u>Gail Williams</u>	1907 Tijeras Rd	505 982-0867 gwilliams224@gmail.com
6. <u>Gail Williams</u>	1914 Tijeras Rd	505-577-3331
7. <u>Tony Duran</u>	1913 San Ildefonso	982-4908 duran_tony21@yahoo.com
8. <u>Brian K. Johnson</u>	1914 San Ildefonso Rd	505-983-5672
9. <u>Sharon Winger</u>	1832 San Felipe Cir.	505-204-2950
10. <u>Dolores Sanchez</u>	1812 San Felipe Cir.	
11. <u>Carolyn Florez</u>	1804 San Felipe Cir.	

12.

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Please return filled petitions to: K. Sherlock, P.O. Box 5003, Santa Fe, NM 87502 - OR - Bring them to the City Council meeting, which will be held at the Santa Fe City Hall or the Convention Center, at 7:00 p.m. on June 24, 2015 and give them to a member of the West Santa Fe River Alliance there.

Signature	Print Name	Home Address	Phone or Email
	Ben McHugh	2234 Vuelta San Marcos	665 6634
	Audrey Liddy	4505B Santa Ana	690-8116
	TROY BROWNE	2237 VUELTA SAN MARCOS	490-2182
	Karen Earle Browne	2237 Vuelta San Marcos	490-0527
	Otero Jeff	2231 Vuelta San Marcos	505-920-7713
	JAN BUTCHOFSTY	2227 Vuelta San Marcos	575-937-2316
	Sue Vinson	1016 Cam. Arroyo de San Juan	930-9362

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Signature	Print Name	Home Address	Phone or Email
	Raymond Valdez	100 Camino Anasazi	wolpac2001@yahoo.com
	Tito Ros	1021 Camino Orizibi	TITOC@MACRODIMENSIONAL.COM
	Margie Montoya	1000 Camino Anasazi	920-2192
	Austin Jimenez	1005 Camino Anasazi	Jimenez@austintx193@gmail.com
	Brad Stoll	1009 Camino Anasazi	bradleyshill@yahoo.com
	Suzanne Potts Shigler	7201 Vuelta Santa Fe	pottp.907@earthlink.net
	Charles Mann	1028 Camino de Cheely	Sfe NW 87505

PETITION AGAINST BLUE BUFFALO LLC/TIERRA CONCEPTS'
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Signature	Print Name	Home Address	Phone or Email
<u>Sharon K. Hellenka</u>	Sharon K. Hellenka	1017 Camino Orabi	SK Hellenka @ MSN.COM
<u>Joshua Montoya</u>	Joshua Montoya	1000 Camino Orabi	(505) 819-8772
<u>TEO RILE</u>	TEO RILE	2211 Camino Anadolon	TEORILE@GMAIL.COM
<u>Nancy Takacs</u>	Nancy Takacs	960 Camino Anasazi	505-473-4597
<u>ALAN GISE</u>	ALAN GISE	956 CAMINO ANASAZI	473-4895
<u>Sue Burdette</u>	Sue Burdette	2225 Vuelta San Marcos	Susan4999@aol.com
<u>Maria Mc Mahon</u>	Maria Mc Mahon	2234 Vuelta San Marcos	690-3044

SSN - Interfaith Social Justice Network

Petition to the City Council, City of Santa Fe to Reject Blue Buffalo LLC/Tierra Concepts: "El Rio" Apartment Complex Application

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Name (Please Print)	Signature	Home Address	Phone/Email
LYNN F. LEE	<i>Lynn F. Lee</i>	821 Camino de Vestas Encantada	Lynn.lee.1103@gmail.com
Ellie Voutselas	<i>Ellie Voutselas</i>	3345 Danville Growth 87507	ellievout@9.com
JADE GORDON	<i>Jade Gordon</i>	728 Franklin 87505	
Shaw Hissi	<i>Shaw Hissi</i>	15 Decaroso Ln 87288	
Anthony C. Valdez	<i>Anthony C. Valdez</i>	925 Placita Chaco, Santa Fe, NM 87505	(505) 410-6647

Pueblo → 08-55

Pueblo Alegre

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Name (Please Print)	Signature	Home Address	Phone/Email
STEPHANIE W. RICHY	<i>Stephanie Richy</i>	132 Com. de Chonily	505.471-3048

University of Wisconsin

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Name (Please Print)	Signature	Home Address	Phone/Email
Carrie M. Cannella		25 Maple 49 87528	434-3810
WILLIAM H AUSTIN		501 Rio Grande Ave, #F9	988-2657

Pueblo Alegre, etc.

PETITION AGAINST BLUE BUFFALO LLC/TIERRA CONCEPTS' "EL RIO" APARTMENT COMPLEX APPLICATION

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Signature	Print Name	Home Address	Phone or Email
<i>C. Reader</i>	Charlene Reader	1300 CANYON RD.	CANYON1300@MSN.COM
<i>Joseph E. Tanks</i>	Joseph E. Tanks	900 Camino Araszi	crazyfags@earthlink.net
<i>Candace Roybal</i>	Candace Roybal	1000 Camino Orabi	

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Signature	Print Name	Home Address	Phone or Email
	Michael Baca	961 Camino Oraibi	0.digitale@earthlink.net
	Marisha F Jackson	2230 Vuelta San Marcos	mfe.jackson@gmail.com
	PETER CHANDLER	945 Camino Oraibi	peterc.inspire@gmail.com
	DIANE SEAGO ATKINS	949 CAMINO ORAIBI	DIANE@PUREELEMENTS.COM
	Robert	941 CAMINO ORAIBI	KUSUMC@G.COM
	Mary Jane Garcia	941 Camino Oraibi	SFNM " " "
	Mike Rodriguez	957 Camino Oraibi	SFNM

Handwritten notes at the top of the page, including "Petition against Blue Buffalo LLC/Tierra Concepts' 'El Rio' Apartment Complex Application".

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Signature	Print Name	Home Address	Phone or Email
<i>Jennifer Stamm</i>	Jennifer Stamm	953 Camino Oraibi	471-5133 JenniferStamm@gmail.com
<i>Gloria Huckabee</i>	Gloria Huckabee	948 Camino Oraibi	
<i>Kate Avery</i>	Kate Avery	944 Camino Oraibi	476-8666 (w)
<i>Margaret Popp</i>	Margaret Popp	936 Camino Oraibi	955-0329 w
<i>Alan Van Pelt</i>	Alan Van Pelt	932 Camino Oraibi	

Pueblo Clasico

Petition to the City Council, City of Santa Fe to Reject Blue Buffalo LLC/Tierra Concepts: "El Rio" Apartment Complex Application

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Name (Please Print)	Signature	Home Address	Phone/Email
Norman F. Schuller Jr.	<i>Norman F. Schuller Jr.</i>	965 Camino Anzures	471-5356 467-8283
Verna Elrite	<i>Verna Elrite</i>	1008 Camino de Chelly	471-5356
John Townley	<i>John Townley</i>	1013 Camino Anzures	817-319-2655
GINA ZARITSKY	<i>Gina Zaritsky</i>	961 Camino Casasol	505-501-1910
PATRICIA ELDER	<i>Patricia Elder</i>	941 Camino De Casessa	471-7566
Mark Martinez	<i>Mark Martinez</i>	933 Placita Onco	971-1478

Pablo Ortega

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Name (Please Print)	Signature	Home Address	Phone/Email
BARRY HATFIELD	<i>[Signature]</i>	SANTA FE NM 87505	
EDWARD SAUER	<i>[Signature]</i>	929 PLACITA CHACO 2219 VUELTA SAN MARCOS SANTA FE, N.M. 87505	
Maria C. Martinez	<i>[Signature]</i>	933 Placita Chaco SFNM 87505	
Mark J. Martinez	<i>[Signature]</i>	933 Placita Chaco SFNM 87505	
ANNA KOTKOWSKY	<i>[Signature]</i>	925 Camino de Chelly	
<i>[Signature]</i>	<i>[Signature]</i>	933 Camino de Chelly 87505	
Jim Tratt	<i>[Signature]</i>	937 Camino de Chelly	

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1. CARLOS MARTINEZ	505 982 9717	
2. Maria Ruth Martinez		982-9717
3. JIM PITS	1831 SAN FELIPE CDR	690-8180
4. Kelly Heph	1933 Otowi Rd	908.0706
5. J. Ogden		
6. [Signature]	Otowi Rd	
7. [Signature]	2304 MACLOUIA CIR	
8. Alan Hamilton	1930 Otowi	
9. Holly Cull	2023 Kiva	699.9173
10. Lynn M Parker	1937 Tijeras Rd	6704250
11. Joan E. Mangum	1907 Tijeras Rd	505-929-1487

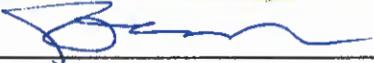
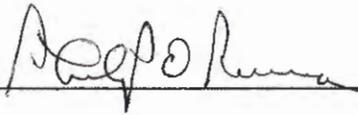
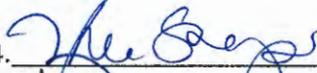
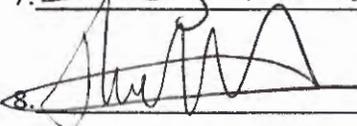
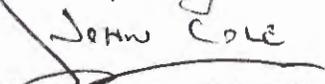
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Signature	Home Address	Phone or Email
 PRINT	62 1/2 Canyon Rd. 87501	490-5850
	792 Paseo de la Cueva ⁸⁷⁵⁰¹	690-6678
Mary A. Rinna	792 Paseo de La Cueva 87502	505-660-1330
	675 Armenta ST SF NM 87505	505-218-6868
ALBERTO ATTANASIO	1000 CORBORA PL SF 87505	505 218 6868
Jeri Peterson-Mark	120 Alamo, SF 87501	(505) 795-7281
Greg Hesseken	1000 Cordova Pl #57 SF 87505	
	636D chavez pl. SF/NM 87505	N/A
Ben Durfee	936 Alto St 87501	N/A
IAN REYNOLDS	10 NORTH CAMINO DON CARLOS SF 87506	
 JOHN COLE	1508 KIMMEL RIDGE DR. SF NM 87507	

Pueblo Alegre

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Name (Please Print)	Signature	Home Address	Phone/Email
LENOLE JOY	<i>Lenole Joy</i>	4944 Sen. Martin Cervello NM 87010	pecos44@yahoo.com
Grace Maynt	<i>Grace Maynt</i>	909 Camino Orabibi	deprl0323@gmail.com
DAVID SMITH	<i>David Smith</i>	924 CAMINO ORABI	505-231-8867
Martha Retegon	<i>Martha Retegon</i>	905 PLACITA CHACO	505-919-8107
Anthony F. Valdez	<i>Anthony F. Valdez</i>	925 Placita Chaco, Santa Fe NM.	505-471-5539
Anna Valdez	<i>Anna Valdez</i>	925 Placita Chaco, Santa Fe NM.	(505) 471-5539

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	Robb Thomson	250 E Alameda	988-8957
	Ann Anthony	3466 Cerrillos Rd	anrascal@gmail.com
	Marcia D. Bowen	1121 Vuelta de las Acaquias	1121 Vuelta 87507 marciasfried@comcast.net
	James Eagle	21 Cougar Ridge Rd	87505
	James Eagle	21 Cougar Ridge Rd	87505
	Howard Shepherd	2527 Calle La Bionna SF	438-4227 Dutechup@aol.com

Pueblo Alegre
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Elizabeth Temple	<i>[Signature]</i>	957 Camino de Chelly	etemple_mnt@hotmail.com
Sharon Orbach	<i>[Signature]</i>	961 Camino de Chelly	seorbach@mudspriac.com
Victoria Ferrera	<i>[Signature]</i>	772 Camino de Chelly	505.501.1866
Sara Danks	<i>[Signature]</i>	973 Camino de Chelly	501-768-3578
Jill Ferrera	<i>[Signature]</i>	617 Camino de Chelly	505-795-9081
THOMAS RITE	<i>[Signature]</i>	1008 Camino de Chelly	471-5356
JEFF THOMAS	<i>[Signature]</i>	1004 CAM DE CHELLEY	515-9979

Unitarian Universalists

Petition to the City Council, City of Santa Fe to Reject Blue Buffalo LLC/Tierra Concepts: "El Rio" Apartment Complex Application

We, residents of Santa Fe, oppose the plan proposed by Blue Buffalo, LLC/Tierra Concepts: "El Rio Project." This plan is to build a group of multi-story apartment buildings in the heart of the Agua Fria area. We ask the City Council to deny Blue Buffalo's request to amend the City's General Plan to rezone parcels along Agua Fria from their current classifications to "R-29 (29 dwelling units/acre)" [Case Nos. 2014-121 and -122].

The proposed development will:

1. Destroy the community's existing rural residential and historical character;
2. Significantly increase traffic congestion, noise, accidents and pollution;
3. Adversely impact use of water, even as the City has drought conservation measures in place due to water scarcity;
4. Significantly increase all other infrastructure demands on the community;
5. Set a precedent which will lead to more medium- high density development in the area; and
6. There are other zoning districts in the City that already allow for medium to high density development.

Further, we ask that the City Council not consider or act upon any rezoning request above R-1 without a re-application by Blue Buffalo LLC/Tierra Concepts.

Name (Please Print)	Signature	Home Address	Phone/Email
Judy Repoff	Judy Repoff	7 Vista Bella Lamy NM	ig3909.com
Lois Keim	Lois Keim	209 Plaza Montana	lxz8886@hotmail.com
Wini Spacher	Edmund Spacher	15 Altura Rd	winspacher@aol.com

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We, residents of Santa Fe, oppose the plan proposed by Blue Buffalo, LLC/Tierra Concepts: "El Rio Project." This plan is to build a group of multi-story apartment buildings in the heart of the Agua Fria area. We ask the City Council to deny Blue Buffalo's request to amend the City's General Plan; i.e., to rezone parcels along Agua Fria from their current "C-1 (Office & Related Commercial)" and "R-1 (1 dwelling unit/acre)" classifications to "R-29 (29 dwelling units/acre)" [Case Nos. 2014-121 and -122].

The proposed development will:

1. Destroy the existing rural residential and historical character of the Agua Fria/Alameda area;
2. Significantly increase traffic congestion, noise, and pollution on Agua Fria Street and neighborhood streets;
3. Adversely impact current residents' water use, even as the City has drought conservation measures in place due to water scarcity;
4. Allow Blue Buffalo or other developers to discriminate against potential renters based on age;
5. Set a precedent which will lead to more high-density and commercial development in the area.

Other zoning districts in the City are more appropriate and in character to allow for medium to high density development. Therefore, we petition the City Council to adopt the Santa Fe Planning Commission's recommendation of 2/19/2015, which denies Blue Buffalo's application. We further petition the City Council to disapprove any rezoning higher than R-1 in Case Nos. 2014-121 and -122.

Name (Please Print)	Signature	Home Address	ZipCode
Judith Clark	Judith M. Clark	2835 Don Quixote S.F.	87505
Mary Neikirk	Mary Neikirk	151 Calle Jofe Liz Unit N	87505
CYNTHIA KELLEY	C. Kelley	208 LUGGILL LN	87508
Alice Springer	Alice Springer	36 Camerunda Rd	87508
HELEN MOORE	Helen Moore	45 MAMIES MILE	87502
Linda Whittenberg	Linda Whittenberg	2 E Rabbit Run SF	87508

ISSN — Interfaith Social Justice Network

Petition to the City Council, City of Santa Fe to Reject Blue Buffalo LLC/Tierra Concepts: "El Rio" Apartment Complex Application

We, residents of Santa Fe, oppose the plan proposed by Blue Buffalo, LLC/Tierra Concepts: "El Rio Project." This plan is to build a group of multi-story apartment buildings in the heart of the Agua Fria area. We ask the City Council to deny Blue Buffalo's request to amend the City's General Plan to rezone parcels along Agua Fria from their current classifications to "R-29 (29 dwelling units/acre)" [Case Nos. 2014-121 and -122].

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Name (Please Print)	Signature	Home Address	Phone/Email
LYNN F. LEE	<i>Lynn F. Lee</i>	821 CAMINO de las Torres Encantada	lynn.lee1103@gmail.com
Ellie Voutselas	<i>Ellie Voutselas</i>	5045 Danbury Street #507	ellievout@9.com
JADE GORDON	<i>Jade Gordon</i>	728 Franklin 87505	
Jean Alessi	<i>Jean Alessi</i>	15 Decano Rd 87508	
Anthony C. Valdez	<i>Anthony C. Valdez</i>	Santa Fe 925 Placita Chaco, N.M. 87505	(505) 410-6647

→ Pueblo
Division

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Results meeting

Petition to the City Council, City of Santa Fe to Reject Blue Buffalo LLC/Tierra Concepts: "El Rio" Apartment Complex Application

We, residents of Santa Fe, oppose the plan proposed by Blue Buffalo, LLC/Tierra Concepts: "El Rio Project." This plan is to build a group of multi-story apartment buildings in the heart of the Agua Fria area. We ask the City Council to deny Blue Buffalo's request to amend the City's General Plan to rezone parcels along Agua Fria from their current classifications to "R-29 (29 dwelling units/acre)" [Case Nos. 2014-121 and -122].

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Name (Please Print)	Signature	Home Address	Phone/Email
Elinor M. Dickson	<i>Elinor M. Dickson</i>	87508 2 Big Bear Pl.	<i>fradickj5@yahoo.com</i>
Judith P. Beery	<i>Judith Beery</i>	2 Montoya Circle	820-1763
Ann H. Furedman	<i>Ann H. Furedman</i>	640 Alta Vista Apt 206	983-4158
Lydia Pender	<i>Lydia Pender</i>	24 Loma Serena 87506	983-1495
Margerie Young	<i>Margerie Young</i>	2300 W Alameda	438-3779

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**PETITION AGAINST BLUE BUFFALO LLC/TIERRA CONCEPTS'
"EL RIO" APARTMENT COMPLEX APPLICATION**

We, the undersigned residents of Santa Fe, respectfully ask the Santa Fe City Council to **adopt** the City Planning Commission's recommendation of 2/19/15 to **deny** Blue Buffalo LLC/ Tierra Concepts' application to amend the general plan and rezone property at 2725 and 2639 Agua Fria St. from R-1 (1 dwelling unit/acre) to R-29 (29 dwelling units/acre).

The multi-story **450 unit** apartment complex proposed in the "heart of the Agua Fria community" will:

- 1) destroy the community's rural residential and historical character
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Print Name	Signature	Home Address	Phone or Email
1. KEVIN MINOUE		1308 LUNA	570-8459
2. ELIZABETH SANDERS		111 TEMBLON	470-7546
3. Miranda Viscchi		87505	
4. LYNN CUFFORD		87501	
5. ANA DUFFY		87501	6026176336
6. Brian Arthur		1316 Hickox St 87505	(505) 690-1649
7. SHARON FERNANDES		87501	
8. Trevarion Grenfell		400 Brunn School Rd Santa Fe NM 87505	(505) 401 8953
9. BERRY HALL		100 CALLE UANSAW Santa Fe 87507	gkh2005@gmail.com
10. Brett Hultberg		36 Vista Precioso 87507	895-4047
11. HOWARD BLEICHER		2258 VIA MANZANA	87507 986-9153

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Print Name	Signature	Home Address	Phone or Email
1. Stephanie Greene	<i>Stephanie Greene</i>	112 No Luna Cir.	989-8634
2. Kathleen Shuster	<i>Kathleen Shuster</i>	1315 Don Diego Av 1896 Lorca Dr	N/A 983-
3. Steve Grainger	<i>Steve Grainger</i>	#48, Santa Fe, NM	1905
4. Allen Nizan Allen	<i>Allen Nizan Allen</i>	moving soon	585-2018
5. Deborah Fort	<i>Deborah Fort</i>	2707 Camino Cortez	577-8463
6. Hillandoumont	<i>Hillandoumont</i>	Pomero	992870
7. WALT Scarborough	<i>Walt M</i>	98 Pl. de Oro	204-5600
8. MARK DePrima	<i>MD. Primm</i>	413 Salazar Pl	670-573
9. Eduardo Kraselovsky	<i>Eduardo Kraselovsky</i>	-17600 Rd 81508 tortuga@CNSP.net	
10. Jane Barker	<i>Jane Barker</i>	114 Mimosas	505-992-8660
11. Kenneth Smith	<i>Kenneth Smith</i>	1605 Agua Fria St.	505-913-9835

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Print Name	Signature	Home Address	Phone or Email
1. LIO HEL RUSSELL	<i>[Signature]</i>	668 ALTA VISTA	577 1721
2. David Bacon	<i>[Signature]</i>	3697 Montezuma	87501
3. Lynn Larsen	<i>[Signature]</i>	7 Bishopdaisy Rd	87540
4. Natalie Goldberg	<i>[Signature]</i>	1291 Cerro Gordo	87501
5. Woody Gishler	<i>[Signature]</i>	466-8677	
6. Elspeth B. Babbs	<i>[Signature]</i>	630 E. Alameda	87501
7. CARMEN Harrell	<i>[Signature]</i>	9 Los Cielos Ln	87507
8. ANDREA SCHNETZ	<i>[Signature]</i>	2941 Calle del Res	87505
9. Mary E Schruben	<i>[Signature]</i>	2119 Rancho Siringo Rd	05
10. Annalys Goodwin	<i>[Signature]</i>	2300W Alameda St A5c	87507
11. Marie Smeriglio	<i>[Signature]</i>	5 RAVENS VIEW RD	87540

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Print Name	Signature	Home Address	Phone or Email
1. CRAIG ANDERSON	<i>Craig A</i>	1015 Calle Lento	SF anderson. arts@icloud.com
2. Carlos Vasquez	<i>CV</i>	3606 Ma Serena	carlos@stfrhomen.com
3. Jesus Salas	<i>J Salas</i>	2616 Sycamore Way	+505-204-244
4. Rodur, Morgan	<i>Rodur</i>	128 Sansorio dr	
5. Claire Frye	<i>C Frye</i>	24 La Posta Way	Santa Fe, NM 87505
6. Ayisha Daires	<i>A Daires</i>	473 Arroyo Tenorio	ayishadaires.com
7. JR RISTORCELLI	<i>JR R</i>	11 Sendera De Fuego Teso gae	RRISTORCELLI@CYBERMED.COM
8. Michael L. Tamartin	<i>M Tamartin</i>	130 Solana Dr	mlachmann@gmail.com 501-247-4142
9. Kate Lindsey	<i>Kate Lindsey</i>	1005 Alto St.	klindsey@sbcnet.net
10. Michelle Wruck	<i>Michelle Wruck</i>	333 Urioste St.	michelle.k.wruck@gmail.com
11. DAVID McDOWD	<i>D McDowd</i>	2005 EL RANCHO	davidmcdowd@gmail.com

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Prist Niane
Signature

Home Address

Phone or Email

- | | | | |
|-----|---------------------------|---|--------------------------|
| 1. | <i>Elizabeth C Madrid</i> | <i>1336 ACEQUIA BOYDADA
42405 E 7th Lane</i> | <i>471-6403</i> |
| 2. | <i>Thell Madrid</i> | <i>1336 ACEQUIA BOYDADA</i> | <i>471-6403</i> |
| 3. | <i>Merejido J Madrid</i> | <i>3257 LOURAINNE ST</i> | <i>438-8089</i> |
| 4. | <i>Joan E Madrid</i> | <i>3257 Louraine St</i> | <i>438-8089</i> |
| 5. | <i>[Signature]</i> | <i>1200 Camino Conchito, #85</i> | <i>87507</i> |
| 6. | <i>Bernard Goldberg</i> | <i>17304 N.E. 27th Court Redmond, WA</i> | <i>98052</i> |
| 7. | <i>Beth McDonald</i> | <i>2451 Calle Linda SF, N.M.</i> | <i>87505</i> |
| 8. | <i>ROBERT GOLDSTEIN</i> | <i>2431 Calle Linda Santa Fe NM</i> | <i>87505</i> |
| 9. | <i>Barbara Gelfe</i> | <i>2431 Calle Linda Santa Fe NM</i> | <i>87505</i> |
| 10. | <i>Dee Vaughn</i> | <i>2410 Calle Linda</i> | <i>Santa Fe NM 87505</i> |
| 11. | <i>JAMES M. King</i> | <i>2401 Calle Linda</i> | <i>in Santa Fe 87505</i> |

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Signature	Print Name	Home Address	Phone or Email
1. <u>Anita Lavadie</u>	<u>Anita</u>	<u>2440 Calle Linda</u>	<u>alavadie@gmail.com</u>
2. <u>Daniel Bulnes</u>	<u>D Bulnes</u>	<u>2440 Calle Linda</u>	<u>d-bulnes@yahoo.com</u>
3. <u>DONALD GLEASON</u>	<u>Donald Gleason</u>	<u>2430 Calle Linda</u>	<u>505.476.3841</u>
4. <u>Teresa Aragon</u>	<u>Teresa Aragon</u>	<u>2430 Calle Linda</u>	<u>505.570.3375</u>
5. <u>Terry Rostio</u>	<u>Terry Rostio</u>	<u>2441 Calle Linda</u>	<u>foreverdunz@yahoo.com</u>
6. <u>Abdellah Dellings</u>	<u>Abdellah Dellings</u>	<u>2450 Calle Linda</u>	<u>827-6962 abdellings@neworleans.com</u>
7. <u>John R. Lee</u>	<u>John R. Lee</u>	<u>4018 Painted Pony Circle</u>	<u>670-5705</u>
8. <u>[Signature]</u>	<u>[Signature]</u>	<u>539 Don Camillo St</u>	<u>87505 505-366-6676</u>
9. <u>[Signature]</u>	<u>[Signature]</u>	<u>4018 painted pony circle</u>	<u>6608625</u>
10. <u>Brenden Zeman</u>	<u>Brenden Zeman</u>	<u>336 Camino Cero 15th St</u>	<u>505 660 4020</u>
11. <u>Araceli + Charles Flores</u>	<u>Araceli + Charles Flores</u>	<u>2762 Agua Fria</u>	<u>505 660-3762</u>

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Signature	Home Address	Phone or Email
1. <i>Raj Badri</i>	2326 Lasenda	(605)920-7065
2. <i>Michael Kott</i>	P.O. Box 15704	982.8698
3. <i>Joan Williams</i>	503 GARCIA ST 982	
4. <i>[Signature]</i>	121 Calle Don Jose	87501 988-1221
5. <i>JOAQUIN BRANDI</i>	523 GARCIA ST	87505 670 0300
6. <i>Carmen Braschi</i>	Santa Fe, NM 523 Garcia St	87505 670-0400
7. <i>Alan [Signature]</i>	P.O. Box 9262, SF, NM	87504 670-0707
8. <i>[Signature]</i>	-	87505 (505)469-2617
9. <i>Lora Bralins</i>	P.O. Box 1362 SF	87504 8207017
10. <i>Jessica Brown</i>	P.O. Box 145 Lamy NM	87540
11. <i>[Signature]</i>	79A Mantinup Rd	beanyh@ gmail
12. <i>Ben Botreo</i>		

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Print Name	Signature	Home Address	Phone or Email
1. J Marshak		801 ODSF Trail	490 0449
2. GARY HAYS		22 Cans Del Alamo	670 9419
3. J. Philip Hble		36 Green Meadows Loop	PHIL HBLE MSU 504
4. Joyce Vicha		223 N Guadalupe St	887 501
5. HELGA ANCONA		W. Ancona 35 CALLE ENRIQUE	SP 87507
6. Pablo Mabbitt		Box 8958 Santa Fe NM	87504
7. Robin Magowan		30 Alley Ravel Trail Santa Fe, NM	87505
8. Naomi Milne		104 Spruce St	87505 N.M.
9. Rehana Archuletta		99 CAMINO RIO, SF, NM	87501
10. PETERE BUEHNER		433 1/2 W. SAN FRANCISCO ST	87501
11. Stefanie Pennino		604 1/2 Galisteo Santa Fe NM	87505

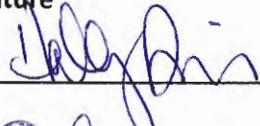
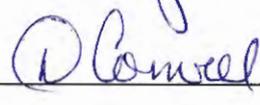
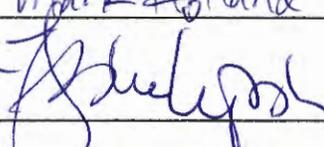
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Print Name	Signature	Home Address	Phone or Email
1. Holly Davis		79A Mountain Top Rd	988407
2. Doug Comuel		1616 Paseo Conquistador Rd.	9884157
3. Jean Pike	Jean Pike	PO Box 218 Cerrillos NM 87010	jean@jeanpike studio.net
4. Rexio Myerson	REXIO MYERSON	1542 CERRO GORDO Rd SF 87501	
5. Mark Holland	Mark Holland	237 Casados SF 87501	982-4894
6. Leslie Under		94 Calle Mescal	985-88
7. Piper Mastenizeo	pmaack	635F Chavez place	87505 5772455
8. Kaitlin Robbins		5018 Agua Fria Park Road	87507
9. Zac Hogar	Zac Hogar	1721 Paseo de Peralta #4	87501
10. Sarah Carswell		113 1/2 E. Palace Ave SF NM	87501
11. Ann Hankins	Ann Hankins	930 Lopez St. Santa Fe	87502

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Print Name	Signature	Home Address	Phone or Email
1. <u>E. Kungler</u>	<u>[Signature]</u>	<u>72 ESTRADADA MAYA</u>	<u>983-8104</u>
2. <u>Margery Johnson</u>	<u>[Signature]</u>	<u>6305 Alameda</u>	<u>983-6025</u>
3. <u>Mary Ann Georgiades</u>	<u>[Signature]</u>	<u>23 Altura Rd</u>	<u>660-4525</u>
4. <u>Rebecca N. Jones</u>	<u>[Signature]</u>	<u>213 Avenida Vieja Salistco</u>	<u>RNNORRIS@GMAIL.COM</u>
5. <u>JEREMY LYDON</u>	<u>[Signature]</u>	<u>1405 Vegas Verdes</u>	<u>jmlidon70@gmail</u>
6. <u>Harold Germami</u>	<u>[Signature]</u>	<u>950 Lopez</u>	<u>505</u>
7. <u>[Signature]</u>	<u>[Signature]</u>	<u>1017 PRACTUCIANO</u>	<u>967-9608</u>
8. <u>Miriam Pura</u>	<u>[Signature]</u>	<u>223 N. CURIALES #45</u>	<u>505 5774274</u>
9. <u>Nina Zelevansky</u>	<u>[Signature]</u>	<u>1825 San Ysidro Hwy</u>	<u>505-424-1735</u>
10. <u>William Corbett</u>	<u>[Signature]</u>	<u>1627 Agua Fria</u>	<u>828-620-5445</u>
11. <u>Gudy Van Luohene</u>	<u>[Signature]</u>	<u>2319 La Senda</u>	<u>505 995 9752</u>

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1. Joyce McLean	Joyce McLean	143 Juan de Dios	982 8152
2. KATHLEEN MULLIGAN	K Mulligan	1052 GOVERNOR	Dempsey Pl 982-1290
3. Kathleen A Lynch		3 Barco Ln SFNM 87506	
4. Kara Deval		Scenado Dr. 87505	(505) 930-4535
5. Laura Cat Engel-Brown		1504 Calle Preciosa 87505	
6. Sandra Polanski		119 W. ¹²³¹⁻⁸⁹⁰¹¹ Pepe ta St.	
7. Ch Lu			1 500 660 4974
8. ANNA HANSEN	Anna Hansen	2008 KIMARD	505 982-0155
9.			
10.			
11.			

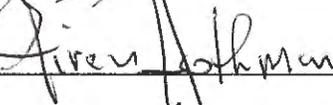
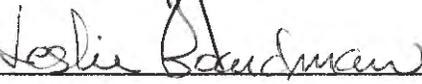
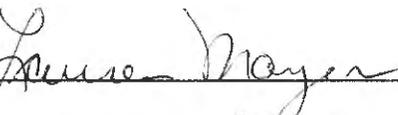
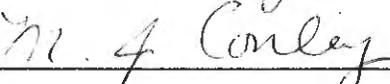
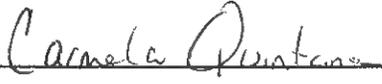
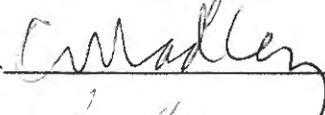
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Signature	Home Address	Phone or Email
1. 	1316 Avenida Aliso Santa Fe, NM 87501	505-927-2366
2. 	223 N Guadalupe St, Santa Fe 87501	leslie@visionshiftdesign.com
3. 	3158 Orate Pl. 87501	
4. 	730 Porvenir Santa Fe	505.930.6443
5. 	2084 Placita de Vida	505-303-8275
6. 	2084 Placita de Vida	505-231-7709
7. 	9 Encantado 87508	505-469-1022
8. 	1720 Paseo de Peralta 87501	505-975-5634
9. 	1720 Paseo de Peralta 87501	248-605-8585
10. 	2848 Pueblo Bonita ^{Santa Fe}	cjmadley@gmail.com 983-9945
11. 	1876 PLAZA DEL SUR SFNM	rbalthazar@msn.com

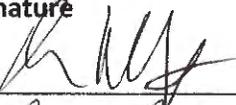
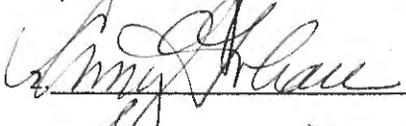
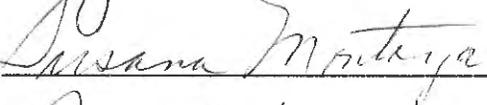
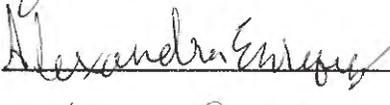
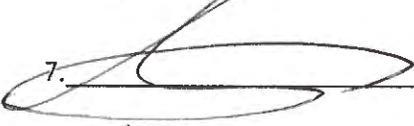
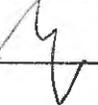
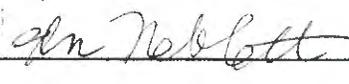
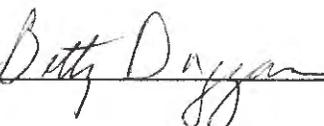
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1. 	1807 2nd St. #63	devin.j.xypers@gmail
2. 	1425 Monterey Dr.	amy.groleau@gmail
3. 	1306 Fuena St.	471-8347
4. 	1000 CORDOVA ST	JOAQUINART@gmail.com
5. 	1801 Espinacitas #1	(505) 316-3176
6. 	PO Box 24408 24408 SF 82502	
7. 	07 DEPHY LANE	GIANCARLOSOLIMAR@HOTMAIL.COM
8. 	324 1/2 Road	
9. 	87501 133 Camino de las Crucitas	988-1658
10. 	1017 Cielo Azul 89501	954-4181
11. 	941 Calle Mejia, #1501	cell (578) 763-2401

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1. <i>Carlos J. Ortiz</i>	2222 Vuelta San Marcos SF NM	505-471-4291
2. <i>Jean Schuy</i>	1602 Camino Alonzo	505-982-8799
3. <i>Kora C de Baca</i>	1700 1/2 Agua Fria St, SF NM	505-753-3372
4. <i>Mario Reynolds</i>	1723 Santa Fe Blvd	(505) 501-1964
5. <i>Janet S. Vickar</i>	17 Vista Alondra, SF	jmvickar@gmail.com
6. <i>Agnes Lopez</i>	1316 Vista Alta St	
7. <i>Lee ?</i>	518 Pecunia St	(505) 471-1111
8. <i>Michelle Dwork</i>	2786 Agua Fria St	471-0326
9. <i>Micky Leach</i>	2273 Calle Palido	505-438-0156
10. <i>Paula Orenshaw</i>	3 La Tusa St.	505-920-6701
11. <i>YVONNE A. RIGATTI</i>	601 SAN MATEO Rd. #162	412-841-5099

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1. <i>[Signature]</i>	153664 Alta Vista	310-1216600 AmyM@SFCHA.com
2. <i>[Signature]</i>	724 Camino Porvenir	505-270-2332 lulacholula@gmail.com
3. <i>[Signature]</i>	533 Owl Hill Pl.	505-489-3300
4. <i>[Signature]</i>	615 Cortez St.	Chissie@metamorfosis.com
5. <i>[Signature]</i>	511 Agua Fria Madre	Sfe, NM. .com
6. <i>[Signature]</i>	203 E Santa Fe Ave.	FE An Watson 668@gmail.com
7. <i>[Signature]</i>	203 E Santa Fe Ave	santafecouncil.com
8. <i>[Signature]</i>	3932 Fairly Rd Santa Fe, New Mex.	
9. <i>[Signature]</i>	303 Cerro Cordoba	505-475-1872
10. <i>[Signature]</i>	"	"
11. <i>[Signature]</i>	600 Camino St	87501

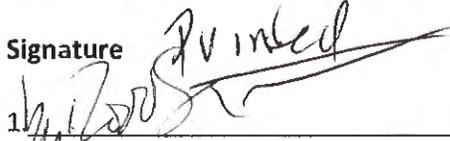
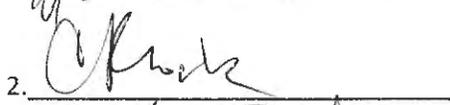
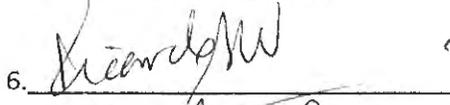
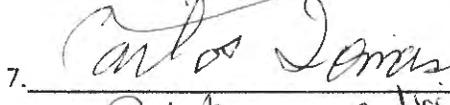
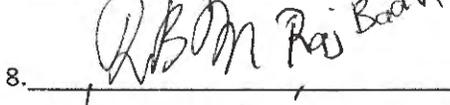
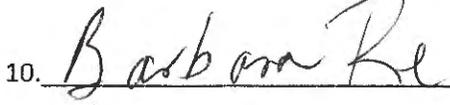
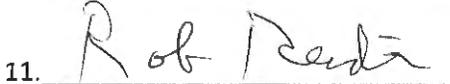
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1. 	80 Coyote Crossing SF	505.603.7725
2. 	80 Coyote King SF 87508	577-8399
3. 	7 Dewey Lane La Puebla	
4. 	107 Sam St SF NM 87505	470.7868
5. 	916 Los Loualos S. F 8705	
6. 	700 Franklin Street #7 SF 87505	
7. 	523 Garcia St. S.F. 87505	
8. 	2324 Lasanda S.F. 87505	
9. 	811 NINITA SF. 87505	
10. 	41 Likegold SF 87508	
11. 	"	"

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1. <i>Joy A. Carter</i>	827 Agua Fria	982-8008
2. <i>Jennifer Luni</i>	1008 Sango de Cristo St	983-7436
3. BILL WIENER	312 CADIZ RD	87505
4. <i>Barbara Nass</i>	102 Del Rio, SF	660-8020
5. <i>Linda Seese</i>	22 1/4 W. Alameda	438-2718
6. RHA LARROW	2416 Camino Agua Azul	471-9712
7. INMA LOPETEGUI	3 LA TUSA ST. Santa Fe	(505) 614-7833
8. <i>Heather Knowlton</i>	6036 Monte Azul Santa fe	505-570-9395
9. <i>Adrian Lavigne</i>	2085 Calle Ensenada Santa Fe	575-779-8834
10. <i>Laura Garcia</i>	222 1/2 Ephraim Santa Fe	lindaagarcia2008@Gmail.com
11. <i>Ashley Seese</i>	7053 Vuelta Vieja	505-920-3931

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1. <u>B Ponce</u>	<u>2302 Middle Ct.</u>	<u>bc.ponce@hotmail.com</u>
2. <u>E Ramo</u>	<u>914 Alto St.</u>	<u>elashakti@yahoo.com</u> <u>mquevedo@gmail.com</u>
3. <u>M. Pineda</u>	<u>2832 PASEO DE LOS POSES #110</u>	
4. <u>A Berga</u>	<u>2085 AV. San Diego</u>	<u>Shamonrising@gmail.com</u>
5. <u>Jelly Steephan</u>	<u>1204 Bonzoletta Court</u>	<u>949-500-1173</u>
6. <u>Henry J. ...</u>	<u>500 La Barbara Trl</u>	<u>505 466-3040</u>
7. <u>Amelia ...</u>	<u>1412 Agua Fria</u>	<u>505 920 1354</u>
8. <u>Alfred ...</u>	<u>AMHW. ... #0 Box 338</u>	<u>505-757-8819</u>
9. <u>Tracy Ebeling-Womeny</u>	<u>87507</u>	
10. <u>Brenda Musney</u>	<u>428 Bathyrn Place</u> <u>87501</u>	<u>567-</u> <u>505 428-7024</u>
11. <u>Sarah Haydock</u>	<u>7 Salas Lane</u> <u>87505</u>	<u>505-820-0186</u>

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	Bernard Gross 1601 La Graciosa DG	bdgross@earthlink.net
	Elaine DelValle 147 Calle Ojo Feliz ^{Unit 2}	wanderlust22@hotmail.com
	Loretta Lams 2095 Calle Enseñada Santa Fe NM 87505	windycitypaul@gmail.com
	Paul Bonnenko 132 Romero St #5 Santa Fe, NM 87501	
	Angela Ortiz 2700 Avenida Del Sol 87501	angelaortizrn1@yahoo.com
	Les Brill ^{Les Brill} 810 Baca 87505	lesbrill54@gmail.com
	ALEX SCHOTT 233 Rodriguez St.	alexschottsf@gmail.com
	BRETT FRAUEGLASS ^{CALLE RUIZ NORO} SF. 87508	
	Michelle Brown 727 Galister St	mbrown@indra.com
	Steve Thomas 1285 Sendera del Valle	424-1456

PETITION AGAINST BLUE BUFFALO LLC/TIERRA CONCEPTS'
"EL RIO" APARTMENT COMPLEX APPLICATION

We, the undersigned residents of Santa Fe, respectfully ask the Santa Fe City Council to **adopt** the City Planning Commission's recommendation of 2/19/15 to **deny** Blue Buffalo LLC/ Tierra Concepts' application to amend the general plan and rezone property at 2725 and 2639 Agua Fria St. from R-1 (1 dwelling unit/acre) to R-29 (29 dwelling units/acre).

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- | Signature | Home Address | Phone or Email |
|--------------------------|-------------------------------------|--------------------|
| 1. Stephanie Constantine | 518 Old Santa Fe Trl. | 212steph@gmail.com |
| 2. KARIM SAIDI | 717 CANYON Rd SF. N M 87501 | 505karim@gmail.com |
| 3. CHARLES SWIERKOSZ | 2367 RUTA CORTA SF 87507 | |
| Andrea B Swierkosz | 2367 RUTA CORTA SF 87507 | 501-1570 |
| 5. Cipriana M Brandi | 523 Garcia St. SF NM 87505 | 670-7935 |
| 6. DAVID H. BORRERO | 711-D VIENTO DR. Santa Fe 87505 | Jhgomez |
| 7. DW H FAMES | 1636 St Michael's Dr SF 87505 | Ju |
| 8. Frank Schmitt | 1603 YOUNG ST SANTA FE NM | |
| 9. Ben Anson | 113 Villa Alagon Santa Fe | |
| 10. Kalia Gregory | 112 W. Plum St. Fort Collins CO | |
| 11. Dominique Pozo | 2255 Paseo de los chamisos SANTA Fe | |

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1. <i>PRIN</i> <i>je Van der Kerk</i>	<i>228 Fiest St</i> <i>87501</i>	<i>988-4959</i>
2. <i>Jusan Clark</i>	<i>14 grassland Trail</i>	<i>760-815-2853</i>
3. <i>Peter Johnson</i>	<i>703 W ALAMEDA</i>	
4. <i>Ana Lopez</i>	<i>1605 Calle O. Norte</i>	<i>692-0920</i>
5. <i>Mar Martinez</i>	<i>2533 Camino Estibo</i>	<i>505-310-8968</i>
6. <i>JOSE LIAMOR</i>	<i>4 ARCO 2533 CAMINO ESTIBO</i>	<i>505-310-8968</i>
7. <i>Patrick Chalmeris</i>	<i>510 Salazar St. Santa Fe, NM 87501</i>	<i>575.770.3595</i>
8. <i>Jesj Royer</i>	<i>510 Salazar St. Santa Fe, NM 87501</i>	<i>575.770.3595</i>
9. <i>Pete A. Kovach</i>	<i>1830 Kiva Rd.</i>	<i>629-2189</i>
10. <i>Joseph K. Jrent</i>	<i>2267 Via Manzana</i>	<i>JKTRRT@MSN.COM</i>
11. <i>Alston C Lund</i>	<i>101 La Blacita Circle</i>	<i>alston@lundgrenmd.com</i>

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PRINT
Signature

Home Address

Phone or Email

- | | | | |
|-----|-------------------|-------------------------|-------------------------|
| 1. | Sat. Gurprasad K | 1605 Calle Oriente N. | satgurprasadk@gmail.com |
| 2. | Dharmes Best | 27 Rancho Manana | bestdharmes@gmail.com |
| 3. | Sadhu K. | 29 Rancho Manana | sadhuks@gmail.com |
| 4. | Mehar Best | 27 rancho manana | |
| 5. | Victoria Williams | 2406 Rosina St | idjkpr@gmail.com |
| 6. | EDIE DUCOING | 30 LA PUEBLA | edithducoing@gmail.com |
| 7. | JAY WHITNEY | 30 LA PUEBLA | amos-whitney@men.com |
| 8. | Paula COREY | 20 GAVILAN Rd.
87508 | p.cOREY@YAHOO.COM |
| 9. | MARTIN KLEH | 1501 HICKOX ST | MARTINKLEH@YAHOO.COM |
| 10. | KEITH CLARK | 599 GRIFFIN ST. | KEITHCLARK419@GMAIL.COM |
| 11. | JAYMIE SULLIVAN | 3230 huerfano | Jsullivan@yahoo.com |

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PRINT NAME

Signature	Home Address	Phone or Email
1. <i>[Signature]</i> David Thompson	325 W. Cordova Rd., SF 87505	dcthomp@comcast.net
2. <i>[Signature]</i>	Cille P. HOBACK 166 CARSON VALLEY WY, SAF 87505	505-819-9032
3. <i>[Signature]</i> JIM SULLIVAN	3230 LAPAZ LN SF 87505	505-920-4080
4. <i>[Signature]</i> Andy Zimmers	29 FOWDA RD.	505-660-5566
5. <i>[Signature]</i> KATHY HALTOM	1308 VITALIA	214-762-4313
6. <i>[Signature]</i> PETER MUEPZULGH	1308 VITALIA	214-942-9517
7. <i>[Signature]</i> Anna C Montoya	1512 Luisa #8	505-629-9047
8. <i>[Signature]</i> Harvey Morgenbesser	2319 ANNA JENCT.	920-9227
9. <i>[Signature]</i> Alma Best	1501 Montano St. #10	942-8073
10. <i>[Signature]</i> LINNE WAREK	1010 MOUNTAIN	- 992 1817
11. <i>[Signature]</i> MORGAN HOLFORD	511 FULTON LN	holford108@gmail.com

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Signature	Home Address	Phone or Email
1. Rudy K. [Signature]	1300 Camino Carlos Rael	438 3240
2. Imelda Gallegos	1300 Camino Carlos Rael	438-3240
3. Pete Rael	1313 Camino Carlos Rael	310-1942
4. Victoria Gurule	1073 Calle Nueva Vista	505-1584
5. Mike Weaver	1337 Ferguson Ln	mlweaver@earthlink.net
6. Alex Weaver	1337 Ferguson Lane	703-408-5952
7. Juan Payo	1325 Ferguson Lane	NM 87505
8. Leonidas	1325 Ferguson Lane	NM 87505
9. Angela Martinez	1321 Ferguson Lane	SF, NM 87505
10. Lon Snodgrass	1301 Ferguson Lane	S.F. NM 87505
11. Rick [Signature]	1312 Ferguson Lane	SF NM 87505

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Signature	Home Address	Phone or Email
1. <i>Edward Sanchez</i>	<i>1310 Ferguson Rd</i>	
2. <i>Amy Bond</i>	<i>1332 Ferguson Ln</i>	<i>Amybond@hotmail.com</i>
3. <i>Mark</i>	<i>1332 Ferguson Ln</i>	
4. <i>Way Montoya</i>	<i>2449 Agua Fria S.F.</i>	<i>470-5409</i>
5. <i>Victoria Lopez</i>	<i>900 Alamo Rd</i>	<i>Vitoria@comcast.net</i>
6. <i>Betty Salgado</i>	<i>1332 Camino Cordor Road</i>	
7. <i>Mary Margaret Raul</i>	<i>1337 Camino Catalina</i>	
8. <i>Anna Cron</i>	<i>1390 Camino Mio</i>	<i>acrosse@comcast.com</i>
9. <i>HIVARO MONOZ</i>	<i>CAMINO MIO</i>	
10. <i>STAN SUDOLSKI</i>	<i>1389 Camino Mio</i>	
11. <i>Tom</i>	<i>1740 ALAMO RD.</i>	

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Signature

Home Address

Phone or Email

1. Joe Salazar 1305 CAMINO CARLOS RAEL 471-4219
2. Deborah Suley 1305 CAMINO CARLOS RAEL 471-4219
3. Joe Salazar 1305A CAMINO CARLOS RAEL 473-9521
4. Gill Galan 1320 Camino Carlos Rael 471-8483
5. Will Gillespie 1316 Camino Carlos Rael 609-5397
6. Patricia Smith 1317 Camino Carlos Rael St. 699-4443
7. Margaret E Valente 1344 Camino Carlos Rael 699-2804
8. Andreanna E Adler 1344 Camino Carlos Rael 87507 819-8747
9. Fred Torres 1344 Camino Carlos Rael 87507 819-8800
10. Kate Gilman 1344 Camino Carlos Rael 87507 699-7705
11. [Signature] 1337 Camino Carlos Rael 87507 231-6346

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1. <u>Ted Carhi</u>	<u>1194 senda del Valle</u>	<u>316-2527</u>
2. <u>Robert Trapp</u>	<u>1075 Calle Don Roberto</u>	<u>bobtrapp83@gmail.com</u>
3. <u>Lancy Budgins</u>	<u>1443 Acequia Barrada W</u>	<u>474-2127</u>
4. <u>Janna Nelson</u>	<u>1297 Chestnut St</u>	<u>jaszminia@gmail.com</u>
5. <u>Patricia Keller</u>	<u>1053 Calle don Roberto</u>	<u>patjamescol@aol.com</u>
6. <u>Mary Wagner</u>	<u>1149 Calle Amanda A+B</u>	<u>shmamom@yahoo.com</u>
7. <u>Arden Coulston</u>	<u>908 Vuelta del Sur St.</u>	<u>arden@definitely.com</u>
8. <u>Linda Wilder Platt</u>	<u>750 VUELTA del SUR</u>	<u>lwf64@comcast.net</u>
9. <u>Alynn Waldert</u>	<u>950 Vuelta del Sur</u>	<u>474-8028</u>
10. <u>Ken Kest</u>	<u>1238 Calle la Mirada</u>	<u>KenKest@yahoo.com</u>
11. <u>Adelaida C. Padilla</u>	<u>4304 Acequia Ln</u>	<u>Liddy padg.com</u>

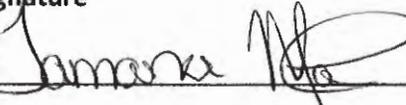
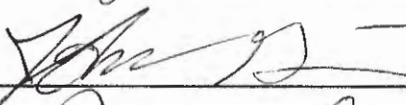
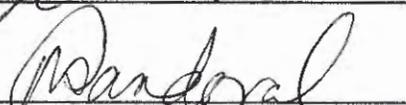
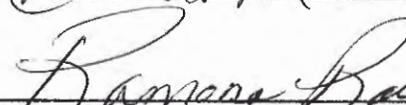
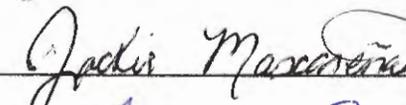
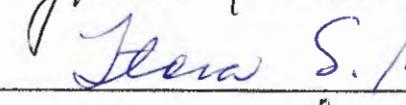
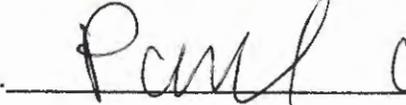
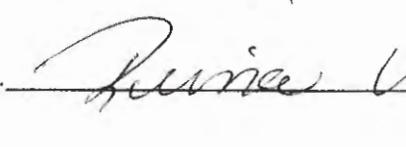
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1. 	1341 Alamo Rd. Apt. B	(505) 470-3312
2. Elizabeth Tapia	1336 Alamo Rd. SFNM	505-469-6089
3. 	1341 Alamo Rd.	505 470-3312
4. 	1337 Alamo Rd	505-699-8714
5. 	1337 Alamo Rd	505 473-1240
6. Boss Rivera	1335 Alamo Rd	(505) 471-8495
7. 	1333 Alamo Rd	316-2591
8. 	1333 Alamo Rd B	316-2798
9. 	1333 Alamo Rd	505 438-7066
10. 	1325	(505) 471-8495
11. 	1325 Alamo Rd	505 471-8446

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2.	1325 Alamo Rd	(505) 471-8444
3.	1325 Alamo Rd	(505) 471-8444
4.	1324 Alamo Rd	(505) 395-8392
5.	1317 Alamo Rd	505-690-5973
6.	1332 Alamo Rd	471-8842
7.	2462 Agua Fria	494-0924
8.	1332 Alamo Rd	471-8842
9.	2503 Agua Fria, S.F.M	577-1105
10.	1308 Camino Carlos Rael	438-4534
11.	1388 Camino Carlos Rael	438-4534

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Signature	Home Address	Phone or Email
1. Alexine Salazar	2401 Rosma St.	471-6130
2. Handwritten signature	1229 Declonast	716 348 7404
3. Bobby Amaya	1301 Lujan St	470-3821
4. Gerzette Cooper	1301 Declovina St	428-8236
5. Adam Gumburg	1051 Paseo de la Conquistadora	(505) 989-1388
6. SEVEDO LUJAN	1224 MACLOVIA ST	(505) 795-3769
7. Shannon Fernandez	2341 Calle Reyna 87507 2523 ROSINA	231-3056
8. Leroy + Bernice Valencia	2523 Rosina St.	82505-
9. Handwritten signature	1052 MAEZ RD, S, NM	905-470-7217
10. James [Handwritten]	2522 Rosina St	(505) 471-9004
11. THOMAS	PEÑA 2504 ROSINA	316-0932

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1. Sara McFarlane	1302 Maclovina St.	819-9289
2. Gerardine Ledezga	1322 Lujan St	670 9208
3. Dolores King	1320 Lujan St	471-4431
4. Gabriel Montoya	1316 Lujan St.	490-3341
5. Cordelia Montoya	1316 Lujan St	471-8388
6. Maria-Elena Montoya	1316 Lujan St	490-3340
7. ORLANDO R. MONTOYA	1316 LUJAN ST.	471-8388
8. <i>[Signature]</i>	1311 Lujan St.	695-8488
9. Tania Echeverria	1312 Lujan St	847-544-1247
10. Brandy Avila	1308 Lujan St	505-316-3736
11. JOHN MARTIN	1218 DECLOVINA ST	505-316-1927

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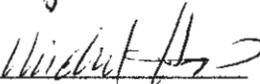
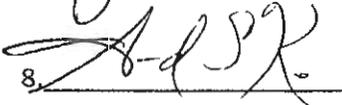
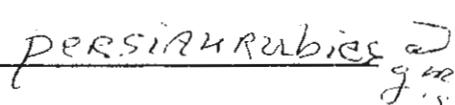
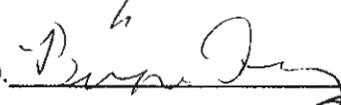
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Further, we ask that the City Council **not consider or act upon any rezoning request above R-1** without a re-application by Blue Buffalo LLC/ Tierra Concepts.

Signature

Home Address

Phone or Email

1. Jason Ribas 1331-C SF, NM 87505 505-660-5295 
2. Michael Hayas 1331A SF NM 87505 505-316-1017 - 
505-629-0885
3. Bonnie Anaya 1300 Mares Rd
4. Steve Gagan 2518 Rosina
5. Caitlin Richards 2519 Rosina St 505-471-3164
6. Armando Dios 2516 Rosina St. (505) 204-0264
7.  2510 Rosina St. Apt B 505-501-1298
8.  SATDARSHAN S. KHALSA
25106 Rosina St 505-469-2166
9. Jacqueline Bijou 1302 Declovina persiahrubies 
10.  1302 LUANA St 87505
11. Olivia Romero 2403 Rosina 690-6415

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Signature	Home Address	Phone or Email
1. <u>Ricardo Medina</u>	<u>1205A MAEZ RD,</u>	<u>(505) 438-7125</u>
2. <u>Martha Dominguez</u>	<u>1205 MAEZ Rd</u>	<u>505-570-9247</u>
3. <u>Gregory Zeigler</u>	<u>2522 Maez Ct.</u>	<u>505-438-6037</u>
4. <u>Joe Gonzales</u>	<u>1313 Maez Rd.</u>	<u>505-498-9004</u>
5. <u>MANUELA AVITIA</u>	<u>1327 B Maez R</u>	<u>505 204-52-25</u>
6. <u>Andrea Mata</u>	<u>1329 Maez. APTA</u>	<u>505 316-6329</u>
7. <u>Latia Holliday</u>	<u>1324 Maez Rd</u>	<u>469 394 6099</u>
8. <u>Erika Demetrian</u>	<u>1324 Maez Rd</u>	<u>(925) 207-6259</u>
9. <u>Lee Stout</u>	<u>1324 Maez Rd</u>	<u>lee.stout@hotmail.com 469-394-6099</u>
10. <u>NIALL CLINTON</u>	<u>1330 MAEZ RD</u>	<u>(505) 603-0534</u>
11. <u>Maria Ortega</u>	<u>1333 Maez Rd</u>	<u>(505) 660 2484</u>

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Signature	Home Address	Phone or Email
1. Marie Campos	Mai Campos 1529 La Cieneguita, SF NM 87507	
2. Juanita Campos	1529 La Cieneguita 1529 La Cieneguita, Santa Fe NM 87507	
3. Alexander Hernandez	Alexander Hernandez 1529 La Cieneguita Santa Fe NM 87507	
4. Mariche Campos	1529 La Cieneguita	musicaldrift@live.com
5. Kenneth Brito	1160 Maez Rd	Keri Brito @mski.com
6. Renee Brito Valencia	1160 Maez Rd	N/A 316-1849
7. Sylvia Raybal	1205 1/2 Maez Rd. Sylvia, Raybal Santa Fe, NM 87507	
8. Dolores Acevedo	1207 Maez Rd	629.5868
9. DAVID E RODRIGUEZ	2521 MAEZ COURT	
10. Eric Cloney	1305 MAEZ RD	(505) 470-8479
11. Elsa Avitia	1309 MAEZ RD	(505) 316-1058

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Signature	Home Address	Phone or Email
1. <i>M. Roberts Mary</i>	1125 MAEZ Rd	471-7854
2. <i>Joseph Roberts</i>	1148 Mary Rd	204-9590
3. <i>My Lilla</i>	1155 Maez Rd	629-5490
4. <i>[Signature]</i>	1153 MAEZ ROAD	603-5906
5. <i>[Signature]</i>	1123 B MAEZ RD.	204-5999
6. <i>[Signature]</i>	1112 Maez Rd	438-8346
7. <i>Mitch Hiegan</i>	1116 Maez Rd.	473-5580
8. <i>[Signature]</i>	1121 MAEZ Rd	470-4318
9. <i>[Signature]</i>	1117 Maez Rd.	913-9486
10. <i>[Signature]</i>	1128 Maez Rd	692-9301
11. <i>Patrick L. R</i>	1161 MAEZ RD.	577-4491

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Signature	Home Address	Phone or Email
1. <i>John Vally</i>	1208 Maez rd	603-5651
2. <i>Tidel Vally</i>	1220 MAEZ RD	470-2797
3. <i>Muereel Vally</i>	1220 MAEZ Rd	316-2868
4. <i>Michael Slabing</i>	1256 MAEZ Rd	310-2620
5. <i>Rose Mata</i>	1260 MAEZ Rd.	470-5794
6. <i>Joe R. Surinje</i>	2520 MAESET	9824225
7. <i>Dieth Martys</i>	1277 MAEZ Rd	505-428-9102
8. <i>Barbara Baylan</i>	1299 Maez R	505471-8147
9. <i>J Baylan</i>	1299 Maez	"
10. <i>John Baylan</i>	1299 1/2 Maez	"
11. <i>Chris Baylan</i>	1299 MAEZ	"

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Signature	Home Address	Phone or Email
1. <i>Ronnie Taylor</i>	1226 MAEZ RD	9 471-2307
2. <i>Judy Layba</i>	1226 Maez Rd	471-2307
3. <i>Denny Jangaz</i>	1110 MAEZ R	471-8757
4. <i>Josie Jangaz</i>	1110 MAEZ RD	471-8757
5. <i>Mark Valdez</i>	1552 La Cerejuela	699-2341
6. <i>David Jimenez</i>	1204 MAEZ R	316-6679
7. <i>John D. Griego</i>	1280 Maez Rd.	920-3776
8. <i>Eugene Griego</i>	1280 Maez Rd	901 4152
9. <i>Annette Griego</i>	1280 Maez Rd	204-1364
10. <i>Michael Griego</i>	1280 Maez Rd	204-1503
11. <i>Larry [unclear]</i>	1735 Calle [unclear]	204 1882

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Signature	Home Address	Phone or Email
1. <i>[Handwritten Signature]</i>	1306 LUJAN ST	505-603-2928
2. JENNIFER VIEIRA	1306 LUJAN ST	505-204-8303
3. MARC NAKTIN	1305 LUJAN ST	505 490-1863
4. HEATHER FOSTER	1305 LUJAN ST	505 470 2174
5. _____		
6. _____		
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Signature	Home Address	Phone or Email
1. Mirtha Ramos	1225 Maez Rd	(505) 204-5092
2. Peter P. A. Tafogya	1217 Maez Rd.	471 3113
3. Macelle Tafogya	1221 Maez Rd	TafogyaPA007@gmail.com
4. Angel Padilla	1216 Maez Rd	473-9065
5. Patricia Padilla	1216 Maez Rd	473-9065
6. Molly Valdez	1208 Maez Rd.	
7. Kristin Montoya	1201 Maez Rd	505-930-0241
8. LAWRENCE IMPRESCIA	1163 MAEZ RD,	(505) 690-6537
9.		
10.		
11.		

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Signature	Home Address	Phone or Email
1. <u>Belinda Autrey</u>	<u>1159 Harrison Rd.</u>	<u>_____</u>
2. <u>Tina M Dassaro</u>	<u>1149 Harrison Rd</u>	<u>4691115</u>
3. <u>Patricia E. Apodaca-Rivera</u>	<u>1150 Harrison Rd.</u>	<u>473-5345</u>
4. <u>Sharon Chavez</u>	<u>1139 Harrison Rd</u>	<u>501-9528</u>
5. <u>MARY STRUZZIO</u>	<u>1137A HARRISON RD</u>	<u>310-7993</u>
6. <u>Juliana Romo</u>	<u>1135 Harrison Rd</u>	<u>745-4702</u>
7. <u>Sjiri SANCHEZ</u>	<u>1142 HARRISON RD</u>	<u>471-8851</u>
8. <u>Philip Taylor</u>	<u>1125 Harrison Rd.</u>	<u>471-3493</u>
9. <u>Lucia Perez</u>	<u>1123 Harrison rd</u>	<u>913-9121</u>
10. <u>Kosa Beltran</u>	<u>1121 Harrison Rd</u>	<u>920-4354</u>
11. <u>Alex Sakulich</u>	<u>1119 Harrison Rd Apt B</u>	<u>sakulichalexander@gmail.com</u>

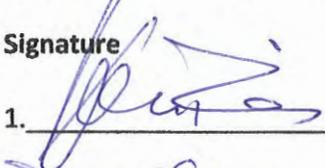
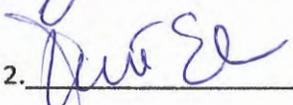
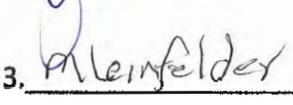
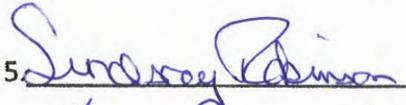
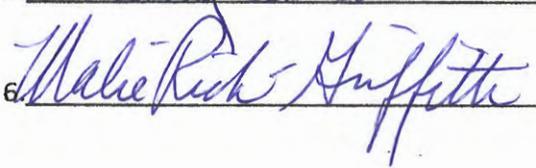
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Signature	Home Address	Phone or Email
1. 	1528 La Cienega, Ja	505-474-4164
2. 	920 Camino Chapadeco, SF	619-322-1807
3. 	415 Alejandro St 87501	leinfelderj@gmail.com
4. Susan Duncan	6 Oso Court, SF 87506	suduncan@comcast.net
5. 	719 Juniper Dr, SF 87501	lindsaystfm@gmail.com
6. 	12 Star Splash SF 87506	983-0006
7. _____		
8. _____		
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Signature	Home Address	Phone or Email
1.	1896 Lorca DR Apt 43 Santa Fe 87505	Cabundy2105@yahoo.com
2.	1182 Harrison Rd Santa Fe 87507	R1racing03@yahoo.com
3.	1896 LORCA DR. #35 SANTA FE 87505	BRAN.HALL@YAHOO.COM
4.	1896 Lorca Dr.	Jshmere21@hotmail.com
5.	2085 Calle Natividad Santa Fe 87505	joannarellano@sfe.nm.gov
6.	1896 Lorca Dr. #15 Santa Fe 87505	Stephenulopezperros@yahoo.com
7.	1896 LORCA DR. #15 Santa Fe 87505	stephen@wholefoods.com
8.	1896 LORCA DR. #58 Santa Fe 87505	aneest12@gmail.com
9.	La360 Jaguar Dr 87507	—
10.	27726 W. Frontage Rd.	—
11.	12 SENDERO DEL OJO 87507	—

PETITION AGAINST TIERRA CONCEPTS - BLUE BUFFALO INC. DEL RIO APARTMENT COMPLEX

APPLICATION

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Print Name _____ **Signature** _____ **Home Address with Zip Code** _____

1. Kathryn C. Shullock Kathryn Shullock 1004 Camino Oraibi, SF 87505

2. Mary A. Wilczynski Mary A. Wilczynski 602 Sunset St., SF 87501

3. Susan Jeffy Jeffy 2854 Valentine Way Santa Fe 87507

4. Elizabeth W. Arce Elizabeth W. Arce 1000 Camino Oraibi, Santa Fe 87505

5. Jean Martin Jean Martin 1013 Camino Oraibi 87505

6. Maura McDonald Maura McDonald 1016 Camino Oraibi SF

* 7. Margaret Bost Margaret Bost 1012 Cam. Oraibi SF *I am wanting something between R1 & R29 - I am not against until just not 400 apts.*

8. Nancy Meyers Nancy Meyers 1008 Camino Oraibi SF 87505

9. Rosemarie Benavidez Rosemarie Benavidez 1009 Camino Oraibi, Santa Fe, NM 87505

10. Melissa Spamer Melissa Spamer 1212 Canyon 87505

11. Karen K. Campbell-Conway Karen K. Campbell-Conway 1005 Camino Oraibi

12. Jean Kaste Jean Kaste 965 Camino Oraibi, Santa Fe NM 87505

13. David Witherell David Witherell 964 Cam. Oraibi Santa Fe NM 87505

14. Virginia Kaste Virginia Kaste Santa Fe NM 87505

what's the community? 438-8263

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1. <u>Wolfe & Churruar</u>	<u>1191 Harrison Rd</u>	<u>471 2102</u>
2. <u>LORRAINE ROMERO</u>	<u>1183 Harrison</u>	<u>4734677.</u>
3. <u>BALWANTH GUDOOK</u>	<u>1184 HARRISON RD</u>	<u>490-7770</u>
4. <u>JOANNE E HERRERA</u>	<u>1175 HARRISON,</u>	<u>471-8719</u>
5. <u>Rizbin Wangmo</u>	<u>1176 Harrison Rd</u>	<u>603-7453</u>
6. <u>Sayan Arthan</u>	<u>1174 Harrison Rd</u>	<u>501-9338</u>
7. <u>Amanda Baca</u>	<u>1169 Harrison Rd</u>	<u>505 819 7386</u>
8. <u>Jason Herrera</u>	<u>1167 Harrison Rd</u>	<u>505 690-2306</u>
9. <u>Agnes Herrera</u>	<u>1167 Harrison Rd</u>	<u>471-7664</u>
10. <u>Agatha Chavez</u>	<u>1160 Harrison Rd.</u>	<u>603-1382</u>
11. <u>Bernadette Archuleta</u>	<u>1164 Harrison Rd</u>	<u>231-1205</u>

**PETITION AGAINST BLUE BUFFALO LLC/TIERRA CONCEPTS'
"EL RIO" APARTMENT COMPLEX APPLICATION**

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Signature	Home Address	Phone or Email
1. <i>[Signature]</i>	1115 Harrison	216-8507
2. <i>ROSIE TDC</i>	1113 A Harrison Rd	2641617
3. <i>Charlie Rivera</i>	1113 B Harrison Rd	570-0259
4. <i>DENNIS BACA</i>	1107 HARRISON RD	505-310-4719
5. <i>Guthya Gomez</i>	1101A Harrison Rd	(505) 660-1126
6. <i>[Signature]</i>	1103 Harrison Rd	jsh-boulanger@gmail.com
7. <i>Lena G. Baca</i>	1102 Harrison Rd.	471-0417
8. <i>JERRY W. CERS</i>	1102 B Harrison Rd	795-1015
9. _____		
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Signature	Home Address	Phone or Email
1. Elizabeth Griego	129 Mesa Verde St	Elizabethgriego59@gmail.com
2. Mary Egan	PO Box 1552	deadbroke ranch@yahoo.com
3. Caitlin Lujan	724 1/2 Agua Fria	cait_lujan@gmail.com
4. Jesmi Tapia	2609 Agua fria	jessstepie08@gmail.com
5. Antonio Tepia	2609 Agua fria	LUCKPANDA818@gmail.com
6. Vanessa Marquez	2605 Agua Fria	Jewlz22@Comcast.net
7. Belinda Marquez	2605 Agua Fria	920-5137
8. Richard Marquez	601 W. SAN MATEO Santa Fe	clo 505-476-8936
9. Melissa Duran	2509 S.F. NM. ALAMOSA DR.	melissaduran29@gmail.com
10. Mr. M. Lujan	5308 Circunval del Norte	MarcosL.Lujan@sixt.com
11. [Signature]	1519 Cochiti st.	HurtichHut@gmail.com
12. Patricia Parosack	496 SAN MARCOS LD; SF, NM 87508	parosacker@gmail.com
13. Kay White	2630 Agua Fria	505 424 6009
14. Nancy Z. White	2630 Agua Fria	505 424 6009
15. Gabriel J. Hughes	Pinet Haven	505-757-3988
16. Beatrice Araya	509 Camino Cabra	505 983 8344
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Signature	Home Address	Phone or Email
1. <u>Marcos Garcia</u>	<u>5308 Circita Del Norte</u>	<u>690-1044</u>
2. <u>Yolanda Ortiz</u>	<u>PO BOX 183 Rowe, NM 87562</u>	<u>699-9523</u>
3. <u>Javier Pael</u>	<u>1711 Agua Fria (505) 231-6888</u>	
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Print Name	Signature	Home Address	Phone or Email
1. <u>Martha Alvarez</u>	<u>[Signature]</u>	<u>1544 La Cieneguita</u>	
2. <u>Saul Fierro</u>	<u>[Signature]</u>	<u>1549 La Cieneguita</u>	
3. <u>Marisol Mercado</u>	<u>[Signature]</u>	<u>1544 La Cieneguita.</u>	
4. <u>Luis A. Hernandez</u>	<u>[Signature]</u>	<u>1544 La Cieneguita</u>	
5. <u>Kathryn George K. Guego</u>	<u>[Signature]</u>	<u>1534 Calle Angelina</u>	
6. <u>Diana Cruz</u>	<u>[Signature]</u>	<u>1538 Calle Angelina</u>	
7. <u>Christine Chen</u>	<u>[Signature]</u>	<u>1542 Calle Angelina</u>	<u>christmetchen@hotmail.com</u>
8. <u>Jose Valle</u>	<u>[Signature]</u>	<u>1535 Calle Angelina</u>	<u>310 1941</u>
9. <u>Miriam S. Spigata</u>	<u>[Signature]</u>	<u>1535 Calle Angelina</u>	<u>474 7303</u>
10. <u>[Signature]</u>	<u>[Signature]</u>	<u>1539 Calle Angelina</u>	
11. <u>Montserrat Vallès</u>	<u>[Signature]</u>	<u>1561 La Cieneguita (505)</u>	<u>470-8719</u>

Plants of the Southwest

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Signature	Home Address	Phone or Email
1. Carl Haggard	941 Nanpelt St. SF NM 87501	
2. Dara Doolittle	1285 Sandoval Valle SF, NM 87507	
3. Britt Bourque	1022 Galisteo St. SF NM 87505	
4. CLIFF BOURQUE	6017 Princess Lane NE ASU	
5. Randy Crutcher	12A Deans Ct Santa Fe, NM 87508	
6. Jesse Emerson	3838 Agua Fria - Santa Fe	
7. Brian D. [unclear]	1115 Helix St Santa Fe 87505	
8. [unclear]	125 N. El Rancho Rd Santa Fe, N.M. 87501	
9. [unclear]	125 N. El Rancho Rd. Santa Fe, N.M. 87501	
10. Joyce Krause	254 LaMartha DR SF 87501	
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- | Signature | Print Name | Home Address | Phone or Email |
|-----------|---------------------|-----------------------|-----------------------------|
| | Mary D. Overpeck | 5 Camino Venetian | SF 87505
424-0658 |
| | Maura Sickenfoder | 610 Camino del Dorado | 970 946 2814 |
| | MAUREEN RED ELK | 501 W. ZIA #D208 | S.F. NM 87505 |
| | Kristin Yankowski | 397 Calle Colina | SF NM 87501
505 629 2993 |
| | Tiffany Owens | 118 Sierra Pl N | Santa Fe NM 87508 |
| | Kathleen Varner | 397 Calle Colina | Santa Fe NM 87501 |
| | Rib Weston | 3028 Gordonsay Rd | Santa Fe 87505 |
| | Ann Morgan | 730 Juniper Dr | SF 87501 |
| | Virginia Asman | 600 Griffin | SF 87501 |
| | Natalie W. Delvaile | 2392 Cielo Vista Ct. | SF 87507 |
| | SARA DEASLY | 47B LOS HORNS RD | Lamy 87540 |
| | Keith L. Franck | 1310A Lejano Ln | SF, NM 87501 |
| | Dawn M. [unclear] | 1310A LEJANO LANE | SF NM 87501 |

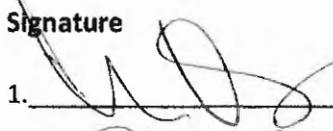
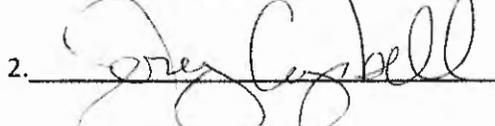
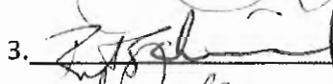
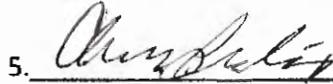
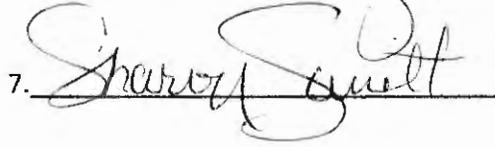
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Signature	Home Address	Phone or Email
1. 	1351 Ferguson Lane SF	87505
2. 	1333 Ferguson Ln SF	87505 975 0714
3. 	1309 Ferguson Lane SF	87505
4. 	305 Ferguson Lane SF	87505
5. 	1308 Ferguson Lane SF	87505
6. 	309 Ferguson Lane SF	87505
7. 	Carriño Carlos Paol	87501
8. _____		
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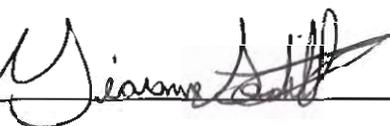
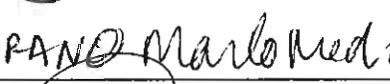
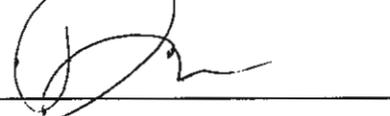
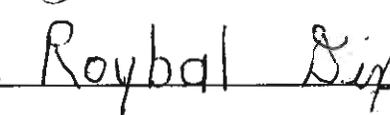
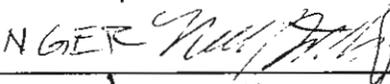
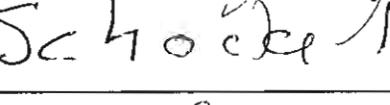
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1. _____	_____	_____	_____
2. Giovanna Sedillo		P.O. Box 457 - Tesuque	Sedillo72@gmail.com
3. MARLO MEDRANO		1713 B W. Alameda St.	750-6730
4. Devin Ludlow		88 Calle de Ahuacax	devdeukawkoehowd
5. Dixie Lee Roybal		109 Temblon St.	
6. NED BITTINGER			nedbit@earthlink.net
7. Doug Schocker			670-1306
8. GAIL J. CASEY		P.O. Box 2232, SFe	87504
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____

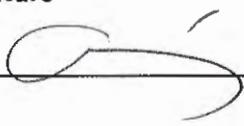
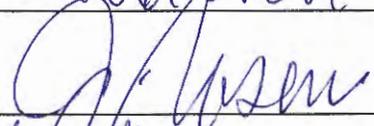
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1. <u>Alme Ellis</u>		<u>111 Malaga Rd.</u>	<u>505 577-0311</u>
2. <u>Pamela Grenata</u>		<u>1311 Luena</u>	<u>503-816-2126</u>
3. <u>Pamela Matthews</u>		<u>155 Calle Don Jose</u> <u>PO Box</u>	<u>995-1983</u>
4. 	<u>JENNITA SEDILLO</u>	<u>457 - Tesuque</u>	<u>505 6905613</u>
5. <u>Pat. Andrea</u>	<u>PAT D'ANDREA</u>	<u>1023 Cielo Azul</u>	<u>505 8202490</u>
6. <u>Carol Kieve</u>	<u>Carol Kieve</u>	<u>675 Garcia St</u> <u>Santa Fe</u>	<u>87505</u>
7. 		<u>Santa Fe,</u>	<u>87508</u>
8. <u>Polly Buch</u>		<u>49 Camino Jorcido loop SF,</u>	<u>87507</u>
9. <u>Sonia Ramirez</u>		<u>1905 W. Alameda, Santa Fe NM</u>	<u>87501</u>
10. <u>Matthew C. Carey</u>		<u>500 Kathryn St.</u>	<u>Santa Fe</u> <u>87501</u>
11. <u>MARIA DE ANA</u>		<u>961 Ave. de las Joyas</u>	<u>SF 87505</u>

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Signature	Home Address	Phone or Email
1. <i>[Handwritten Signature]</i>	1944 Tijeras Rd	aidsedu@earthlink.net
2. <i>[Handwritten Signature]</i>	1250 Tijeras	505-982-0850
3. _____		
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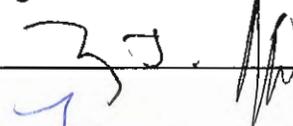
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1. <i>[Handwritten Signature]</i>	1904 W. Ave rd Santa Fe NM	820 0704
2. <i>Cecilia Abeyta</i>	1835 San Felipe Circle	660-7417
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We, the undersigned residents of Santa Fe, respectfully ask the Santa Fe City Council to **adopt** the City Planning Commission's recommendation of 2/19/15 to **deny** Blue Buffalo LLC/ Tierra Concepts' application to amend the general plan and rezone property at 2725 and 2639 Agua Fria St. from R-1 (1 dwelling unit/acre) to R-29 (29 dwelling units/ acre). The multi-story **450 unit** apartment complex proposed in the "heart" of the Agua Fria community will: **1)**destroy the community's rural residential and historical character; **2)** increase traffic congestion, noise, accidents and pollution; **3)**adversely impact City residents' use of water due to water scarcity and drought conservation measures imposed by the City; **4)**significantly increase all other infrastructure demands on the community; **5)**set a precedent which will lead to more medium-high density development in the community; and **6)**there are other City zoning districts that already allow for medium-high density development. Further, we ask that the City Council not consider or act upon **any rezoning request above R-1** without a re-application by Blue Buffalo LLC/ Tierra Concepts.

Signature	Print Name	Home Address	Phone or Email
1. 	Tommy J. Riggs	1032 C. De Chelly	
2. 	Tony BLANKENSHIP	1035 Camino de Chelly	
3. 	Y.C. SALAZAR	1040 Am. de Chelly	
4. _____			
5. _____			
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Signature	Home Address	Phone or Email
1. MARGARET C. BARELA	1620 Paseo de Anasazi 1015 1013 Calle Don Roberto SF, NM 87507	(505) 660-8003/margbarela2@gmail.com
2. MARK F. BARELA	1013 Calle Don Roberto	(505) 699-5010
3. Cheryl Odom	1152 Vuelta de las Aguas	505-670-6316 cheryloodee@aol.com
4.		
5.		
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Signature	Home Address	Phone or Email
1. <i>[Handwritten Signature]</i>	1904 Kiave rd Santa Fe NM	820 5704
2. <i>Cecilia Ortega</i>	1835 San Felipe Circle	660-7417
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____

Pueblo Alegre

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Signature

Home Address

Phone or Email

1. *Loei De Santis* *Loei De Santis* *1601 Camino Arcebi* *660-9314*

2. *Ruth Hoffman* *Ruth Hoffman* *1004 Camino Arcebi* *473-9095*

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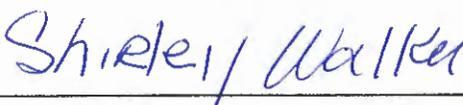
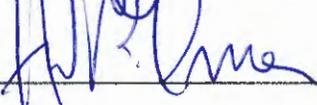
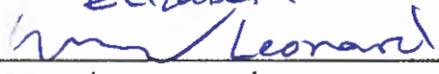
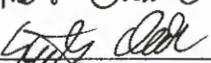
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Print Name or Email	Signature	Home Address	Phone
1.		1217 Victoria St	
2.		2200 Rosina St.	795-8857
3.	GREEN KORCE 	2200 Rosina St. SF, NM.	360-3146
4.		1214 LUSAN ST Santa Fe, NM 87505	
5.		38 BLUESTEM DR. SF NM 87506	
6.		1015 San Lorenzo dr. 87505	
7.	Stephen Charles 	2890 Trades West Rd SF NM 87507	
8.		2890 Trades West Rd-B SF NM 87507	
9.			
10.			
11.			

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Print Name or Email	Signature	Home Address	Phone
1. ROY BOWEN	<i>Roy Bowen</i>	1225 Lujan	505 490-8944
2. MARSO HEBERT	<i>Marso Hebert</i>	1229 Lujan St.	471-1746
3. Mikyla Hinchl	<i>Mikyla Hinchl</i>	1228 Lujan St.	358-8766
Chris Dixon	<i>Chris Dixon</i>	903 W. Alameda St	913-7241
5. Frances Valdez	<i>Frances Valdez</i>	1226 Lujan St.	438-6087
6. Gilbert R. Valdez	<i>Gilbert R. Valdez</i>	1226 Lujan St	438-6087
7. William Lewis	<i>William Lewis</i>	1224 Lujan St	505-577-0985
8. Bill Lewis	<i>Bill Lewis</i>	1224 Lujan St.	505-551-058
9. Andrew Gill	<i>Andrew Gill</i>	1222 Lujan St	505-924-884
10. John WACHT	<i>John Wacht</i>	1717 DELOVINA	
11. <i>Phil Valdez</i>	PHILIP VALDEZ	1230 VITALIA ST	

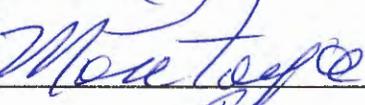
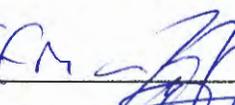
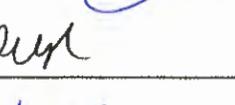
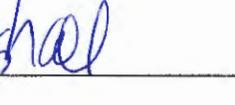
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Further, we ask that the City Council **not consider or act upon any rezoning request above R-1** without a re-application by Blue Buffalo LLC/ Tierra Concepts.

Print Name or Email	Signature	Home Address	Phone
1. Peggy Frank		1222 Vitalia	505 4718078
2. Tom Juster		1222 Vitalia	505-471-8028
3. FRED MICHAEL FELM		1200 Vitalia	
4. Ruben O Montoya		1216 VITALIA ST SF NM	
5. 		1203 Vitalia St	
6. Tom Seibel		1206 Vitalia St. SF.	
7. Jerry Griffin		1707 VITALIA ST. SF	
8. Shauna Giffing		1207 Vitalia St. SF	
9. Thomas D. Hour		1211 VITALIA ST	505 471 3734
10. Lynne Tushnet		1241 Vitalia St.	505-1795-2007
11. 		1213 Vitalia	505 473-9819

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Print Name or Email	Signature	Home Address	Phone
1. Karen L. Ewing	<i>Karen L. Ewing</i>	1214 Lujan	303-981-2194
2. John R. Ewing	<i>John R. Ewing</i>	1214 Lujan	303-981-2707
3. David Gilliland	<i>David Gilliland</i>	1211 Lujan	505-699-4533
4. Brian Sweeney	<i>Brian Sweeney</i>	1709 Lujan	262-94-1118
5. Michael F. Harding	<i>M.F. Harding</i>	1207 Lujan SE	505-471-1416
6. Greg Kalastan	<i>Greg Kalastan</i>	1208 Lujan	505-913-1600
7. Sara Coffman	<i>Sara Coffman</i>	1210 Lujan	505-795-6831
8. Suzanne Dreith	<i>Suzanne Dreith</i>	1218 Lujan	505-471-3530
9. Chris Arnold	<i>Chris Arnold</i>	1213 Lujan	505-438-2767
10. Sandi Duncan	<i>Sandi Duncan</i>	1230 Lujan	(505) 670-824
11. Aileen Whitman	<i>Aileen Whitman</i>	1232 Vitalia	505-246-0555

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Signature	Home Address	Phone or Email
1. Linda Swannon	1674 Camino McMillin	(505) 473-6526
2. Susan York	1215 Lujan St	505. 000 471.2554
Victoria Jacobson		
3. Victoria Jacobson Micaela Fisher	1211 LUJAN ST	505 603 2548
4. Micaela Fisher Lisa McEneaney	1209 Lujan St.	505 467 7323
5. Lisa McEneaney Jennifer George	1206 Lujan St	505 310 3793
6. Jennifer George Sylvia Robinson	1205 Lujan St	505 427 0742
7. Sylvia Robinson	1204 Lujan St	505 493-2643
8. Kim Martinez	1223 Lujan St	505 473 1134
9. Joseph Martinez	1223 Lujan St.	505 473-1134
10. Amy By	1225 Lujan St	505 473 1134
11. Katherine Nare	1230 Vitalia St	505 490 9014

LA CIENEGUITA DEL CAMINO REAL HOMEOWNERS/NEIGHBORHOOD ASSOCIATION
C/O 1561 LA CIENEGUITA DEL CAMINO REAL
SANTA FE, NEW MEXICO 87507

June 16, 2015

Mayor Javier Gonzales & City Councilors
PO Box 909
Santa Fe, NM 87504



Dear Mayor Gonzales and City Councilors:

The Board of the La Cieneguita del Camino Real Homeowners/Neighborhood Association has discussed with community members, the proposed rezoning from Rural Mountain, R-1 to High Density Residential, R-29 of the property across Agua Fria, which includes the old Ecoversity property and adjacent lots. In consensus, our respective community member representatives attended the Planning Commission meeting, passionately objected to the rezoning, and the application for rezoning was rightfully denied. We thank them for hearing the voice of the people.

However, we are now concerned that this proposal is being taken to the City Council, bypassing the people's voice and commission ruling, in order to circumvent the rezoning denial, negate the purpose of the early neighborhood notification and city charter.

In accordance with the residents, and respect of the city charter we expect all of you to also deny this rezoning as to avoid a recall. We know you are not the type of Mayor or Councilors that will offend the city charter or the residents to serve a few people's financial interest at the cost of destroying the historical and cultural value of the area.

For your review, our association has taken the time to attach Exhibit 1, to inform you of a few facts regarding the problems with the rezoning. Thank you for denying the rezoning in advance. Your denial of the rezoning shows your respect for the citizen's voices, the city charter, and leadership of a good government. We appreciate that!

Sincerely,

Marie Campos, President
mycampos@outlook.com
(505) 660-0002

Hilario E. Romero, Vice-President
hilarioromero99@yahoo.com
(505) 474-4355

c/c City of Santa Fe Planning Committee
Santa Fe New Mexican
Posted at 1600 La Cieneguita Community Center
Attachments/ Exhibit 1, 2 pages

LA CIENEGUITA DEL CAMINO REAL HOMEOWNERS/NEIGHBORHOOD ASSOCIATION
Exhibit 1

On behalf of all the residents this neighborhood we ask that you **deny this rezoning because:**

There is no official master plan for the entire area, as this area was part of Santa Fe County and was annexed into the City of Santa Fe in 2013. We were left out of the SWSF Community Master Plan . In order to have a master plan we need to have a **moratorium on any rezoning is the area.**

The Ecoversity property (approx. 12 acres) was Frances Harwood’s legacy. In her Will and Trust she wanted the school continued and **the land to be used for sustainable agriculture & permaculture,** Instead, her bookkeeper took control of the Prajna Foundation and Ecoversity and closed down the school, and now is selling to Blue Buffalo LLC/Tierra Concepts who want to rezone agricultural land and have proposed **a 450 unit apartment complex, the largest in Santa Fe’s history,** on this land.

Also, Ecoversity land was rezoned without an ENN, did not go before the City of Santa Fe Planning Commission, and yet it went from Rural Mountain R-1 to C-1 PUD zoning.

With no master plan or long range planning for this Southwest Santa Fe River Corridor, out of control **urban sprawl** will deteriorate the area, which has little infrastructure.

The Long Range Planning Division of the City of Santa Fe in the Staff Report said:

“ The LRPD expressed serious reservations regarding the proposed density of the development. It was well positioned that the density, as proposed, would be more appropriately located in closer proximity to commercial services such as Zarafano & Rufina Streets, Airport Road, Cerrillos Road, St. Francis or St. Michael’s Dr.”

The City of Santa Fe Planning Commission voted 4-2 to **deny rezoning** for the following reasons:

Findings in the matter of Case No. 2014-121 for the General Plan Amendment:

- Finding # 1** The criteria set forth in 14.3.2(E) for all General Plan Amendments are not met by this application.
- Finding #2** The General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.
- Finding # 3** The General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.
- Finding # 4** The General Plan Amendment appears to meet the criteria for affordable housing, compact urban form and similar sustainable goals; however, this is not an appropriate location in terms of its context and intensity, and therefore not consistent with the Santa Fe General Plan as noted in the Staff Report by the Long-Range Planning Staff.
- Finding #5** There are other locations for the multi-family housing at the proposed density, as noted in the Staff Report, that would better implement the Santa Fe General Plan.

This land is located on the Historic “El Camino Real” a recognized National Historic Trail by the U.S. Department of the Interior, National Park Service and the Bureau of Land Management. This land on

the easternmost side of the Agua Fria Historical Community was taken from the village and annexed into the City of Santa Fe. The Historic San Antonio and Los Ojitos Acequias run through the Ecovercity Land and must be preserved. This area was part of the Cristobal Nieto Land Grant and was later owned by Sotero Romero and farmed until his death in 1934. From 1934-2004, farming and ranching continued by descendants of Sotero Romero and by the staff and students of Ecovercity.

Traffic Studies have shown that the proposed development will create 2,800 more car trips in and out of the complex onto Agua Fria Road and its arterials. Agua Fria Road, "El Camino Real", is a designated secondary road. It can barely handle the traffic now. The proposed location is between two bottlenecks on this two-lane road.

There is inadequate infrastructure for the proposed project. This is a rural area and this project is "**Urban Sprawl**". There are three reasons for this: **1)** no long range plan; **2)** the annexation and re-zoning Ecovercity land without neighborhood input or City of Santa Fe Planning Commission approval; and **3)** the lease/purchase of the Ecovercity land by Blue Buffalo LLC/Tierra Concepts from the non-profit Prajna Foundation has gone against the wishes of the deceased Frances Harwood's trust.

The twenty year drought in Santa Fe is a wake-up call for all of its residents. We will end up like California and as Robert Redford said in his interview by Mayor Gonzales: "New Mexico has rich possibilities for the future but a balance must be struck that saves some of the land that would be lost to development".

The Santa Fe River is an "endangered river" and bringing nearly 1,000 additional residents alongside it will damage it further. This open space is better suited to develop a Historic Agricultural and Ranching Living Museum along the Historic El Camino Real National Trail. The land could be donated to a non-profit like the Trust for Public Land and the community with the support of federal, state, county and City of Santa Fe to develop Agricultural and Ecological-tourism for the Southwest corridor.

PETITION STATEMENT

We, the undersigned residents of Santa Fe, respectfully ask that the Santa Fe City Council adopt the City Planning Commission's recommendation to DENY Blue Buffalo LLC/Tierra Concepts' application to amend the general plan and rezone properties at 2725 and 2639 Agua Fria St. from R-1 rural mountain (single dwelling unit/acre) to R-29(29 dwelling units/acre) on 6/24/2015

There are currently 468 signatures. NEW goal - We need 500 signatures!

PETITION BACKGROUND

The 450 unit apartment complex proposed in the "heart of the Agua Fria community" will:

- destroy the community's rural residential and historical character
- increase traffic congestion, noise, accidents, pollution
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Note: MoveOn CivicAction does not necessarily endorse the contents of petitions posted on this site. MoveOn Petitions is an open tool that anyone can use to post a petition advocating any point of view, so long as the petition does not violate our terms of service (<http://petitions.moveon.org/terms.html>).

Dear Javier Gonzales, Mayor and City Councilors:

We are pleased to present you with this petition affirming this statement:

" We, the undersigned residents of Santa Fe, respectfully ask that the Santa Fe City Council adopt the City Planning Commission's recommendation to DENY Blue Buffalo LLC/Tierra Concepts' application to amend the general plan and rezone properties at 2725 and 2639 Agua Fria St. from R-1 rural mountain (single dwelling unit/acre) to R-29(29 dwelling units/acre) on 6/24/2015"

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,
Hilario E. Romero

P.S.: I did not count those who signed that were from out-of-state or outside of Northern New Mexico.

Total signatures - 468

New total = $\frac{-17 \text{ out-of-state}}{451}$ or Northern New Mexico

Please Read the comments. Thank you

City doesn't need high density in this area of town, a bad choice

Lyman Spalding McCabe
Santa Fe, NM 87501
Jun 18, 2015

Donald Emery
Santa Fe, NM 87508
Jun 18, 2015

naomi landau
Santa Fe, NM 87505
Jun 18, 2015

jan rotondo
santa fe, NM 87501
Jun 18, 2015

Marie Fitzsimmons
Jacksonville, FL 32256-2500
Jun 18, 2015

too many units

Patrick Noble
Santa Fe, NM 87505
Jun 18, 2015

The flow of traffic in this area does not allow for this kind of development. Change the flow of traffic first. This is a ridiculously large housing structure for this neighborhood, there are other areas that this would fit, but definitely not at the Ecoversity site.

Joanna Kennedy
Santa Fe, NM 87505
Jun 17, 2015

Mark Gillespie
Village Of Los Ranchos, NM 87107
Jun 17, 2015

robert mobbs
Santa Fe, NM 87505
Jun 17, 2015

This is not acceptable.

Steve Thomas
Santa Fe, NM 87507

Jun 17, 2015

Suzanne Smith
Santa Fe, NM 87507
Jun 17, 2015

Diane & Mike Kenny
Santa Fe, NM 87505-2402
Jun 17, 2015

Danielle Gothie
Santa Fe, NM 87505
Jun 17, 2015

Mary Johnson
Sparks, NV 89441
Jun 17, 2015

Roberta Alas
Santa Fe, NM 87505
Jun 17, 2015

There is so little left of "authentic" old Santa Fe.....the Agua Fria corridor should be protected!!

Gail Larson
Santa Fe, NM 87505
Jun 17, 2015

Gemma DeRagon
Santa Fe, NM 87505
Jun 17, 2015

Mela Macquarrie
Santa Fe, NM 87505
Jun 17, 2015

We, who live in this neighborhood, do not want our need this. Do not force this upon us.

Patricia Chillon-Garcia
Santa Fe, NM 87505
Jun 17, 2015

christina k stolz
santa fe, NM 87505
Jun 17, 2015

Please
Read!

Please
Read!

Please keep this as open space. Turn it into a park with more trees!

M M Healey
Santa Fe, NM 87507
Jun 17, 2015

fiorella o'brien
Santa fe, NM 87507
Jun 17, 2015

Bad planning 29 units!

James Koledin
Santa Fe, NM 87505
Jun 17, 2015

Catherine Coulter
Santa Fe, NM 87505
Jun 17, 2015

Thank you for sending this information and petition.

Jaquelin Loyd
Santa Fe, NM 87505
Jun 17, 2015

and the water needed for construction and use will be drained from who's current allotment? I guess we the inhabitants of this city will be asked to give it up and/or pay more so others can live here a few weeks a year.

Debbe Goldberg
Santa Fe, NM 87505
Jun 17, 2015

John Martinez
Santa Fe, NM 87507
Jun 17, 2015

Jacqueline Duke
Santa Fe, NM 87505
Jun 17, 2015

This is too much - We should be doing small infill neighborhoods like Osito and sub, not 450 unit apartment complexes that create Urban sprawl and Urban blight and would make Santa Fe The City the same, not the City Different. I am pro development and I am still against this one.

Drew Richman
SF, NM 87505
Jun 17, 2015

Pat
Santa Fe, NM 87505
Jun 17, 2015

Mira Dimitrijevic
Santa Fe, NM 87505
Jun 17, 2015

Irina Lidanova
Santa Fe, NM 87505
Jun 17, 2015

Please don't let this development happen. It's nothing but a negative for the neighborhood.

Please Read!
Joaquin
Santa Fe, NM 87505
Jun 17, 2015

No development. Keep santa fe small, no sprawl

Vanessa baez
santa fe, NM 87505
Jun 17, 2015

Please Read!
Please don't let them develop here. I was born and raised in Santa fe. Most of us from here don't want this development in the middle of Santa fe. Prices are going to be just as ridiculous as downtown Santa fe. \$750.00 for a studio apartment is ridiculous. We don't want anything that they are offering.

Alycia Atchison
Santa Fe, NM 87507
Jun 17, 2015

Please do not destroy our neighborhood.

Helen Fabel
Santa Fe, NM 87505
Jun 17, 2015

Alex Weaver
santa Fe, NM 87505
Jun 17, 2015

We do not need this development!

Mary Doino
Santa Fe, NM 87507
Jun 17, 2015

where will water come from? increased traffic, increased crime... no no no! please Casa alegre has has major crime increases

Susan Palermo
Santa Fe, NM 87505
Jun 17, 2015

Gerry Kelly
Santa Fe, NM 87505
Jun 17, 2015

Tammy
Pecos, NM 87552
Jun 17, 2015

I live in this Neighborhood. I don't think this is a good idea

Michele Gallagher Stearns
Santa Fe, NM 87507
Jun 17, 2015

Please
Read!

no way man, no more urban sprawl in Santa Fe. We need a sustainable solution...
<http://sustainablesantafe.com/survey-01/>

Lawrence Israel
Santa Fe, NM 87507
Jun 17, 2015

Amanda
Santa Fe, NM 87501
Jun 17, 2015

laura jolly
Santa Fe, NM 87505
Jun 17, 2015

Alexis Bove
Santa Fe, NM 87501
Jun 16, 2015

Mike Rosow
Santa Fe, NM 87505
Jun 16, 2015

Joan Sickler
Santa Fe, NM 87505
Jun 16, 2015

It's a lovely old residential area, and I don't see 450 apartments here enhancing it in any way!

Ann Roylance
Santa Fe, NM 87505
Jun 16, 2015

Please Read!
Too big, buildings too high, too dense. There is also no consideration for the overflow traffic on adjoining streets, not to mention on Agua Fria

G Flowers
Santa Fe, NM 87505
Jun 16, 2015

Ellie Sernet
Ganado, AZ 86505
Jun 16, 2015

not counted!

Jane Ellen Siskin
Santa Fe, NM 87504
Jun 16, 2015

Please Read!
It appears the placement of the project is placing it in the wrong location. There are any number of areas that it could fit it in, Just Not This One!

Jerry Martin
Santa Fe, NM 87505
Jun 16, 2015

Catherine m harvey
Santa fe, NM 87505
Jun 16, 2015

Leslie Lakind
Santa Fe, NM 87505
Jun 16, 2015

Faith N. Bowie
Santa Fe, NM 87505
Jun 16, 2015

Leslie Barclay
Santa Fe, NM 87505
Jun 16, 2015

William Howard
Santa Fe, NM 87505
Jun 16, 2015

Please
Read!

This development, however well intended, is too large and too dense for the neighborhood, whose character it will change.

John Pen La Farge
Santa Fe, NM 87505
Jun 16, 2015

Please
Read!

This would generate too much traffic on a small two lane heavily trafficked main street. Not appropriate for this location. Great idea perhaps, but how about near the Colleges? Thank You

Christine B Boss
Santa Fe, NM 87501
Jun 16, 2015

George Watson
Santa Fe, NM 87505
Jun 16, 2015

Please
Read!

Inappropriate development for this historic corridor into the city center. Protect historic corridors!

Charles Koenig
Santa Fe, NM 87505
Jun 16, 2015

Joan west
Santa Fe, NM 87505
Jun 16, 2015

Please
Read!

I believe that the city of Santa Fe needs to have a moratorium on any new building in residential neighborhoods until a more thoughtful process that honors and respects residents and engages them directly in development proposals can be created. As it stands, neighborhoods are forced into adversarial relationships with developers who may have very good intentions with their proposed developments. There is a middle ground that needs to be created so that residents don't have to sue the city of SF in order to protect their residential communities.

jan brooks
Santa Fe, NM 87505
Jun 16, 2015

Please
Read!

this is still a small town, problems with water etc. we don't have to cram our city!

Sandy POLANSKY
Santa Fe, NM 87504
Jun 16, 2015

Claudia Delemont
Flagstaff, AZ 86005
Jun 16, 2015

not counted!

Please
Read!

There's way too much traffic on Agua Fria now. The developer's request would definitely add more vehicles to the daily traffic count! No go.

Richard Rockman
Santa Fe, NM 87505
Jun 15, 2015

bessy berman
santa fe, NM 87507
Jun 15, 2015

mimi forsyth
Waipahu, HI 96797
Jun 15, 2015

not counted!

This pretends to be "smart and sustainable" development, but ignores everything this neighborhood is for current residents, both owners and renters of modest means.

Jane Cook
Santa Fe, NM 87507
Jun 15, 2015

Please
Read!

The traffic on Agua Fria is already too much. And our precious Santa Fe River cannot handle more development in that area. Please stop this development from going through.

Rae Sikora
Santa Fe, NM 87501
Jun 15, 2015

Ada Browne
Santa Fe, NM 87501
Jun 15, 2015

zenon stacy
santa fe, NM 87507
Jun 15, 2015

Kenneth kkein
Santa Fe, NM 87501
Jun 15, 2015

bill szczech(zek)
santa fe, NM 87502
Jun 15, 2015

No Giant apartment project on old Route 66/Agua Fria. Stop development NOW!

Please
Read!

Lisa Polk
Santa Fe, NM 87505
Jun 14, 2015

Arwen West
Albuquerque, NM 87120
Jun 14, 2015

Candace Kenyon
santa fe, NM 87507
Jun 13, 2015

Violanda Nunez
Santa Fe, NM 87501
Jun 13, 2015

Jeanne DiLoreto
Santa Fe, NM 87501
Jun 13, 2015

Lynn vanderlinden
Santa Fe, NM 87505
Jun 13, 2015

Natalie Roy
Santa fe, NM 87507
Jun 12, 2015

Jaki Erdoes
Santa Fe, NM 87504
Jun 12, 2015

carol soucy
Santa Fe, NM 87502
Jun 12, 2015

Linda Trageser
Santa Fe, NM 87502
Jun 12, 2015

John Baranowski
North Las Vegas, NV 89031
Jun 12, 2015

not counted!

Thomas Cirolia
Santa Fe, NM 87505

Jun 12, 2015

Maria maisriemler
Santa Fe, NM 87501
Jun 12, 2015

Letitia Watts
Santa Fe, NM 87505
Jun 12, 2015

monique martinez
Medanales, NM 87548
Jun 12, 2015

Adrienne Sloan
Santa Fe, NM 87505
Jun 12, 2015

Please Read!
i have property on Agua Fria right next to the proposed development and have a real problem with the scale of this . for one thing its going to make what now is bad road traffic unbearale for everyone all down the corridor.

j amber archer
abiquiu, NM 87510
Jun 12, 2015

Liana Gonzales
Abiquiu, NM 87510
Jun 11, 2015

Ursula
Santa Fe, NM 87505
Jun 11, 2015

Please Read!
I've lived in Pueblo Allegre for 20 years and I'm opposed to rezoning.

Martha Reagan
Santa Fe, NM 87505
Jun 11, 2015

Angela Gabriel
Santa Fe, NM 87507
Jun 11, 2015

I love almost across the street from this proposed development and strictly oppose it. A development like this does not belong in our neighborhood. Too big, road is too congested and the arguments about it being a boon to the young community are unfounded and speculative at best.

Owen Lostetter
Santa Fe, NM 87505
Jun 11, 2015

Fred Horne
Santa Fe, NM 87507
Jun 11, 2015

joan
santa fe, NM 87507
Jun 11, 2015

Tina Marie gonzales
Santa Fe, NM 87505
Jun 11, 2015

The infrastructure is not there to support it.

Nicolas Martinez
Santa Fe, NM 87505
Jun 11, 2015

Sarah Scott
Santa Fe, NE 87507
Jun 11, 2015

James Roybal
Santa Fe, NM 87501
Jun 11, 2015

Bill Peterson
Santa Fe, NM 87505
Jun 11, 2015

please research the impact this will have on the area. not everything is about money and profit. the residents of Santa Fe deserve a decent quality of life. we all do.

Happy Radaelli
Santa Fe, NM 87501
Jun 11, 2015

Susan Crowe
Santa Fe, NM 87507
Jun 11, 2015

Jimmy Davis
Santa Fe, NM 87505
Jun 11, 2015

David Langdon
Santa Fe, NM 87507
Jun 11, 2015

Please Read!
The former EcoVersity campus is a beautiful piece of rural land. It should stay that way and be used for sustainability teaching purposes to honor and respect the wishes of Francis Harwood.

Lisa Sarenduc
Santa Fe, NM 87507
Jun 11, 2015

stephen auger
Santa fe, NM 87505
Jun 11, 2015

nino padilla
santa fe, NM 87507
Jun 11, 2015

Barbara West
Santa Fe, NM 87508
Jun 11, 2015

Please Read!
The developers have not considered the TRUE LIFE TIME damage their development will do to the adjacent areas.

Ricardo Sanchez
Santa Fe, NM 87507
Jun 11, 2015

Jacob "Jackie" Block
Santa Fe, NM 87505
Jun 11, 2015

Please Read!
Let's have a comprehensive building plan please first before we start building and putting too many people in a small space

Rita Joyce
Santa Fe, NM 87607
Jun 10, 2015

Nelda DeLucia
Houston, TX 77018
Jun 10, 2015

not counted!

Gayle Dillon
Santa Fe, NM 87507
Jun 10, 2015

Harrison Hook
Santa Fe, NM 87501
Jun 10, 2015

kailani gorman
santa fe, NM 87505
Jun 10, 2015

*Please
Read!*

The proposed project is poorly conceived and has the potential to create long term problems with the stability of our community regarding education, overpopulation, and the exploitation of human welfare to satisfy poorly drafted business ideas and the greed of a few people.

Michael Harkavy
Santa Fe, NM 87505
Jun 10, 2015

Just say NO!

Julee Clear
santa fe, NM 87505
Jun 10, 2015

geoff gorman
santa fe, NM 87505
Jun 10, 2015

a. d.
Santa Fe, NM 87501
Jun 10, 2015

Brenda Watson
Santa Fe, NM 87505-5755
Jun 10, 2015

*Please
Read!*

Changes to rural zoning, if any, should be based on comprehensive long-range planning, with massive community input. They should require at least a year of study and hearings and careful deliberation. "Spot zoning" like this, through ad-hoc amendment, is outdated and wrongheaded. It only invites corruption.

Jay Dratler Jr
Santa Fe, NM 87508
Jun 10, 2015

Nao
Santa Fe, NM 87505

Jun 10, 2015

Please
Read!

The Blue Buffalo/Tierra Concepts projects will add a substantial, hazardous increase in vehicular traffic on Agua Fria Street that will affect and possibly harm pedestrians (especially children), cyclists and animals. The turning hazard onto Agua Fria for housing additions around Frenchy Park and the Cielo Vista addition is already menacing and perilous and the rezoning increases this hazard substantially. Residents implore the Commission to vote "No" to amend the general plan and to rezone the properties at 2725 and 2639 Agua Fria from R-1 to R-29. Thank you

Andrea B. Delling
Santa Fe, NM 87505
Jun 10, 2015

rachel watson
santa fe, NM 87501
Jun 9, 2015

Sarah Yomtov
Bklyn., NY 11235
Jun 9, 2015

not counted!

Duane Shields
Santa Fe, NM 87505
Jun 9, 2015

Ted
Santa Fe, NM 87507
Jun 9, 2015

Kristin Rowley
Santa Fe, NM 87501
Jun 9, 2015

Peggie
Santa Fe, NM 87505
Jun 9, 2015

Thomas French
Taos, NM 87571
Jun 9, 2015

Please honor Francis Harwoods wishes. The city deserves to have the benefit of the legacy she tried to leave in having an educational space to learn about sustainability and conservation issues. To develop this property by putting in apartments is completely against all of her beliefs and intentions.

Tammy McLellan
Santa Fe, NM 87507
Jun 9, 2015

Please
Read

Joan Zalenski
Ojo Sarco, NM 87521
Jun 8, 2015

Shante
Santa Fe, NM 87501
Jun 8, 2015

Kendra Ireton
Santa Fe, NM 87505
Jun 8, 2015

Please
Read!

I now own and live in the solar home that Francis Harwood built in Chimayo. The home was off grid and creatively solar and with an 8 acre permaculture paradise. His vision for the Trust which was to manage Ecoversity and this house was supposed to carry forward her mission. I can't understand how the Trustee has allowed Ecoversity to fall away and now be possibly replaced by something so antithetical to the obligations of Francis' Trust.

Jan Deligans
Santa Cruz, NM 87567
Jun 8, 2015

Dianna Woods
Santa Fe, NM 87501
Jun 8, 2015

Katherine J Carpenter
Santa Fe, NM 87505
Jun 8, 2015

Brett hultberg
Santa Fe, NM 87507
Jun 8, 2015

Lumari
Santa Fe, NM 87508
Jun 8, 2015

Gwendolyn Reese
Santa Fe, NM 87505
Jun 8, 2015

Bonnie Granieri
Santa Fe, NM 87507
Jun 8, 2015

lauren.mantecon
SAnta Fe, NM 87505

Jun 8, 2015

Deirdre Africa
Santa Fe, NM 87507
Jun 8, 2015

Please Read!
This land had such promise under the direction of Francis Harwood, unfortunately she died of cancer and her book keeper took over the direction of Ecoversity, the institution formed by Frances and of her foundation which was formed to fund Ecoversity and other sustainable efforts. Her book keeper has done nothing but sell off the assets of the bequest left by Ms Harwood to benefit his bloated salary as "director" and board member of both her non-profit institutions. He has overseen the destruction of Fiz (Francis) dream of creating a school of rural arts and technology as a gift to Santa Fe, and the state of NM. Nothing of note has been done with the properties or the institutions that formed the dream of a visionary woman.

Scott Pittman
Santa Fe, NM 87506
Jun 8, 2015

Marylou Butler
Santa Fe, NM 87505
Jun 8, 2015

Cheron
Santa fe, NM 87504
Jun 8, 2015

Please Read!
The concept of development of that land into a huge, monstrous apartment complex is an abomination of what Fizz Harwood envisioned when she established the Ecoversity at that location. The board of directors of the organization that is responsible for growing Fizz's Ecoversity into a wonderful Permaculture site and a school that would teach from the Earth Care Ethics standpoint should be ashamed of mismanaging the school, effectively closing it, and now giving Fizz a slap in the face by trying to sell the school to a mega developer. Bring back Ecoversity!

Phillip
Santa Fe, NM 87507
Jun 8, 2015

Linda Sattley
Santa Fe, NM 87505
Jun 8, 2015

Doug Conwell
Santa Fe, NM 87501
Jun 8, 2015

Loretta McGrath
Santa Fe, NM 87501
Jun 8, 2015

Size of unit seems out of step with needs of of Santa Fe and should be pared down considerably.

John E. Grover
Santa Fe, NM 87505
Jun 8, 2015

Andrea Fiegel-Roybal
Santa Fe, NM 87504
Jun 8, 2015

Please Read! There is no space on Agua Fria, why not build it down by the airport!

adriana
Santa Fe, NM 87505
Jun 8, 2015

Joel Bennet
Santa Fe, NM 87505
Jun 8, 2015

Small is beautiful

natalia vega
Costa Rica
Jun 8, 2015

not counted!

Judy Roybal and Leonard Maez
Santa Fe, NM 87505
Jun 8, 2015

Please Read! Please protect Agua Fria rural historical character, the values for which Santa Fe is known and valued by all of us who call it home.

Arina Pittman
Santa Fe, NM 87506
Jun 8, 2015

Amy Lin
Santa Fe, NM 87501
Jun 8, 2015

Alex Renirie
Santa Fe, NM 87505
Jun 8, 2015

Agua Fria is simply already stretched way beyond the traffic capacity it was intended to handle (it has come a long way from donkey carts and wagons; but there is a finite limit!!!!)This neighborhood is just beginning to flourish again; please do not drown it.

Carol McClure
Santa Fe, NM 87507
Jun 8, 2015

Gilbert
Santa Fr, NM 87507
Jun 8, 2015

Ava L Fullerton
Santa Fe, NM 87504
Jun 8, 2015

Francesca Forese
Santa Fe, NM 87507
Jun 8, 2015

The development is totally inappropriate for this area. The sense of rural community would be negatively impacted by the high density being considered for this area of Santa Fe.

Karen Copeland
Santa Fe, NM 87501
Jun 8, 2015

Be humane in your building creations.

Baji Milici
Santa Fe, NM 87507
Jun 8, 2015

Bette Booth
Santa Fe, NM 87505
Jun 8, 2015

Duija Ros
santa Fe, NM 87507
Jun 8, 2015

Suzanne Teng
santa Fe, NM 87507
Jun 8, 2015

Tamara Lichtenstein
Santa Fe, NM 87507
Jun 8, 2015

Please
Read!

Totally unrealistic for the area. Not needed by the demographics that they speak of.

nora haskins
santa fe, NM 87507
Jun 8, 2015

Robbi Jennings
Santa Fe, NM 87507
Jun 8, 2015

The density does not match the neighborhood.

Judy Mosher
Santa Fe, NM 87505
Jun 8, 2015

I am against this development. We don't have the infrastructure to support it.

Sherri Chavez
Santa Fe, NM 87504
Jun 7, 2015

Brita adamovics
Portland, OR 97209
Jun 7, 2015

not counted!

Gillian McMahon

Gillian McMahon
Santa Fe, NM 87505
Jun 7, 2015

John
Los Alamos, NM 87544
Jun 7, 2015

Manuel Trujillo
Santa Fe, NM 87505
Jun 7, 2015

David Smith
santa Fe, NM 87505
Jun 7, 2015

Please, please, VOTE NO!

Walter John Keesing
Santa Fe, NM 87501

Please
Read!

Jun 7, 2015

Tomas Moore
Santa Fe, NM 87505
Jun 7, 2015

You can be sure that every person of driving age will have their own vehicle, if not more than one. That's a lot more traffic on Agua Fria, and a lot of parking spaces.

Please
Read!

David Steele
Santa Fe, NM 87505
Jun 7, 2015

This is an outrage! This land was intended to be used for sustainable living education and now they want to develop it with 450 apartments? No. No. No.

Please
Read!

Catherine Ashby
Santa Fe, NM 87507
Jun 7, 2015

Tamiaka Ruiz
Santa Fe, NM 87507-3307
Jun 7, 2015

plenty of other land in SFe, this is way to dense especially because of traffic.

Please
Read!

Cardie Molina
Santa Fe, NM 87505
Jun 7, 2015

Please deny Blue Buffalo's application to rezone these Agua Fria properties. The Blue Buffalo plan is totally inappropriate to the area and will adversely impact the quality of life for those of us who have lived on Agua Fria for decades. Thank you for your kind consideration of those if us who have lived in and loved Agua Fria for so long.

Please
Read!

Lorene Mills
Santa Fe, NM 87502
Jun 7, 2015

this will be very bad for traffic on Agua Fria, a street with limited improvement options between this land and downtown

Please
Read!

Cary Cluett
Santa Fe, NM 87505
Jun 7, 2015

Melissa L Epple
Santa Fe, NM 87505
Jun 7, 2015

Victoria Scott
Santa Fe, NM 87507
Jun 7, 2015

lia rosen
Santa Fe, NM 87508
Jun 7, 2015

David Stupin
Santa Fe, NM 87506
Jun 7, 2015

susan rose
Santa Fe, NM 87507
Jun 7, 2015

Rebecca Beach
Denver, CO 80207
Jun 7, 2015

not counted!

Gabriela Baumeister
Santa Fe, NM 87501
Jun 7, 2015

Dale Stoeppler
Santa Fe, NM 87504
Jun 7, 2015

Magda Martine
Arroyo Seco, NM 87514
Jun 7, 2015

This is not the place for high density apartments!

*Please
Read!*

Carol Tucker
Santa Fe, NM 87505
Jun 7, 2015

Lois purvis
Santa Fe, NM 87501
Jun 7, 2015

I lived in Santa Fe, while going to school at IAIA (Institute of American Indian Art), and there is a need to protect the water and not tax the environment.

M. Demmert
Fountain, CO 80817
Jun 7, 2015

Jeez! What are you thinking???

Alexis Higginbotham
Santa fe, NM 87508
Jun 7, 2015

Debra Snyderman
Santa Fe, NM 87507
Jun 7, 2015

Diana Dearen
Santa Fe, NM 87505
Jun 7, 2015

Apartments belong in Albuquerque.

Deborah Binderman
Santa Fe, NM 87501
Jun 7, 2015

sarah brownrigg
Santa Fe, NM 87507
Jun 7, 2015

Deborah Madison
Galisteo, NM 87540
Jun 7, 2015

Janet Tousseau
Santa Fe, NM 87505
Jun 7, 2015

Sandra mann
santa Fe, NM 87501
Jun 7, 2015

janet vucinich
Houston, TX 77025
Jun 7, 2015

not counted!

Jon Dela
Santa Fe, NM 87505
Jun 7, 2015

Please Read!

It is unbelievable to me that such a proposal would even be considered! 10 years ago, when I was looking for a house, I purposely avoided anything on Agua Fria Street because of the outrageous traffic! Please keep Santa Fe's charm charming, and don't allow this awful, big commercial monstrosity to impose upon our unique personality!

Kathryn Alexander
Santa Fe, NM 87507
Jun 7, 2015

My friends live in this quiet and peaceful neighborhood. Building a large apartment complex near their home would adversely affect the character and ecology of it. Please don't allow this to happen. Thank you.

Please Read!

Trina Lopez
San Francisco, CA 94110
Jun 7, 2015

K. Larkin
Santa Fe, NM 87501
Jun 7, 2015

Katrin Egger
Santa Fe, NM 87507
Jun 7, 2015

Patricia Ching
Santa Fe, NM 87505
Jun 7, 2015

Jeff
Dixon, NM 87527
Jun 7, 2015

Enough is enough!!!

Nancy
Washburn, WI 54891
Jun 7, 2015

not counted!

Mike Mason
Santa Fe, NM 87505
Jun 7, 2015

While I'm in favor of infill projects this one is too big and the design or lack thereof will become a ghetto in a very short time.

Please Read!

Nancy Sutor
Santa fe, NM 87507
Jun 7, 2015

Richard Phelps
santa fe, NM 87508
Jun 7, 2015

Jolene Mauer
Santa Fe, NM 87505
Jun 7, 2015

We need to slow growth down not bombard our neighborhoods . Thank you

Please
Read!

Alicia Da Silva
Santa Fe, NM 87501
Jun 7, 2015

Vinton Lawrence
Santa Fe, NM 87505
Jun 7, 2015

MARGO CONOVER
Santa Fe, NM 87501
Jun 7, 2015

liam watson
Santa Fe, NM 87594
Jun 7, 2015

Rose M Gonzales Nielsen
Santa Fe, NM 87501
Jun 6, 2015

Maura Studie
Santa Fe, NM 87508
Jun 6, 2015

Daniel Forrest
Santa Fe, NM 87507
Jun 6, 2015

Simply greedy and disrespectful of the rural nature of this area.

Please
Read!

Audre Gutierrez
santa fe, NM 87506
Jun 6, 2015

Martha Arreguin
Santa Fe, NM 87505
Jun 6, 2015

james chandler
el prado, NM 87529
Jun 6, 2015

Charlotte Roybal
Santa Fe, NM 87507
Jun 6, 2015

Please Read!
stop this travesty now. do not re-zone. It would not only be costly in terms of increased conjection, damage to persons, etc, but also change the character of the whole neighborhood.

John Pitts
Santa Fe, NM 87594
Jun 6, 2015

Nancy Lopez
Albuquerque, NM 87104
Jun 6, 2015

It will ruin the area and imagine the TRAFFIC!

Please Read!
Barbara Howard
Glorieta, NM 87535
Jun 6, 2015

Debra Denker
Santa Fe, NM 87508
Jun 6, 2015

Don't do it!

Beth Wright
Santa Fe, NM 87507
Jun 6, 2015

Please Read!
the city indifferent to being different

lamont paker
Dixon, NM 87527
Jun 6, 2015

Joyce. M. Nicholson
Santa Fe,, NM 87507
Jun 6, 2015

Lisa Sfeir
Santa Fe, NM 87501
Jun 6, 2015

John Benfatto
Santa Fe, NM 87505
Jun 6, 2015

Lorraine Gilmore
Santa Fe, NM 87508
Jun 6, 2015

Ben Wear
Santa Fe, NM 87501
Jun 6, 2015

Abby Knowlton
Santa Fe, NM 87507
Jun 6, 2015

Michael Gregory
Santa Fe, NM 87508
Jun 6, 2015

Kathleen Nash
Santa Fe, NM 87507
Jun 6, 2015

sandra jackson
Santa Fe, NM 87508
Jun 6, 2015

Greed is still a problem here because we have an ALEC PAWN for govetnor! Help us take our local power back from the greedy 1% invading this community!

Please
Read!

Janet Florence McCormack MEd
Santa Fe, NM 87505
Jun 6, 2015

Sheilah Barry
ribera, NM 87560
Jun 6, 2015

Sylvia Seret
Santa Fe, NM 87508
Jun 6, 2015

Kenneth Kast
Santa Fe, NM 87507
Jun 6, 2015

There are other areas that would accommodate this development and not bring chaos to the existing area of Agua Fria.

Elizabeth Allred
Santa Fe, NM 87501
Jun 6, 2015

Todd Doherty
Santa Fe, NM 87508
Jun 6, 2015

Amy Quirke
Rowe, NM 87562
Jun 6, 2015

Jackie Dulle
Santa Fe, NM 87505-5732
Jun 6, 2015

The traffic on Agua Fria is already horrendous.

Jonathan Crews
Santa Fe, NM 87501
Jun 6, 2015

Myron Simmons
Abiquiu, NM 87510
Jun 6, 2015

david bradbury
santa fe, NM 87501-6314
Jun 6, 2015

Gary Brooker
Santa Fe, NM 87501
Jun 6, 2015

EDWARD L ARRIETTA
espanola, NM 87532
Jun 6, 2015

Lois West
Taos, NM 87571
Jun 6, 2015

Carol L Smock
Santa Fe, NM 87508-8350
Jun 6, 2015

Virginia Gaines
Santa Fe, NM 87508
Jun 6, 2015

Kristin Ryan
Santa Fe, NM 87505
Jun 6, 2015

Linda Chamberlin
Los Alamos, NM 87544
Jun 6, 2015

Deirdre McCarthy
Chimayo, NM 87522
Jun 6, 2015

Sibel Melik
Santa Fe, NM 87508
Jun 6, 2015

Jim Roberts
Chimayo, NM 87522
Jun 6, 2015

Carmen Blue
Santa Fe, NM 87505
Jun 6, 2015

Michael Sharber
Santa Fe, NM 87508
Jun 6, 2015

Betsy Walker
Santa Fe, NM 87508
Jun 6, 2015

Pauline Brown
Santa Fe, NM 87506
Jun 6, 2015

Geoff stein
Santa fe, NM 87506
Jun 6, 2015

I DON'T WANT TO SEE NOR LIVE WITH COMPACTING RESIDENCES AND COMPOUNDING RESIDENCES.

Arthur Panaro
Santa Fe, NM 87501
Jun 6, 2015

Gale Olsen
Santa Fe, NM 87505
Jun 6, 2015

Mitra Lujan
Santa Fe, NM 87504
Jun 6, 2015

Hilary Biehl
Santa Fe, NM 87507
Jun 6, 2015

Krystie
Santa Fe, NM 87506
Jun 6, 2015

Jan Dawson
Santa Fe, NM 87501
Jun 6, 2015

Angela Werneke
Santa Fe, NM 87507
Jun 6, 2015

David Carroll
Los Alamos, NM 87544-3433
Jun 6, 2015

Nancy Wheeler
Santa Fe, NM 87506
Jun 6, 2015

Mike Benson
Española, NM 87532
Jun 6, 2015

Please Read!
I live right across the river from this area and I agree that the new development as envisioned will destroy the character of the neighborhood.

Lynn F. Lee
Santa Fe, NM 87507
Jun 6, 2015

Nevanne Merrill
Santa Fe, NM 87507

Jun 6, 2015

There are water issues in the area, so why add to them. Traffic is appalling already - t profit for a corporation and a lessening of quality of life for current residents does not make sense.

Rosic Wright
El Prado, NM 87529
Jun 6, 2015

The size and density of this development is completely out of character for this part of our community.

s york
Santa Fe, NM 87505
Jun 6, 2015

Diane Pattara
Santa Fe, NM 87501
Jun 6, 2015

Lucy Lippard
Galisteo, NM 87540
Jun 6, 2015

Scott Messick
Ranchos de Taos, NM 87557-8751
Jun 6, 2015

Kathie Lostetter
Abiquiu, NM 87510
Jun 6, 2015

Karen Kline
Santa Fe, NM 87507
Jun 6, 2015

Beverley Gillespie
Santa Fe, NM 87508
Jun 6, 2015

Pauline Rindone
Santa Fe, NM 87507
Jun 6, 2015

Not fitting for the area.

David Perkins
Santa Fe, NM 87501
Jun 6, 2015

Marie Markesteyn
Alcalde, NM 87511
Jun 6, 2015

Sara Gmitter
Santa Fe, NM 87501-1660
Jun 6, 2015

PATTI ROGOFF
Santa Fe, NM 87501
Jun 6, 2015

Sheila
Santa Fe, NM 87508
Jun 6, 2015

barbara kasch
santa fe, NM 87502
Jun 6, 2015

Sam Sander
Santa Fe, NM 87508
Jun 6, 2015

mary davis
tierra amarilla, NM 87575
Jun 6, 2015

Michele Demers
Santa Fe, NM 87505
Jun 6, 2015

This project has already been denied. Please deny it again.

Please Read!
Steven Salemi
Santa Fe, NM 87501
Jun 6, 2015

Tobi Wilde
Santa Fe, NM 87505
Jun 6, 2015

Arthur Judd
Santa Fe., NM 87502
Jun 6, 2015

Kent Taylor
Santa Fe, NM 87505

Jun 6, 2015

John Pitlak
SANTA FE, NM 87504-1687
Jun 6, 2015

Thomas Nichols
Santa Fe, NM 87505
Jun 6, 2015

Ingrid Hurlen
Santa Fe, NM 87501
Jun 6, 2015

david fitelson
santa fe, NM 87505
Jun 6, 2015

Pamela Gilchrist
Santa Fe, NM 87507
Jun 6, 2015

Marion King
Santa Fe, NM 87508
Jun 6, 2015

Dr. Robert Miller
Santa Fe, NM 87508
Jun 6, 2015

Joyce Davidson
Ojo Caliente, NM 87549
Jun 6, 2015

Lisa Lopez
Santa Fe, NM 87507
Jun 6, 2015

Mara Taub
Santa Fe, NM 87504
Jun 6, 2015

John Paul Ulibarri
Santa Fe, NM 87501
Jun 6, 2015

Kristen Kuester
Santa Fe, NM 87501
Jun 6, 2015

Sydney Davis
Santa Fe, NM 87507-7738
Jun 6, 2015

Please Read!
Dear Mayor Gonzalez, please stop yet another incursion of greedy developers into what remains of our venerable, traditional village of Agua Fria. There are cultural values at stake, which can never be restored once they are destroyed by special interests whose only aim is to make a fast buck without any regard to culture, history or human values. Please do your part to prevent further destruction of the cultural wonder that is our city- not to speak of the devastating effects on this still rural community by increased density, traffic, noise and all the other negative effects this development would have on the village of Agua Fria. Please do the right thing, Señor Alcalde, and help prevent this project. With sincere regards, Alexandra von Diergardt

Alexandra von Diergardt
Santa Fe, NM 87501
Jun 6, 2015

Dominique Mazeaud
Santa Fe, NM 87506
Jun 6, 2015

Gentrification in the form of overdevelopment is anathema to healthy, vital historic New Mexican neighborhoods,

Please Read!
Gail Snyder
Madrid, NM 87010
Jun 6, 2015

stop destroying our beautiful environment. Uncontrolled growth is a dangerous thing.

Please Read!
iris vazquez
Santa Fe, NM 87501
Jun 6, 2015

More traffic on Agua Fria, a street that is already over-loaded as an alternative to Cerrillos.

Mark Loftin
Santa Fe, NM 87505
Jun 6, 2015

more monkey business at ecovercity!?

Please Read!
simone swan
tucson, AZ 85701
Jun 5, 2015

Katya
Santa Fe, NM 87594

Jun 5, 2015

Jami Sieber
Santa Fe, NM 87507
Jun 5, 2015

Cecile Reve
Watertown, MA 02472
Jun 5, 2015

not counted!

amy bunting
Santa fe, NM 87505
Jun 5, 2015

Solis Lujan
Santa Fe, NM 87501
Jun 5, 2015

Penny Spring
Santa Fe, NM 87501
Jun 5, 2015

Blaine Wimberly
Santa Fe, NM 87507
Jun 5, 2015

Ann Hunkins
Santa Fe, NM 87502
Jun 5, 2015

Too many units, too much drain on water table, traffic, plus they will not be affordable for "young people"

Please
Read!

Tina Davila
Santa Fe, NM 87505
Jun 5, 2015

Bobbe Besold
Santa Fe, NM 87505
Jun 5, 2015

Malissa
Santa Fe, NM 87505
Jun 5, 2015

Jan Watson
Hakalau, HI 96710
Jun 5, 2015

not counted!

Jan Lustig
Santa Fe, NM 87505
Jun 5, 2015

Please
Read!

Let's not destroy another community without first building an infrastructure that would support that much stress on the present community. Look across America - let's not duplicate all the worse of what's been done.

Jae G. Agu
Santa Fe, NM 87507
Jun 5, 2015

Carlotta Boettcher
Santa Fe, NM 87505
Jun 5, 2015

kenneth jacks
Santa Fe, NM 87504
Jun 5, 2015

Please
Read!

I strongly oppose this building project!! It is entirely in the WRONG, too small NEIGHBORHOOD! What we need is housing and work spaces for artists as you promised before we elected you Javier!! There is two great pieces of land in the Richards Industrial Park that need research, planning, support and funding to get started. Thank you for paying attention. Ciel, Prof Emerita, Art Studio, UCSB.

Ciel Bergman
Santa Fe, NM 87507
Jun 5, 2015

Stina Permild
Santa Fe, NM 87501
Jun 5, 2015

Anna Hansen
Santa Fe, NM 87505
Jun 5, 2015

Jennifer
Santa Barbara, CA 93101
Jun 5, 2015

not counted!

ellen fox
Santa Fe, United Kingdom
Jun 5, 2015

Deirdre Downs
Santa Fe, NM 87505
Jun 5, 2015

Willy J
Santa Fe, NM 87501
Jun 5, 2015

Please
Read!

im for low density areas - especially in the old Aqua Fria district - Aqua Fria St. is already overburdent

marlene Fischer
santa Fe, NM 87508
Jun 5, 2015

Rich Ryan
Santa Fe, NM 87505
Jun 5, 2015

Kathleen Savage
Santa Fe, NM 87507
Jun 5, 2015

Joan e Alessi
Santa Fe, NM 87508
Jun 5, 2015

Mr Joseph Treat
Santa Fe, NM 87507
Jun 5, 2015

Elizabeth Christine
Santa Fe, NM 87501
Jun 5, 2015

Barbara A Valdez
Taos, NM 87571
Jun 5, 2015

ShannYn Sollitt
Santa Fe, NM 87501
Jun 5, 2015

Grace Perez
SANTA FE, NM 87505
Jun 5, 2015

pamelia ramos
SANTA FE, NM 87507
Jun 5, 2015

Enough already! This little community has been forced to endure too much already

Marcia Valdez
Santa Fe, NM 87502
Jun 4, 2015

Ellen Chadwick-Ogan
Santa Fe, NM 87505
Jun 4, 2015

Steven Goodman
Santa Fe, NM 87506
Jun 4, 2015

Please Read!
The Blue Buffalo proposal is gigantic and will overcrowd Agua Fria, the historic road that connected for centuries with Mexico City. BB plans to build 452 apts. w/ a 2 parking spaces per apt. This means 900 more cars on Agua Fria, which is already overcrowded at some times during each day. Kathryn Sherlock, Ph.D.
Santa Fe, NM

Kathryn Sherlock
Santa Fe, NM 87505
Jun 4, 2015

Mr James Ummel
Santa Fe, NM 87501
Jun 4, 2015

vicki
Santa Fe, NM 87508
Jun 4, 2015

Emmy koponen
Santa Fe, NM 87505
Jun 4, 2015

Marvin Rowe
Santa Fe, NM 87501
Jun 4, 2015

Deborah Reade
Santa Fe, NM 87501
Jun 4, 2015

Lois Klezmer
Santa Fe, NM 87506
Jun 4, 2015

Leticia Cortez
Santa Fe, NM 87505
Jun 4, 2015

what would Love do?

Please
Read!

Teri Micco
Santa Fe, NM 87508
Jun 4, 2015

This old historical neighborhood should be left intact. The places that keep Santa fe a city different should be respected! Let Cerrilous Rd carry burden of modern over growth and consumerism! I live in La Bajada area and we are trying to keep it Sacred!

Please
Read!

Pamela f. Toups
Santa Fe, NM 87507
Jun 4, 2015

Richard J Ricci
Santa Fe, NM 87501
Jun 4, 2015

Nancy Kushigian
Santa Fe, NM 87508
Jun 4, 2015

John Reese
Santa Fe, NM 87507
Jun 4, 2015

R toups
Santa Fe, NM 87507
Jun 4, 2015

Uncontrolled growth is deadly for any city that wishes to remain livable & sustainable! The toxic myth that "growth is always good" must be recognized for what it is -- a motto designed to further developers' unbridled greed! Santa Fe has a HUGE water issue which we must now face, & allowing more & more water-intensive housing, industry, & businesses to continue to sprout up here will threaten our future ability to deal with climate change, environmental degradation & our dwindling water supplies. DO NOT permit any re-soning on Agua Fria & DO NOT approve this massive Blue Buffalo project which would negatively impact our city & especially the many nearby residents of that area!!

Please
Read!

Monica
Santa Fe, NM 87505
Jun 4, 2015

Ruel Toups
Santa Fe, NM 87507

Jun 4, 2015

Bruce Donnell
Santa Fe, NM 87506
Jun 4, 2015

Katharine King
Santa Fe,, NM 87505
Jun 4, 2015

Wendy
Santa Fe, NM 87507
Jun 4, 2015

Robert And Joan Benedetti
Santa Fe, NM 87505-4528
Jun 4, 2015

Robin
Santa Fe, NM 87504
Jun 4, 2015

david panosh
santa fe, NM 87508
Jun 4, 2015

No developement!

*Please
Read!*

Jason McComas
SantaFe, NM 87501
Jun 4, 2015

Keri-Lynn McBride
Santa Fe, NM 87507
Jun 4, 2015

Vera Metzger
Santa Fe, NM 87501
Jun 3, 2015

MC Domandi
Santa Fe, NM 87505
Jun 3, 2015

Lynn Kaska
Cadott, WI 54727-9107
Jun 3, 2015

not counted!

Marie Lewis
Avon, IN 46123
Jun 3, 2015

not counted!

Lena Guidi
Albuquerque, NM 87120
Jun 3, 2015

Not this lot. It's special. Harwood understood that.

Please
Read!

Melissa Houser
Santa Fe, NM 87501
Jun 3, 2015

great idea to help the real people be heard

Please
Read!

Laurel Awishus
Santa Fe, NM 87505
Jun 3, 2015

Ellen Bradbury Reid concurs wholeheartedly

Please
Read!

Edward B Reid
Santa Fe, NM 87501
Jun 3, 2015

Mary Sexton
Santa Fe, NM 87505
Jun 3, 2015

Ray Kersting
Santa Fe, NM 87506
Jun 3, 2015

Brad Hart
SANTA FE, NM 87507
Jun 3, 2015

Chantal Fidanza
Santa Fe, NM 87508
Jun 3, 2015

Mark Katrinak
Santa Fe, NM 87508
Jun 3, 2015

Lawrence Gold
Santa Fe, NM 87508

Jun 3, 2015

william dubby fuqua
Santa fe, NM 87501
Jun 2, 2015

Please
Read!

It will destroy our community with such a a huge complex clogging up the small streets. This is meant for a four lane road that can handle this type of traffic. Not a small two lane neighborhood.

Melissa Salas
Santa Fe, NM 87505
Jun 2, 2015

niner on that!

Please
Read!

tyson hatch
albuquerque, NM 87107
Jun 2, 2015

We trusted that the council had heard the community to stop this project yet here we are again. Seriously, how many times and how loudly do we need to protest for the council to actually get it that these type of projects are not wanted by the community.

Hope Bakker
Santa Fe, NM 87505
Jun 2, 2015

Absolutely unnecessary urban development project prone to ruining historic Agua Fria district where I live .

Please
Read!

KC Cline
Santa Fe, NM 87507
Jun 2, 2015

Norma Cross
Santa Fe, NM 87505
Jun 2, 2015

James Tomarelli
santa Fe, NM 87501
Jun 2, 2015

It's too big a project for the area. If it were 25 units, it would make more sense.

Please
Read!

John Flax
Santa Fe, NM 87505
Jun 2, 2015

Traffic will be a nightmare! Agua Fria cannot handle more traffic. It will also ruin the landscape!

Please
Read!

Myra Spruance
Santa Fe, NM 87505
Jun 2, 2015

Veronica Moya
Santa Fe, NM 87505
Jun 2, 2015

This project does not fit the neighborhood and would be a major eyesore, not to mention a strain on street traffic, the river, the sewer system, and water use.

Please
Read!

Marguerite Gray
Santa Fe, NM 87507
Jun 2, 2015

A development of this size is out of scale in this location.

Please
Read!

Nadine Stafford
Santa Fe, NM 87505
Jun 2, 2015

Steven and Susan Mayes
Santa Fe, NM 87508
Jun 2, 2015

P.J. Raymond
Santa Fe, NM 87501
Jun 2, 2015

Nadia Webb
Santa Fe, NM 87505
Jun 2, 2015

Roger Hind
Santa Fe, NM 87501
Jun 2, 2015

Ruth Lathrop
Santa Fe, NM 87505
Jun 2, 2015

Adam Morrow
Albuquerque, NM 87110
Jun 2, 2015

Sheryl Reese
Santa Fe, NM 87507
Jun 2, 2015

Please Read!
I completely agree. As a former real estate developer I don't see how this fragile Could support this many units.

Dorothy Starr
Santa Fe, NM 87501
Jun 2, 2015

Please Read!
first, please create a master development plan for river development and protection of the environmental and cultural significance of the Agua Fria Historic District.

Jennifer Kilbourn
Santa Fe, NM 87507
Jun 2, 2015

Please Read!
Before any further development happens along the river, we need a master plan.

Cheryl Odom
Santa Fe, NM 87507
Jun 2, 2015

Please Read!
This development does not offer the kind of benefits that are promised by the developers, and the scale of the development would be completely inappropriate for this area. This has already been rejected by the Planning Commission, and shouldn't be considered for approval by the City Council.

Robert Railey
Santa Fe, NM 87505
Jun 2, 2015

Please Read!
This development is woefully out of keeping with the character and scale of the neighborhood.

Carrie Heldman
Santa Fe, NM 87505
Jun 2, 2015

Ana Deardorff
Santa Fe, NM 87505
Jun 2, 2015

Please Read!
NO to thoughtless development!

Karen Strickholm
Santa Fe, NM 87501
Jun 2, 2015

Single family is enough of a density on a street which is historically rural in Santa Fe.

Please Read!

Cathy Williams
Albuquerque, NM 87196
Jun 1, 2015

Holly Goldstein
Santa Fe, NM 87505
Jun 1, 2015

Priorities are backwards, makes more sense creating more jobs and industry before building huge apartments complexes.

Please Read!

Terry Rostro
Santa Fe, NM 87501
Jun 1, 2015

Rebecca Whitaker
Santa Fe, NM 87501
Jun 1, 2015

Idaline Spencer
Santa Fe, NM 87594
Jun 1, 2015

Roberto Capocchi
Santa Fe, NM 87505
Jun 1, 2015

Wesley Carr
Santa Fe, NM 87507
Jun 1, 2015

Jason Blum
Santa Fe, NM 87506
Jun 1, 2015

Eileen Hurst
Santa Fe, NM 87507
Jun 1, 2015

Jessica Leshner
Albuquerque, NM 87112
Jun 1, 2015

Steve Hilson
Santa Fe, NM 87507
Jun 1, 2015

Ashley Romero
Santa Fe, NM 87501
Jun 1, 2015

Sandra
Los Angeles, CA 90027
Jun 1, 2015

not counted!

Mario Ulibarri
Santa Fe, NM 87505
Jun 1, 2015

Todd Winkler
santa fe, NM 87505
Jun 1, 2015

Ana Lopez
Santa Fe, NM 87507
Jun 1, 2015

Santa Fe has housing available. No more destruction of what's left of open spaces and more traditional city architecture.

Michele Stoltenberg
Santa Fe, NM 87505
Jun 1, 2015

Lindsay
Santa Fe, NM 87505
Jun 1, 2015

This looks like a traffic nightmare.

Mikey Baker
Santa Fe, NM 87505
Jun 1, 2015

Joanna Johnston
Santa Fe, NM 87507
Jun 1, 2015

charles thompson
Santa Fe, NM 87505
Jun 1, 2015

P Romero
Santa Fe, NM 87501
Jun 1, 2015

Please
Read!

Zach Taylor
Santa Fe, NM 87507
Jun 1, 2015

Wrong project, wrong place. Inappropriate, not progressive, ill-conceived.

Please Read!
Erika Wanenmacher
Santa Fe, NM 87505
May 30, 2015

Ed Fields
Santa Fe, NM 87505
May 30, 2015

Water studies for new developments should be mandatory.

Please Read!
Catherine Molland
Santa Fe, NM 87505
May 30, 2015

WATER?????????

Please Read!
Billie Wellman
SANTA FE, NM 87507
May 30, 2015

ruth zaporah
santa fe, NM 87502
May 30, 2015

This is inappropriate for a "traditional village"!

Please Read!
Lyman Kellstedt
SANTA FE, NM 87507
May 29, 2015

Lana Lansing
Santa Fe, NM 87507
May 29, 2015

It will create too much traffic in an already congested area and there isn't enough water for that many people.

Please Read!
Laura Wofford
Albuquerque, NM 87107
May 29, 2015

Please
Read!

Will destroy our community! Too many people.

Alan and Sally Greenall
Santa Fe, NM 87507
May 29, 2015

Please
Read!

Stop El Rio from building. Agua Fria St. can not handle the traffic and will create allot of problems.

Jose Olguin
Santa Fe, NM 87507
May 29, 2015

Too dense!

William Mee
Santa Fe, NM 87507
May 28, 2015

Dominique Revelle
Santa Fe, NM 87508
May 28, 2015

How about jobs instead of more overpriced housing?

Hannah Bowman
Santa Fe, NM 87505
May 28, 2015

Before we start building housing that is too expensive for the demographic that Santa Fe needs, maybe we could work on having, you know, jobs. I've never moved anywhere for a nice apartment. I've moved plenty of places for solid employment. Additionally, if you want to build some affordable housing, why not have it closer to town and not off of a road which is already overloaded with traffic?

Akira Watts
Santa Fe, NM 87505
May 27, 2015

Hilario E. Romero
Santa Fe, NM 87507
May 27, 2015
