

City of Santa Fe, New Mexico

memo

DATE: May 14, 2015 for the May 21, 2015 Meeting

TO: Planning Commission

VIA: Lisa Martinez, Director, Land Use Department
Greg Smith, AICP, Director, Current Planning Division

FROM: Zach Thomas, Senior Planner, Current Planning Division

Case # 2014-124. Pulte Las Soleras General Plan Amendment. James W. Siebert & Associates, agent for The Pulte Group, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use Map designations for: 12.92 acres from High Density Residential to Low Density Residential; 14.95 acres from Mixed Use to Low Density Residential; and 3.93 acres from Medium Density Residential to Low Density Residential. The property is currently vacant and located within the Las Soleras Master Plan. (Zach Thomas, Case Manager)

Case #2014-123. Pulte Las Soleras Master Plan Amendment. James W. Siebert & Associates, agent for The Pulte Group, requests approval of amendments to the Las Soleras Master Plan. Amendments include: the realignment of roads, reconfiguration of open space and trail, and the reconfiguration of land tracts. (Zach Thomas, Case Manager)

Case #2014-125. Pulte Las Soleras Rezoning. James W. Siebert and Associates Inc., agent for The Pulte Group, requests Rezoning of: 12.92 acres from R-21 (Residential - 21 units per acre) to R-6 (Residential – 6 units per acres); 14.95 acres from MU (Mixed-Use) to R-6 (Residential – 6 units per acres); and 3.93 acres from R-12 (Residential - 12 units per acre) to R-6 (Residential - 6 units per acre). The property is currently vacant and located within the Las Soleras Master Plan. (Zach Thomas, Case Manager)

Case 2014-126. Pulte Las Soleras Lot Line Adjustment. James W. Siebert and Associates Inc., agent for The Pulte Group, requests approval of lot line adjustments within the Las Soleras Master Plan to reconfigure land tracts consistent with the proposed General Plan Amendment and Rezoning. The proposed lot lines coincide with anticipated phasing of future single-family residential subdivisions. (Zach Thomas, Case Manager)

Case #2015-08. Pulte Las Soleras Preliminary Subdivision Plat. James W. Siebert & Associates, agent for The Pulte Group, requests approval of Preliminary Subdivision Plat (77 lots) for Phase I (Units 1 and 2) of development associated with the Pulte Master Plan Amendment, General Plan Amendment, and Rezoning. Unit 1 of the subdivision is identified as “Traditional” development while Unit 2 is identified as “Age Targeted” gated development. The proposed subdivision is 30.9 acres with an average density of 2.49 units per acre. The Preliminary Subdivision Plat also includes a variance request for disturbance of 30 percent and greater slopes and an alternative street section design. (Zach Thomas, Case Manager)

Case # 2015-09. Pulte Las Soleras Electrical Transmission Line Relocation. James W. Siebert & Associates, agent for The Pulte Group, requests approval to relocate an existing 115kv electrical transmission line within the Las Soleras Master Plan as the part of the greater Pulte Group Master Plan Amendment, General Plan Amendment, Rezone and Subdivision request. The proposed relocation will follow the future Beckner Road alignment. (Zach Thomas, Case Manager)

I. RECOMMENDATION AND SUMMARY

Staff’s analysis identifies differences from the approved master plan, and evaluates the extent to which the proposed changes are consistent with applicable land use policies and development standards. Typically, the staff report provides project analysis in the context of development standards and applicable General Plan Policies and culminates in a recommendation of either approval or denial. That format is suitable for an average project of limited scope.

Because these applications have the potential to fundamentally change and direct land use policies in a large master planned area, the staff report does not include specific recommendations for approval or denial. The Commission’s actions should center largely on a discussion of major land use and land development policy issues, rather than simply a review to ensure consistency with basic development standards and General Plan Policies. As such, this project opens up for discussion the following fundamental questions regarding land use and growth:

- Which of the applicable General Plan policies should be given more weight in the determination to approve or deny the applications?
- Have market circumstances changed to such a degree since the adoption of the Las Soleras Master Plan as to warrant the proposed change?
- Should current development proposals be accommodated over what has been the long terms plan for an area?

A separate motion is needed for each of the various applications. If the Commission determines that the applications should be approved, appropriate conditions of approval are suggested in Exhibit A. Note that conditions of approval would not apply to the General Plan amendment. Each entitlement request and the action to be taken by the Planning Commission are listed below:

- Case # 2014-124 Pulte Las Soleras General Plan Amendment – The Planning Commission will make a recommendation to the City Council regarding the approval or denial of the change to land uses.
- Case # 2014-123 Pulte Las Soleras Master Plan Amendment – The Planning Commission will make a recommendation to the City Council regarding approval or denial of the road realignments, trail realignments and 20-acre park relocation and reduction.
- Case # 2015-125 Pulte Las Soleras Rezoning – The Planning Commission will make a recommendation to the City Council regarding the approval or denial of the change to zoning.
- Case # 2014-126 Pulte Las Soleras Lot Line Adjustment – The Planning Commission will take final action to approve or deny the lot line adjustment that is conditional upon the City Council’s decision regarding the rezoning.
- Case # 2015-08 Pulte Las Soleras Preliminary Subdivision Plat – The Planning Commission will take final action to approve or deny the Preliminary Subdivision Plat that is conditional upon the City Council’s decision regarding the electrical transmission line relocation.
- Case # 2015-09 Pulte Las Soleras Electrical Transmission Line Relocation – The Planning will make a recommendation to the City Council regarding the approval or denial of the relocation of the electrical transmission line.

In taking these actions, the Planning Commission may wish to consider the below basic summary of the pro and con arguments for and/or against the project:

Project Benefits

- The project would allow for development to occur at the moment thereby providing an incremental economic benefit in the near term.
- The project would provide housing single-family housing stock to middle income and 55+ age group residents of Santa Fe.
- The project would possibly provide housing stock to future residents of Santa Fe, thereby providing an incremental economic benefit.

Negative Impacts

- The project would reduce the diversity of housing types within the Las Soleras Master Plan, which is contrary to General Plan Policy.
- The project would replace approximately 30 acres of High Density and Mixed Use zoned land with development at a density of approximately 2.8 dwelling units per acre.
- The project would eliminate approximately 13 acres of active park space. However,

- this may be off-set by the proposed dedication of an 11 acre school site.
- The project would reduce the ability of the Las Soleras Master Plan to provide adequate high density zoned land in close proximity to commercially zoned land that is crucial to a meaningful jobs-housing balance consistent with General Plan Policy.

II. APPLICATION OVERVIEW

The various applications are intended primarily to accommodate the Pulte preliminary subdivision plat, which would be the second proposed residential development within the Las Soleras Master Plan. The original master plan, zoning and annexation agreement were approved by the City of Santa Fe on February 11, 2009. The master plan encompasses 539 acres and includes a mix of uses including: low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space land uses.

The applications encompass 104 acres in the northeastern area of the plan, and would involve significant modifications to the approved plan, including:

- Substantially reduce the extent of mixed use development within walking distance of the proposed Railrunner transit station and commercial areas surrounding the station.
- Substantially reduce the number of medium- to high-density dwelling units, and increase the number of low-density units, resulting in an overall reduction in the number of units provided.
- Introduce an “age targeted” gated community intended to serve primarily residents over 55 years of age.
- Realign trails to skirt the age-targeted community
- Realign three of the project’s primary streets: Rail Runner, Dancing Ground and Walking Rain, decreasing the level of connectivity provided in the approved plan
- Provide approximately 7 acres of additional active park area south of the Ross’ Peak subdivision and an additional 11 acre school site on the south side of Beckner Road, in lieu of 20 total acres of additional active park area that was required by the original master plan approval.
- Reduce the open space buffer between the Pulte subdivision and the existing Nava Ade subdivision to the north.
- Change the jobs/housing balance for the master plan area, possibly increasing the amount of vehicle miles traveled (VMT) and resulting in less-efficient use of street and utility infrastructure.

Located immediately east of the existing Santa Fe Outlet Shopping Center, Los Soleras was planned to serve as a regional commercial hub along the Cerrillos Road Corridor as well as an internal mixed-use development that would ultimately provide for a variety of residential densities, actively developed parks, and local retail and employment opportunities to serve future residents of the plan area.

To date, development within Las Soleras consists of a gas station, bank, and fast food restaurants on Tract 4A along Cerrillos Road as well as a Veterans clinic, on Tract 28, just past the outlet stores on Beckner Road. With the subject property constituting the northeastern

boundary of the plan area, property to the immediate north of the subject site is outside of the Las Soleras Master Plan and is either zoned R-5 (Residential – 5 units per acre) or the existing Nava Ade residential subdivision which is developed at a density of approximately 3 dwelling units per acre.

III. DISCUSSION AND ANALYSIS

While it is centered on a two-phased development proposal to construct single family homes, the proposed project comprises six different entitlement requests, and each request involves a variety of individual parts. This development proposal can be best understood in terms of the following three primary components which encompass the various entitlements:

- **Land Use Component:** This involves the General Plan Amendment and Rezone requests.
- **Master Plan Component:** This involves the Master Plan Amendment application for the reconfiguration of the roads and trails as well as the reduction of park space.
- **Subdivision Component:** This involves the Preliminary Subdivision Plat and the Electrical Transmission Line Relocation.

This report breaks the project down into the above noted primary components so that the overall project can be understood from a comprehensive land use perspective rather than a myriad of small unrelated parts and development standards.

A. Land Use Component:

The 104 acres within the proposed Pulte Development are currently divided among the following designations on the General Plan Future Land Use Map:

- 53.85 acres of Medium Density Residential;
- 14.95 acres of Mixed Use;
- 12.92 acres of High Density Residential;
- 22.77 acres of Low Density Residential.

The General Plan Amendment and Rezone requests encompass an area of 31.73 acres within the 104 acre Pulte Development site.

Exhibit D illustrates the entire Las Soleras Master Plan. The colors represent the General Plan Future Land Use Map designations, and the zoning is noted by the text within each tract of land, which is labeled by a circled number. The proposed 104 acre Pulte development site is outlined in blue and encompasses 12.92 acres designated High Density Residential on the Future Land Use Map and zoned R-21 (Residential – 21 units per acre); and 14.95 acres designated and zoned Mixed Use. An additional 3.93 of acres Tract 15 is also included in the General Plan and Rezone requests to extend the requested land and zoning boundaries to the western property line associated with Preliminary Subdivision Plat. Tract 15 has a Future Land Use Map designation of Medium Density Residential.

The proposed changes in land use and zoning eliminate a significant portion of the High Density Residential and Mixed Use within the Master Plan, and mark a fundamental shift away from the original intent of the Master Plan. The Master Plan is largely defined by a

variety of residential densities on the higher end of the density spectrum, which would support a variety of commercial uses and employment opportunities.

The General Plan Amendment and Rezone requests are discretionary on the part of the Governing Body (City Council). Chapter 14 of the Santa Fe City Code (Development Code) establishes approval criteria for the approval of General Plan Amendment and Rezone requests, which are evaluated in Sections IV and V of the staff report. **The Commission makes a recommendation to the City Council regarding the approval or denial of the General Plan Amendment and Rezone.**

B. Master Plan Component:

The proposed Master Plan Amendment seeks to realign the configuration of road and trails within the Master Plan as well as to amend Condition of Approval #45 which requires the development of 20 additional acres of active park space within the Master Plan. The below subheadings provide discussion and analysis on the specific components of the Master Plan Amendment. **The Planning Commission should consider each component of the Master Plan Amendment and will make a recommendation to the City Council regarding the approval or denial of the Master Plan Amendment.**

1. Traffic Circulation and Road Realignment:

The originally approved alignment of Dancing Ground, Walking Rain and Rail Runner Roads would be changed by the proposed design of the project. A Traffic Impact Analysis report was prepared by the applicant's consultant, and was reviewed by the Traffic Engineering Division.

Currently, the Monte del Sol Charter School is only accessed through the Nava Ade subdivision via Walking Rain Road. The configuration has resulted in traffic problems within the subdivision during morning and afternoon hours (school drop-off and pick-up). The Master Plan originally anticipated the extension of Walking Rain to Beckner Road, to alleviate the traffic associated with the school. The proposed realignment has reconfigured Walking Rain to connect to Dancing Ground. Additionally, Dancing Ground has been realigned to Beckner Road rather Rail Runner Road as originally approved. This configuration would allow traffic to loop from the school to Dancing Ground and back up through the Nava Ade subdivision or south to Beckner Road.

This reconfiguration has caused two primary concerns on the part of the Nava Ade neighborhood. First is concern that the linking Walking Rain to Dancing Ground will not adequately direct school traffic away from the Nava Ade subdivision. Second is the concern that linking Dancing Ground directly to Beckner Road will exacerbate traffic within Nava Ade as it will be used as a cut through for traffic from Governor Miles to Beckner Road. Numerous comments from the Nava Ade subdivision are included in **Exhibit E**, including a comment packet submitted by the Nava Ade Homeowners Association Board of Directors.

The Traffic Impact Analysis completed for the project confirmed that the realignment would have minimally more impact on traffic within Nava Ade than the original alignment of Dancing Ground and Walking Ground. Furthermore, the Traffic

Engineering Division has proposed conditions of approval to ensure the payment of all fair share improvement costs and the development of all necessary offsite traffic improvements.

2. Pedestrian Trail Realignment:

A trails plan was adopted as part of the Las Soleras Master Plan. The plan identified Primary Trails to be constructed by the prime developer and Secondary Trails to be constructed by developers of individual lots. The trail plan identifies a secondary trail that is to be constructed in conjunction with the proposed subdivision along the path of the existing PNM Electrical Transmission Line easement. Rather, the applicant proposes to realign the trail along Beckner Road and then north towards the Nava Ade Subdivision along the alignment of the proposed relocated electrical transmission line. The complete amended trails plan is identified as **Exhibit F**

3. Park Acreage Reduction:

The Governing Body, in its approval of the Las Soleras Master Plan, stipulated that an additional 20-acre park be located within the Master Plan at a location to be determined by the Planning Commission. The Planning Commission subsequently approved the location of the park at its November 4, 2010 meeting. The location of the park is outlined in red on **Exhibit D**. The Planning Commission also approved an alternative method of compliance involving the distribution of park land into smaller parcels provided the Land Use Department, Parks Department, MPO and School District recommends approval of such redistribution. The applicant however has requested a reduction of the 20-acre park based on the proposed density of the development. The proposed reduction constitutes an amendment to the initial requirement of the Master Plan.

Based on a calculation of the proposed density and the park dedication requirements within the Development Code, a reduction of approximately 13 acres of active park space is proposed. The 7 acres would be added to the 21.4-acre regional park within the Las Soleras Master Plan. The park reduction is also accompanied by an additional dedication of an 11 acre school site.

The Land Use Department, Parks Department, MPO and School District have reviewed the proposed reduction of park space in the context of what was required per the approved Master Plan. The original requirement for the additional 20 acres of active park was not based as a calculation of density or requirements of the Development Code. Rather, it was a condition of approval of the Master Plan for the benefit of the public and community. As such, the reduction of park space based upon a density calculation may not serve to benefit the public. However, the proposed school site is an added public benefit.

C. Subdivision Component:

Approximately 298 lots are anticipated at full build out of the proposed Pulte development. However, the proposed Preliminary Subdivision Plat only constitutes 77 lots within units 1 and 2 of the development. The following points note primary features and components of the

proposed Preliminary Subdivision Plat:

- The subdivision consists of 77 lots ranging in size from approximately 6,300 to 12,500 square feet within Tract 15 of the Las Soleras Master Plan.
- The subdivision consists of two units. Unit 1 consists of 57 lots within a public subdivision and units 2, consists of 20 lots within a private gated “age-targeted” community. However, a total of 165 lots within the gated subdivision and 133 lots within the non-gated/public subdivision are anticipated at total build out of the 104 acre development.
- A reduction of street width within the subdivision is proposed. However, a condition of approval is proposed to require internal residential streets within the subdivision to be constructed to City standards for 56 foot right-of-way sub-collector streets with parking on both sides, including curb and gutter, 5-foot planter strip and 5-foot sidewalk.
- Rail Runner Road will be constructed with two 11-foot travel lanes, a 14-foot landscaped median, 5-foot bike lanes, curb and gutter, 5-foot planter strips, 10-foot trails.
- While homeowners association and covenants, conditions and restrictions (CC&R’s) and architectural guidelines are proposed, project specific CC&R’s and guideline have not been submitted for review.

The proposed Preliminary Subdivision Plat is consistent with the Future Land Use Map designation and zoning of Tract 15. **As such, the Planning Commission’s action in the case will actually approve or deny the Preliminary Subdivision Plat**, with several caveats. The design of the Plat requires approval by the City Council of the requests to:

- Relocate the electrical transmission line.
- Relocate parks and road realignments as proposed in the master plan application.
- Provide an alternate compliance exception to the affordable housing regulations.

Other components of the Preliminary Subdivision are discussed under the subheadings below.

1. Connectivity and Gated Communities

Various General Plan policies encourage roads and trails that provide connections within and between neighborhoods.

Although they are not specifically prohibited by the Development Code, the following General Plan policy speaks to the prohibition of gated subdivision:

Guiding Policy 5-1-G-5: Improve the community orientation of new residential developments.

A community orientation calls for greater attention to the relationship between residences, streets, and shared spaces, and does not require sacrifice of privacy or amenities. Gated neighborhoods isolate parts of the community from other and will

not be allowed.

While the General Plan seeks to discourage the use a gates within new residential development, the Development Code does not expressly prohibit gated communities by ordinance. Therefore, the Planning Commission could choose to either allow or prohibit the proposed use of gates.

2. Drainage, Open Space, and Landscaping

On site drainage will be accommodated with detention ponds located to the east and north Unit 1 of the subdivision. Code Section 14-8.4(E)(1)(b)(i) requires detention and retention ponds to be integrated landscape features, rather than single-purpose flood control ponds.

All proposed landscaping has been reviewed for compliance with City landscape standards. Conditions of approval are proposed to ensure that landscaped planter strips, open space and retention ponds will be landscaped to City standards.

3. Restrictive Covenants and Architectural and Design Standards

The Las Soleras plan area consists of variable mild rolling slopes with the overall area sloping in a northwesterly direction towards the Arroyo de los Chamisos, which forms the northwest boundary. Cerrillos Road forms the western boundary and U.S. Interstate 25 forms the southern boundary of the plan area. The relative raised elevation of the Interstate provides those traveling with a sweeping view of the entire Las Soleras Master Plan area. As the southern gateway to Santa Fe, the aesthetics of future development within Las Soleras are important to maintaining the visual and architectural character of the City. Design standards were adopted as part of the master plan for commercial development, but do not apply to single-family residential developments.

The applicant has proposed restrictive covenants and homeowner association bylaws, which include architectural controls. The applicant has stated that such documents will be patterned after another Pulte development named Manor at Mirehaven in Rio Rancho. No covenants or architectural guidelines specific to the proposed development have been submitted or reviewed.

4. Water

The Las Soleras Annexation Agreement requires water rights be transferred to the City no later than 60 days after the approval of the final subdivision plat for each phase or subphase of development. The Land Use Department recommends a condition of approval to ensure that building permits will not be issued until adequate water rights have been transferred to the City.

5. Santa Fe Homes Program

The applicant is proposing an alternative means of compliance for the Santa Fe Homes Program. The City Council must approve the alternative means of compliance if staff

determines Santa Fe City Code requirements have been met. The alternative means of compliance will be considered by the City Council during consideration of the other discretionary entitlements (i.e. General Plan Amendment, Rezone and Master Plan Amendment). The applicant has requested that the subdivision not be required to provide at least 20% of the units to qualified buyers at affordable purchase prices as provided in Section 14-8.11.

6. Electrical Transmission Line Relocation

The design of the proposed subdivision requires the relocation of the PNM electrical transmission line that currently traverse the site. SFCC §14-6.2(F)(7) requires submittal of an application for review and recommendation by the Planning Commission for approval by the Governing Body. All application submittal requirements pursuant to SFCC §14-6.2(F)(10) have been submitted and reviewed by Land Use Department and PNM. Both the Land Use Department and PNM find the proposal acceptable from a conceptual level. However, PNM has stated that variations may be needed to the conceptual design which cannot be determined until further study is done in coordination with the developer. Further study will not be completed until an executed agreement has been entered into with the developer.

7. Early Neighborhood Meeting

The Early Neighborhood Notification (ENN) meeting was held on December 16, 2014. Approximately 60-70 people, including both applicant and neighbors, were in attendance. A significant level of discussion centered around the proposed road realignments and 20 acre park relocation. The ENN notes are attached as **Exhibit C**.

A second ENN meeting was held on May 11, 2015 specifically for the proposed reduction of the required additional 20 acres of active park that was a condition of approval of the Las Soleras Master Plan.

IV. GENERAL PLAN AMENDMENT APPROVAL CRITERIA

The 104 acres within the proposed Pulte Development are currently divided among the following land use designations: 53.85 acres of Medium Density Residential; 15.06 acres of Mixed Use; 12.91 acres of High Density Residential; and 22.77 of Low Density Residential. The requested General Plan Amendment proposes to change all Mixed Use, High Density Residential and a portion of the Medium Density Residential to Low Density Residential. Section 14-3.2(E)(1) sets out the following General Plan Amendment criteria for approval. [The approval criteria are shown in *italic font*.]

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

Applicant Response: Prior to the recession in 2008, the City, over a ten year period issued 518 single family residential permits per year on the average. For the last

several years the building permits for single family residential dwelling has been significantly below that number. From 2009 to November of 2014, 168 single family housing permits were issued per year on the average over a 6 year period. There is a pent up demand that has not been satisfied in the time period after 2009, or when the national economy was beginning to recover. This proposed Pulte project will begin to make up for the deficit in more moderately priced housing that has occurred over the last few years. The City General Plan encourages housing to be located in proximity to employment. In this case the more immediate employment opportunities that are associated with the Las Soleras development are the Presbyterian Hospital and the State Offices that are planned south of Beckner Road.

Utility and road infrastructure is made available through the extension of Beckner Road and water and sewer lines that are currently located within the boundary of the subject parcel.

Staff Response: While providing economic benefit in the form of construction jobs and tax revenue generated by the future residents of the proposed subdivision, the proposed General Plan Amendment is lower than the density initially planned in the Las Soleras Master Plan Area. The densities in the Master Plan area were originally anticipated to support a localized economy associated with the Commercial land uses with the Master Plan. The lower density may reduce the ability to have a population density adequate to serve the mix of commercial and employment opportunities originally anticipated for the area. Furthermore, the lower density will result in a less efficient use of the necessary infrastructure planned for the area.

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

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

Staff Response: General Plan Policies largely speak of providing a mix of commercial uses in close proximity to residential uses of varying densities, such as proposed in the Las Soleras Master Plan. The proposed General Plan Amendment will allow for lower density development than was otherwise planned for by the Master Plan.

(c) *the amendment does not:*

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

Applicant Response: The proposed rezoning allows for residential densities that are

consistent with the densities found in Nava Ada, which is located immediately north of the larger Pulte Project.

Staff Response: The proposed General Plan Amendment is consistent with the prevailing use and character in the area as the only nearby development that exists is the Nava Ade subdivision to the immediate north. However, the Las Soleras Master Plan assumed and planned for a greater variety of density and housing options than those in the Nava Ade subdivision. The proposed amendment would allow for development similar to that of the Nava Ade subdivision.

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

Applicant Response: The area encompassed by the Pulte project consists of 104.41 acres which is well in excess of two acres of land.

Staff Response: The proposed General Plan Amendment exceeds two acres.

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

Applicant Response: Since the closest existing residential dwellings have an average density that is consistent with the density proposed within the Pulte project this rezoning does not adversely affect the residents of Nava Ada. It is a benefit to the public since it continues the construction of the road network that is part of the MPO recommended roadways with the MPO planning area, eventually directing the traffic away from Nava Ada which is continuing to experience an increase in traffic through their neighborhood.

Staff Response: The proposed General Plan Amendment will not benefit a few landowners at the expense of surrounding landowners. However, the proposal may impact the general public as the lower density may impact the ability to have a viable mixed use development in the area as originally planned by the adoption of the Las Soleras Master Plan.

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

Applicant Response: The General Plan Amendment promotes the general welfare by providing for housing within the Stage One area of the City General Plan. The completion of infrastructure and the availability of residential housing is a complement to the employment that is anticipated to the west and south of this project.

Staff Response: See response to (c)i-iii. No other general welfare or adequate public advantage or justification is known.

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

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

Staff Response: Not applicable.

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

Applicant Response: The requested amendment is a logical and planned extension of City roads and utilities permitting housing that is currently in demand. The housing that is proposed will promote the general welfare since it provides for market rate housing that is in demand for both working families and retirees. The retirees assist the local economy by their payment of property and gross receipts taxes while having a minimal impact on City services. The working families contribute to the general welfare by their employment in the community and active participation in the community activities and payment for local good and services.

Staff Response: The existing Future Land Use Designations were assigned as part of a comprehensive Master Plan. The land uses represent a variety of residential densities that were intended to contribute to the coordinated and harmonious development of Santa Fe and promote a healthy economy by providing a region with both housing and employment opportunities.

The proposed General Plan Amendment will lower the residential density below that which was original planned by the Las Soleras Master Plan. Such a reduction of density may reduce the ability of the master plan to deliver the coordinated mix of development intended to promote the harmonious development within this area of the City.

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

Applicant Response: Various amendments to the Las Soleras Master Plan are proposed which are still consistent with the long term goals of the City which are:

- Continue extension of the road and utility infrastructure in the southern urban area.
- Provide for a range of housing types.
- Provide for housing in proximity to employment.

- Provide for recreational opportunities and walkable streets

The road alignments that are part of the Pulte plan are incorporated into the amendments to the Las Soleras Master Plan. The revised road alignments continue to accomplish the policies set in the Las Soleras Master Plan, which are:

1. Continuous connection from Governor Miles Road to Becker Road from Rail Runner Road.
2. Extension of Dancing Ground Road in Nava Ada to connect with the Las Soleras road system and adjoining road network.
3. Alternative road access to Monte del Sol School through Las Soleras.

Staff Response: Development under the lower density land use designation proposed by the Land Use Amendment would largely conform to applicable ordinances and regulations related to development standards. Also, the development would ensure the development of roads and supporting infrastructure within the immediate vicinity of the project as anticipated by the Las Soleras Master Plan. The proposed change to lower density land use however would impact the diversity of housing types originally anticipated by the Master Plan and therefore the jobs and housing balance that was one of the goals of the Las Soleras Master Plan and is expressed by General Plan policies. The following General Plan Policies speak to the importance diversity of land uses in proximity.

Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the City.

Implementing Policy 3-I-6: Require the inclusion of employment and neighborhood centers in future development/Planning Area.

- (2) Additional Criteria for Amendments to Land Use Policies:

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

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

Applicant Response: The assumption on the type and density of housing proposed in the Las Soleras Master Plan has proven to be inconsistent with the market place. Since

2009 when Las Soleras was approved by the City Council developers have not been interested in the higher density residential uses that are permitted by the underlying zoning, especially the R-12 zoning district. There has been interest on the part of apartment developers but this R-12 zoned area which makes up the majority of the Pulte development is not conducive to apartment since this is a transitions zone from the existing lower density residential use to the north to commercial uses on the south side of Becker Road.

Staff Response: It is not know at this time if growth and economic projects contained in the General Plan are erroneous. While it is true the economic recession impacted every type of housing construction, the City Land Use Department is currently witnessing a resurgence of development activity related to housing development. This includes the development of low, medium and high density residential. In particular, there had been increased activity related to high density residential development. The is noteworthy as the General Plan Amendment proposes to change approximately 13 acres of High Density Residential land to Low Density Residential as well as approximately 15 acres of Mixed-Use land to Low Density Residential.

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

Applicant Response: There are other reasonable locations for the type of lower density residential development in Santa Fe. There are very few parcels of vacant land this size where the adjoining vacant lands have a master Plan that includes a mix of uses, a road and utility plan that includes connections to existing roads and utilities that have sufficient capacity to provide for the long term infrastructure for a project of this size.

Staff Response: There are a variety of locations within the City which are suitable for low density development. The Las Soleras Master Plan was specifically designed to provide land for a variety of residential densities, a large portion of which were in the medium to high density residential range. The proposed land use amendments changes the originally anticipated density range of the Master Plan to a lower density.

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

Applicant Response: After being on a substantial decline since 2007, single family housing permits are starting to recover. The demand destruction for single family dwellings after 2007 was the result of the difficulty in acquiring financing for the home purchase and the insecurity created by a significant decline in the national, regional and local economy. The demand for housing is beginning to improve again in the local economy. The demand for owner occupied housing does not include the high

density condominium type ownership that would take place with the higher density zoning the presently exists within the Pulte boundary. Retirees would prefer single family homes with few if any changes in floor elevation and minimal upkeep, and maintenance and security that can be provided by a contract service company. Families are looking for home with a reasonable back yard for their children to play in within a secure environment and a place with a sense of community. This Pulte project is designed to attract those segments of the market place.

Staff Response: The market for all types of housing development appears to be improving. The Las Soleras Master Plan specifically anticipated a variety housing types and densities. The Land Use Department is not aware of a fundamental shift or change away from medium or high density residential development to lower density.

V. REZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows. [The approval criteria are shown in *italic* font.]

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

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

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

Applicant Response: There was a mistake in the original zoning applied in 2009 as part of the Las Soleras Master Plan to the extent that the Master Plan did not correctly anticipate the market demand for lower density residential zoning. There has been several larger scale rezonings for apartment uses in the southern area of the City in recent years. There is currently another application for a 450 unit apartment rezoning on Agua Fria Street. The demand for apartment dwellings is being satisfied in other area of the City. The increase in the availability of land for apartments in Santa Fe has decreased the need for vacant higher density multi-family land.

Las Soleras has more than one tract of land set aside for Mixed Use development. Currently there is not much demand for mixed use development outside the close-in and near downtown area. Las Soleras mixed used development may be dependent on the approval and construction of a Rail Runner stop where it is currently shown on the Master Plan. If the Rail Runner station becomes an eventuality there is a near-by parcel on the south side of Beckner Road, Currently zoned Mixed Use (MU) that could accommodate the mixed use needs within Las Soleras.

The change in zoning from R-12 to R-6 was necessary to create lot lines consistent with the zoning boundaries. Lower density residential uses are permitted within the R-12 zoning district.

Staff Response: It is not evident that there was a mistake in the original zoning. In fact the current zoning of the site is the result of a Master Plan the specifically sought to provide for a range of densities and housing types to support a jobs-housing balance in the immediate area. While market conditions for housing types do change over time, there is not long term evidence that this has occurred within the Las Soleras Master Plan.

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

Applicant Response: This condition does not exist since Nava Ade existed when the Las Soleras Master Plan was approved in 2009 and not much has changed along the boundary contiguous with this rezoning request.

Staff Response: No substantial development has occurred in surrounding area since the adoption of the Las Soleras Master Plan.

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

Applicant Response: Ross' Peak, which is included within the Las Soleras Master Plan has proposed 200 single family homes in a more dense configuration than the Pulte project. Pulte is proposing 300 single family dwellings at a density consistent with the average density found in Nava Ada. Assuming an annual absorption rate of 70-100 dwelling per year there is a 6 to 7 year supply of land within Las Soleras. It is very difficult to anticipate the demands of the market place, especially during one of the more volatile times in the nation's economy. This rezoning is more advantageous to the community since it provides for the type of housing that is critical to growth of the community both from the standpoint of economic development resulting from retirees' beneficial impact on Santa Fe's economy and the working families that are need to fill the jobs which are the foundation of Santa Fe's economy.

Staff Response: While the lower density land use category would provide opportunity for the proposed low density single family development, it is not clearly articulated in the General Plan or other City Plans that this would be more advantageous to the community. In fact, the proposed low density land use is contrary to the higher density residential and greater mix of uses anticipated by the Las Soleras Master Plan. The following General Plan Policies articulate the importance of this mix of uses:

Policy 5-1-G-1: Preserve the scale and character of established neighborhoods, while

promoting appropriate community infill and affordable housing.

Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.

Policy 5-1-G-3 Increase the connectivity between neighborhoods and individual developments.

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

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

Staff Response: All other procedural rezoning requirements of Chapter 14 have been met.

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

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

Staff Response: The proposed rezone is accompanied by a requested General Plan Future Land Use Map Amendment request to ensure consistency.

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

Applicant Response: This application is located within Stage One of the City General Plan which in addition to the assumed availability of road and utility infrastructure is also the location where the City wishes to direct growth. Although there is no inventory of land prepared for specific types of uses it has been evident that lower density single family housing is the greatest consumer of urban land. While there is a considerable amount of vacant land zoned for lower density residential uses much of this land does not have access to adequate utility lines and roadways with the capacity to support the demands of the development. In the case of Pulte all utilities are adequate to serve the project with the infrastructure being constructed to satisfy the demands of the project consistent with the phasing of the development.

Staff Response: The land subject to the proposed rezone is within the Las Soleras Master Plan and is zoned at such densities so as to accommodate the anticipated growth. The proposed rezone would lower densities to accommodate a proposed single family residential development.

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

Applicant Response: Although not a part of this application, a Traffic Impact Assessment will be submitted with the subsequent request for subdivision of land within the existing R-12 zoning. The TIA will determine the impacts to traffic well outside the immediate boundaries of the Pulte development. City water and sewer mains lines are already located within the boundaries of this project. The dry utilities, natural gas, electric, telephone and cable TV will have to be brought to the project consistent with the extension of Beckner Road. Las Soleras has worked with the City Fire Department to provide a parcel of land for a substation at some point in the future. Parks will be provided both inside the Pulte project and within Las Soleras, including an extensive network of trails.

Staff Response: The subject property is located within the Las Soleras Master Plan. The Master Plan anticipated infrastructure needs including those related to roads, sewer and water lines, public facilities and parks. All infrastructures will be adequate for the proposed development. In fact, the applicant, as part of the Master Plan Amendment, has requested a reduction in the amount of active park space originally required by the Master Plan.

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

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

Applicant Response: The principle use that is closest to the project is Nava Ade. The average residential density for Nava Ade is 3.3 dwelling units per acre. The average density for the Pulte project is 2.9 dwelling per acre. This project, therefore, is entirely consistent with the prevailing use and character of the area.

Staff Response: The proposed rezone would allow development consistent with the adjacent Nava Ade subdivision to the north and would therefore maintain the character of the area. However, the rezone would allow a density that is different from the future character of the area as anticipated by the Las Soleras Master Plan.

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

Applicant Response: This request affects more than 100 acres of land, which satisfies this requirement.

Staff Response: Not applicable.

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

Applicant Response: The benefit accrues to the buyers of homes within the Pulte development that will have homes to live in that suit their particular needs. Pulte is benefitting financially from the project if it is successful and assumes all the risk if it is not successful. The impact to the surrounding landowners and how those impacts will be mitigated will be discussed in greater detail when the subdivision request is submitted to the City.

Staff Response: The proposed Rezone will not benefit a few landowners at the expense of surrounding landowners. However, the proposal may impact the general public as the lower density may impact the ability to have a viable mixed use development in the area as originally planned by the adoption of the Las Soleras Master Plan.

(D) Additional Applicant Submittals

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

(2) *If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.*

Staff Response: The Las Soleras Master Plan identified infrastructure needs necessary to accommodate development within the subject area. All necessary off-site improvement and fair share contribution have been identified by the traffic impact analysis prepared for the project. All development would be subject to the contribution of necessary infrastructure.

VI. SUBDIVISION APPROVAL CRITERIA

Subdivision approval criteria are shown below in *italic* font.

Section 14-3.7(C) Approval Criteria

(1) *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

Applicant Response: An archaeological report has been prepared for this section of Las Soleras. No sites of historical significance were found within Pulte Tracts. The property is vacant and the predominant vegetation on the subject tract is one-seed juniper and native grasses. The more significant drainage will be reshaped and used for shallow ponding and a City trail and enhanced through the use of landscape material.

Staff Response: The site is currently vacant but has been designated for residential development by the Las Soleras Master Plan. The Master Plan identified park and open space areas. The proposed subdivision would not interfere with existing water courses. Additionally, archaeological and historical clearance was obtained from the Santa Fe Archaeological Review Committee for the entire Las Soleras Master Plan area.

(2) *The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*

Applicant Response: The public agency review consists of City departments, which have reviewed the application for a period of five months. Two ENN meetings have been held with the public and changes have been made over the five month period to satisfy both staff and public concerns. The property does not lie within the 100 year floodplain. The storm water management system has been designed to avoid the flooding that is currently occurring in the Nava Ade subdivision.

Staff Response: No land subject to flooding is proposed for habitable development. The location of the proposed development would not interfere with any flood plains or other uninhabitable land.

(3) *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*

Applicant Response: The proposed subdivision plat is in compliance of Chapter 14, Article 9. An innovative street design is proposed which provides for parking on both sides of the road. The innovative street design is made on conformance with the City Land Development Code.

Staff Response: All infrastructure design and improvements such as roads, landscaping, and trails must conform to the applicable minimum development standards. A condition of approval is recommended to require that all streets shall conform to City street standards identified in SFCC §14-9.2. Note that approval of an “innovative street design” requires a determination that adequate pedestrian, bicycle and transit facilities are provided. The innovative street design provision is not intended as a “shortcut” alternative to requesting approval of a variance to the dimensional standards.

(4) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.*

Applicant Response: There is no non-conformity or increase in non-conformity to the provisions of Chapter 14 that occurs as a result of the approval of this subdivision.

Staff Response: The proposed subdivision will not create a non-conformity as it will comply with all applicable development standards.

(5) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.*

Applicant Response: The application for this subdivision plat does not include any variance to Chapter 14 or any other provisions of the City Code. This application has been submitted in conformance with the regulations set forth in the Land Development Code.

Staff Response: The proposed subdivision will not create a non-conformity with any other chapter of the Santa Fe City Code.

VII. MASTER PLAN AMENDMENT APPROVAL CRITERIA

Section 14-3.9(D) SFCC 2001 sets forth approval criteria for master plan amendments as follows. [The approval criteria are shown in *italic font*.]

- a) *The master plan is consistent with the general plan;*
- b) *The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;*

- c) *Development of the master plan area will contribute to the coordinated and efficient development of the community; and*
- d) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.*

Staff Response: The existing Las Soleras Master Plan is consistent with the zoning of the area and applicable General Plan policies related to new development. Consistent with General Plan policies the plan includes a mix of residential densities in close proximity to commercial zoning and planned employment centers and community services. Necessary infrastructure and road alignments were previously determined and approved as part of the master plan.

The proposed amendment will realign road and trails and reduce and realign park space to accommodate single family residential development. The proposal will eliminate approximately 30 acres of high density and mixed use zoned land within the master plan. The following General Plan policies speak to the importance of providing a mix of residential options in close proximity to commercial centers and employment options:

Guiding Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the City.

Implementing Policy 3-I-6: Require the inclusion of employment and neighborhood centers in future development/Planning Area.

Policy 5-1-G-1: Preserve the scale and character of established neighborhoods, while promoting appropriate community infill and affordable housing.

Policy 5-1-G-2: Encourage new residential growth in the form of human-scale and vital neighborhoods that provide a mix of services and uses.

Policy 5-1-G-3 Increase the connectivity between neighborhoods and individual developments.

The master plan is currently consistent with the policies and development code requirements associated with road connectivity. Specifically, SFCC §14-9.2(D)(3) states that “*at least one through street that traverses the entire developed area shall be provided for each one thousand (1,000) feet of developed area.*”

The proposed master plan amendment reduces the connectivity of the current plan, with the elimination one north-south road. However, it would still comply with the development code. A greater inconsistency however is raised by the proposed gated development. In addition to being inconsistent with General Plan policy 5-1-G-5, which prohibits gated communities, future phases of the gated development will conflict with SFCC §14-9.2(D)(3), in that the gated development will prevent through streets from

traversing the development area at least every 1,000 feet. If the gated portion of the subdivision is approved, development of future phases may require a variance from this development standard.

VIII. CONDITIONS OF APPROVAL

Conditions of approval are proposed should the Planning Commission recommend approval to the City Council.

IV. ATTACHMENTS:

EXHIBIT A:

1. Proposed Pulte Development Conditions of Approval
2. Development Review Team Memoranda
 - a. Traffic Engineering Comments, John Romero and Sandy Kassens
 - b. Landscape Comments, Noah Berke
 - c. Wastewater Comments, Stan Holland
 - d. Water Comments, Dee Beingessner
 - e. MPO Trail Comments, Keith Wilson

EXHIBIT B: Las Soleras Master Plan Conditions of Approval Approved by City Council on February 11, 2009

EXHIBIT C: ENN Meeting Notes

EXHIBIT D: Las Soleras Master Plan Land Use and Zoning Map

EXHIBIT E: Public Comments

1. Public Comment Cards from ENN meeting
2. Public Comments submitted by Fax from Monte del Sol Charter School
3. Public Comments submitted by email
4. Public Comments submitted by Nava Ade Homeowners Association

EXHIBIT F: Applicant Submittals

1. Bound Report Packet submitted by the Applicant

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

- **Proposed Pulte Development Conditions of Approval**
- **Development Review Team Memoranda**

Pulte Development—Conditions of Approval
 Planning Commission – May 21, 2015

Conditions	Department	Staff
<p>The Traffic Engineer conducted a review of the preliminary subdivision plat. The attached memorandum dated May 5, 2015, notes Conditions of Approval to be completed prior to approval of the Final Subdivision Plat.</p> <p>All streets shall conform to City street standards identified in SFCC §14-9.2.</p>	Traffic Engineering	John Romero/ Sandra Kassens
<p>If applicable entitlement request are approved by the City Council, the Wastewater Division Engineer shall conduct a review of all proposed wastewater infrastructure prior to approval of the final subdivision plat. The applicant shall comply with all conditions necessary to ensure adequate wastewater infrastructure.</p>	Wastewater Division	Stan Holland
<p>If applicable entitlement requests are approved by the City Council, the Water Division Engineer shall conduct a review of all proposed water service infrastructure prior to the approval of the final subdivision plat. The applicant shall comply with all conditions necessary to ensure adequate water infrastructure.</p>	Water Division	Dee Beingessner
<p>If applicable entitlement requests are approved by the City Council, the Fire Marshal shall conduct a review of all proposed development prior to approval of the final subdivision plat. The applicant shall comply with all conditions necessary for compliance with the International Fire Code (IFC) 2009 Edition.</p>	Fire	Rey Gonzales
<p>If applicable entitlement requests are approved by the City Council, the MPO and Roadway and Trails Division shall review the final design of the trails to ensure all applicable standards are met. The applicant shall comply with all conditions necessary for adequate trail development.</p>	MPO / Roadway and Trails Division	Keith Wilson
<p>The subdivision developer shall comply with all requirements of the Santa Fe Home Program.</p>	Affordable Housing	Alexandra Ladd
<p>If applicable entitlement request are approved by the City Council, the City Engineer for the Land Use Department conducted a review of the final subdivision plat. The applicant shall comply with all conditions necessary to ensure compliance with a development standards and Development Code requirements including those related to all landscaping requirements.</p>	Technical Review	Risana "R.B." Zaxus
<p>Water rights shall be transferred to the City no later than 60 days after the approval of the final subdivision plat for each phase or subphase of development. Building permits shall not be issued until adequate water rights are transferred to the City.</p>	Land Use	Amanda Martinez
<p>The necessary infrastructure for each phase of development shall be determined and constructed to the satisfaction of the appropriate City Department or utility.</p>	All Departments	N/A

City of Santa Fe, New Mexico

memo

DATE: May 5, 2015
TO: Zach Thomas, Land Use Division
VIA: John J. Romero, Traffic Engineering Division Director *JJR*
FROM: Sandra Kassens, Engineer Assistant *SK*
SUBJECT: Pulte Las Soleras Preliminary Subdivision Plat, Case 2015-08.
Pulte Las Soleras Electrical Transmission Relocation, Case 2015-09

ISSUE:

Preliminary Subdivision Plat

James W. Siebert & Associates, agent for The Pulte Group, requests approval of Preliminary Subdivision Plat (77 Lots) for Phase I (Units 1 and 2) of development associated with the Pulte Master Plan Amendment, General Plan Amendment, and Rezoning. Unit 1 of the subdivision is identified as a "Traditional" development while Unit 2 is identified as an "Age Targeted" gated development. The proposed subdivision is 30.9 acres with an average density of 2.49 dwelling units per acre. The Preliminary Subdivision Plat also includes a variance request for disturbance of thirty percent and greater slopes and an alternative street section design.

Electrical Transmission Line Relocation

James W. Siebert & Associates, agent for The Pulte Group, also requests approval to relocate an existing 115-kv electrical transmission line within the Las Soleras Master Plan as the part of the greater Pulte Group Master Plan Amendment, General Plan Amendment, Rezone and Subdivision request. The Proposed relocation will follow the future Beckner Road Alignment.

RECOMMENDED ACTION:

Review comments are based on submittals received on January 28, 2015 through April 16, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final subsequent submittal unless otherwise noted:

1. **Traffic Impact Analysis (TIA) Revisions Requested:** (Latest Revision received April 16, 2015).
 1. **Page 10: Intersection 3-Governor Miles/ Dancing Ground**
 - a) AM peak hour Build delays for NB & SB do not match the corresponding delays on the Capacity Analysis, sheet A-35.
 - b) PM peak hour Build delays for NM left and thru should both be 43.0 seconds as the geometry is a shared left/thru lane, sheet A-48b.
 - c) Show queue lengths for Governor Miles/ Dancing Ground
 - d) Northbound right turn lane should be the length of the longest queue, right turn lane or left-thru lane in order to prevent blocking of either lane by the queue.
 2. **Page 13: Intersection 5- Beckner Road & Cerrillos Rd.**

- a) Correct street names in the last sentence on this page.
- 3. Page 22: Fair Share Contributions:
 - a) Update the amount of Pulte's Fair Share contribution in the last sentence after requested revisions to the Fair Share Contribution Report as noted below have been reviewed and accepted by the Public Works Department.

II. Fair Share Contributions Report: (The report reviewed is the Fair Share Contribution Report for Ross' Peak and Pulte Subdivisions that was revised 4-29-15 and received by the Traffic Engineering Division on 4-30-15).

A. Revisions requested:

- 1. Re: Las Soleras Master plan Trip Generation Fair Share Worksheet: The Units column for Tracts 12 & 13, Ross' Peak and 14-16, Pulte Subdivision, do not match the plans for the proposed developments; Update all information in this table.
- 2. Re: Engineer's Opinion of Probable Cost sheets:
 - a) For each sheet, with the exception of sheet 12, provide a description of the item called "Signalization Upgrade" so that it is clear what upgrades are included for that intersection;
 - b) Provide unit costs for items in the Signalization Upgrade, for example; Remove and Relocate Signal Standard; changes to mast arms (length); changes to Signal heads; changes to pedestrian signals, Installation of new controllers, and/or cabinets and so on.
 - c) For sheet 12, Governor Miles/Dancing Ground Roundabout:
 - 1. Change the Asphalt thickness to 6"
 - 2. Include street lights – assume at least 8 street lights with LED luminaires on 28' standards and all appurtenances.

B. Fair Share Amount:

The Developer shall contribute the Fair Share amount to the City of Santa Fe as determined by the Final Traffic Impact Analysis (TIA) for the Pulte Subdivision that includes the Fair Share Contributions Report after these documents have been accepted as complete and approved by the City of Santa Fe Public Works Department. The Fair Share Contributions will go towards off-site improvements that were specified in the Las Soleras Master Plan TIA. The City of Santa Fe Public Works Department shall have final approval over the fair share amounts.

- C. The Pulte TIA identifies that the northbound movement on Dancing Ground Road at Governor Miles Road fails during the PM peak hour of the build year. The suggested mitigation per the TIA is to add a separate right-turn lane on the northbound approach of Dancing Ground onto Governor Miles Road. In our opinion, the added right turn lane would not provide sufficient long term improvement at this intersection, leading to further mitigation down the road. Therefore we suggest building a Roundabout at this intersection as described below in Plan "A":

Plan "A" - The Developer shall design and construct a roundabout at the intersection of Governor Miles and Dancing Ground in lieu of their Fair Share Contributions for Pulte Subdivision; provided that additional ROW as required by the design can be acquired. The areas in question are currently designated as Open Space by the Las Soleras Master Plan and would require agreement by the Nave Ade Homeowners Association for the re-designation of the required portions of Open Space and dedication of these portions as Public ROW. The portions of Open Space that would need to be re-dedicated as Public ROW should encompass the smallest possible areas that will accommodate the roundabout design. Design shall be reviewed and approved by the Public Works Department. If at the time of construction Ross' Peak subdivision has been finalized, the

Fair share amount from Ross' Peak will also be available for use by Pulte in constructing the Roundabout. If the cost of constructing this Roundabout exceeds the Fair Share amount(s), the Developer(s) may receive Impact Fee Credits.

Plan "B": In the case that Nave Ade Homeowners Association does not agree to sign-off on changing a portion of the open space to ROW; the fair share Contributions from Pulte will be placed in escrow for the future installation of a traffic signal at the intersection of Governor Miles Rd. and Dancing Ground Rd. The traffic signal will be constructed only after signal warrants have been met per the American Association of State Highway and Transportation Officials (AASHTO) criteria based on actual traffic counts taken at that time.

III. Governor Miles Rd. and Dancing Ground Rd. intersection improvements:

1. *Per Plan "A" above:* The Developer shall provide a design for a Roundabout at the intersection of Governor Miles Road and Dancing Ground Road prior to subsequent submittal. The design shall conform to the new guidelines from the National Cooperative Highway Research Program (NCHRP) report 672, Roundabouts: An Informational Guide, Second Edition, published by the Transportation Research Board (TRB), Washington D.C., 2010. The design shall be approved by the Public Works Department. Show the additional ROW required by the Design on the plat and the design drawing.
2. *Per Plan "B" above:* The Developer shall provide a design for a signalized intersection at Governor Miles and Dancing Ground if and at such time that the Public Works Department determines that Plan A is infeasible due to an inability to acquire the necessary ROW.

IV. VISSUM Analysis of Realignment of Dancing Ground Road:

1. The City of Santa Fe requested that the Developer run a VISSUM model to compare the differences in traffic between the original Master Plan alignment of Dancing Ground Rd. that intersected Rail Runner Rd. and the re-aligned Dancing Ground/Walking Rain Rd. that connects to Beckner Rd. The purpose of the model is to determine how the re-alignment affects that portion of Dancing Ground Road just south of Governor Miles Road. The Pulte VISSUM report was received by John Romero via email on April 7, 2015.
2. The Traffic Engineering Division concurs with the Summary Report that states "Generally speaking, the VISSUM analysis supports the idea that implementation of the new Pulte roadway layout with Dancing Ground connecting to Walking Rain rather than to Rail Runner Rd. results in an increase of 5% to 15% (20 to 50 directional vehicles per hour) traffic volumes on Dancing Ground Rd. south of Governor Miles." Although the new alignment shows an increase in traffic over the original alignment of Dancing Ground Road, the segment of Dancing Ground just south of Governor Miles Road should continue to operate satisfactorily.

V. Radii of Curves on newly aligned Walking Rain and Dancing Ground roads:

1. The Developer shall ensure that the radii of the curves on the re-aligned Walking Rain Rd. and Dancing Ground Road have minimum radii of 198 ft. per the current edition of AASHTO's A Policy on Geometric Design of Highways and Streets for a design speed of 25 mph. If the curves do not meet this requirement, the Developer shall alter the design to bring these curves up to the minimum radii.

If you have any questions or need any more information, such as City of Santa Fe specifications, feel free to contact me at 955-6697.

City of Santa Fe, New Mexico

memo

DATE: February 23, 2015
TO: Zach Thomas, Land Use Planner Senior
FROM: Noah Berke, CFM, Land Use Planner Senior
SUBJECT: Comments for Case #2015-08, Pulte Las Soleras Preliminary Subdivision Plat

Below are comments for the Pulte Homes Preliminary Subdivision Plat request. These comments are based on documentation and plans that was provided to Development Review Team members and dated January, 2015:

- Provide Landscape Plan as per Article 14-8.4 "Landscape and Site Design"
- Provide detail showing how proposed project is in compliance with Article 14-8.4 (G) "Street Tree Standards". Provide street trees in 5 foot wide planter strip along roads and provide 5 foot wide sidewalk after planter strip.
- Provide analysis of how many trees and shrubs are required and how many are actually provided.
- Show compliance with Article 14-8.4 (F)(2)(e). Provide details on compliance with this Article.
- Provide open space calculations and show compliance.
- Provide landscaping plan with traffic signs shown. This will help to ensure that street placement is not blocking traffic signage.
- Provide street tree typical.
- Provide planting typical.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: January 9, 2015
To: Zach Thomas, Case Manager
From: Stan Holland, P.E.
Wastewater Management Division
Subject: Case 2014-119 Ross' Peak Final Subdivision Plat

The subject property is accessible to the City public sewer system.

The Applicant shall address the following comments on the plats:

1. The Lot Line Adjustment plat shows the vacation of a 10 foot effluent easement within Tract 12B. It appears the continuity of the effluent easement will be affected by this change and therefore the vacation of the easement shall not be approved.
2. The easements in the southwest corner and along the west boundary of the development within Tract 12B appear to be incorrect. More detail is needed in this area to identify the various easements including the effluent easement.
3. The sewer easement from Vista Chula going west appears to be missing.

The following comments shall be addressed:

1. Identify the driving surface type in the 25 foot easement from Pico Rico to Rail Runner Road.
2. There are slopes less than the minimum 0.6% allowed and even one sewer line identified as a 0% slope.
3. Show all structures, especially cross structures, with clearances in the sewer P&P sheets
4. Identify the sewer line as Public in all sewer P&P sheets
5. Identify the radius used on curvilinear sewer
6. The difference in the change of slopes between the segments of the sewer lines needs to be reduced.
7. A master sewer utility plan sheet indicating the vicinity of the corresponding sewer sheets is required.
8. The depth of the sewer line segments greater than 10 feet may require additional easement width when the sewer line has additional water and/or storm drain lines in the same easement.

9. Access to all manholes and sewer lines shall be maintained. A 12 foot wide, 6 inch thick base coarse road shall be provided over all sewer lines and manholes outside of paved roads. The west side off-site 25 foot sewer/water easement needs an access road
10. Show the sewer connection to the existing sewer manhole going from MH 31 in the P&P sheet. Add note that core drilling is required. The existing manhole may require additional work to accommodate a new connection due to internal corrosion protection that may be damaged by the installation of the new sewer line.

City of Santa Fe
memo

DATE: February 9, 2015
TO: Zach Thomas, Land Use Senior Planner, Land Use Department
FROM: Dee Beingsner, Water Division Engineer 
SUBJECT: Case # 2015-08-09 Pulte Las Soleras

The proposed water plan shows acceptable water line locations but line sizing must be reviewed to ensure the new water plan is equivalent to the Las Soleras Master Plan and the sizing adequately provides for the City's water needs during the construction of the water lines. The water plan for this development must be approved by the water division prior to issuance of an Agreement to Construct and Dedicate for the water main extension.

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

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

**Las Soleras Master Plan Conditions of
Approval Approved by City Council on
February 11, 2009**

Las Soleras – Revised Conditions of Approval
 General Plan Amendment (Case #M 2008-27)
 Annexation (Case #M 2008-28)
 Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
 Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Sheets P-12) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. ___ - Exhibit _____
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete -- 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated ____
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 48.99 ac. to west (including open space) – Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.49 acres to west (including open space) – Mixed Use/MU.	Long Range Planning – Current Planning	Reed Liming – Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated ____ and revised Zoning map dated ____
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated ____
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruse	See Revised

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	Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)			Annexation Plat dated ____
22	<p>It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development.</p> <ul style="list-style-type: none"> • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain. 	Current Planning	Lucas Cruse	See Revised Annexation Plat dated ____ And DP for tributaries
23	Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the “innovative street designs” approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).	Current Planning	Lucas Cruse	See Revised Dedication Plat dated ____
24	<p>Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where “innovation” provides:</p> <ul style="list-style-type: none"> • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space. 	Current Planning	Lucas Cruse	See Revised Dedication Plat dated ____. DP (Development Plan, including any road construction plan for curb cuts)
26	<p>Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated:</p> <ul style="list-style-type: none"> • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections). 	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated ____ and Trails Master Plan

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29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated ____ and Road Dedication Plat
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 	Current Planning	Lucas Cruse	<p>See Revised Annexation Master Plan and Future Land Use Map dated ____</p> <p>Also see DP (Development Plan, including any road construction plan)</p>
31	“Figure 5: Preliminary Circulation Map” of the Santa Fe County’s Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Current Planning	Lucas Cruse	See Memo from Santa Fe County dated ____
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.40 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects “La Rambla” up to the regional park.)	Parks-Open Space-Watershed Division	Fabian Chavez III – Lucas Cruse	See Revised Trails Plan dated _____
36	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

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				Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/11/09 Council approval
38	Add note on P-7 “Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14.”	Current Planning	Greg Smith	See Revised Sheet P-7 dated _____
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated _____ and Annexation Agreement section _____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to “stubbing out” trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated _____ and Annexation Agreement section _____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated _____
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated _____
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

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	additional recommended conditions in the City Council staff report.			John Romero dated ____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. __, Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the “Highway Corridor”). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>
45	<p>The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.</p>	City Council / Parks Department	Fabian Chavez	<p>Annexation Agreement, P. ___, Prior to approval of first DP</p>

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TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: <ul style="list-style-type: none"> • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan 	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: <ul style="list-style-type: none"> • Fire Department Access shall be maintained throughout all development construction phases § 1410.1. • An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC §1412.1. 	Fire	Barbara Salas	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Land Use	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Wastewater Management	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the “Las Soleras” area.	Wastewater Management	Stan Holland	DP
14	Final sewer design approval of all development plans in “Las Soleras” shall require Wastewater Division approval.	Wastewater Management	Stan Holland	DP
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the “Highway Corridor”). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>

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20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	<p>As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include:</p> <ul style="list-style-type: none"> • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of “La Rambla” as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue 	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	<p>In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate:</p> <ul style="list-style-type: none"> • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops 	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the 	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated ____ DP (Development

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	<p>park adjacent to the north. See Condition 36 below.)</p> <ul style="list-style-type: none"> • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 			Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County’s Community College District non-motorized trail network.	Current Planning	Lucas Cruse	Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.40 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III	DP
36	The 21.40 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland	DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero	DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
46A	The developer shall be responsible for funding and construction of all onsite roadway improvements as determined by he approved TIA or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department. Beckner Road shall	Public Works		

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	be constructed as a four lane major arterial consistent with Chapter 14 of City Code unless otherwise approved by the City of Santa Fe Public Works Department.			
46B	Any proposed improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. Any proposed improvements on Federal Highway Systems shall receive ultimate approval from the Federal Highway Administration with review from the NMDOT.	Public Works		
46C	As development occurs, the developer shall provide fair share contributions for all needed improvements, identified in the approved Traffic Impact Analysis or subsequent revisions to or addendums of the approved TIA as approved by the City of Santa Fe Public Works Department, on Cerrillos Road, Governor Miles Road, and Richards Avenue. Fair share contributions relating to intersection improvements shall be based on percent of side street traffic during the horizon year with the three exceptions:	Public Works		
i.	Fair share contributions for the Rodeo Road/Cerrillos Road intersection shall be based on the traffic volume of the specific movements needing mitigation during the horizon year.	Public Works		
ii.	As determined by the approval of the Entrada Contenta Development, the Las Soleras Master Plan Development shall be responsible for funding all needed improvements at the Cerrillos Road/Las Soleras Drive intersection while the Entrada Contenta Development will be responsible for funding all needed improvements at the Cerrillos Road/Crossing at Chamiso intersection	Public Works		
iii.	Fair share contributions for Cerrillos Road and Richards Avenue roadway widening improvements shall be based on percent of thru traffic during the horizon year. Improvements to Richards Avenue shall include reconstructing it as a four-lane arterial per chapter 14 of City Code.	Public Works		
iv.	Horizon year traffic volumes are those identified in the most current Santa Fe Metropolitan Transportation Organization (SFMPO) travel demand forecast model based on the current SFMPO Future Transportation Network.	Public Works		
v.	If a certain phase of development a certain improvement is needed, the developer shall be responsible for constructing said improvement with the amount of contributions available at that time. Las Soleras to be reimbursed by developers sharing in improvement cost if Las Soleras is the first to construct shared improvements. Las Soleras may also receive financial offsets against traffic impact fees for road improvements identified on the City Capital Improvements Program	Public Works		
46D	Access spacing along Beckner Road shall follow the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM) requirements for an Urban Minor Arterial unless otherwise approved by the City of Santa Fe Public Works Department.	Public Works		
46E	Access spacing along Chamiso Crossing, Las Soleras Drive and Rail Runner Road, north of Beckner Road shall follow the NMDOT SAMM requirements for an Urban Collector unless otherwise approved by the City of Santa Fe	Public Works		

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47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer	DP (that includes heli-pad)
49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)

City of Santa Fe, New Mexico

Planning Commission

Exhibit C **ENN Meeting Notes**



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

<i>Project Name</i>	Pulte Homes
<i>Project Location</i>	Las Soleras
<i>Project Description</i>	Development of a 300+/- lot subdivision within the Las Soleras Master Plan.
<i>Applicant / Owner</i>	Pulte Homes
<i>Agent</i>	Jim Siebert
<i>Pre-App Meeting Date</i>	
<i>ENN Meeting Date</i>	12/16/14
<i>ENN Meeting Location</i>	GCCC
<i>Application Type</i>	GPA, Rezone, MPA, Variance, Subdivision
<i>Land Use Staff</i>	Tamara Baer and Zach Thomas
<i>Attendance</i>	60-70 neighbors and applicants combined

Notes/Comments:

Meeting started at 5:40. Staff (Mr. Thomas) gave an introduction about the purpose of the ENN meeting the overall entitlement process. The intent is to gather input early in the process before anything formal is submitted to the City. Handed the floor over to Jim Siebert.

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

Kevin Patton from Pulte homes introduced himself explaining the he was born and raised in ABQ.

Fred Arfman, Engineer, introduced himself and explained that he is the consulting engineer.

Garret Price introduced himself and said his job is to lead the team and further explained the history of Pulte Homes:

- Started when the owner "Pulte" built his first house at the age of 18 years.
- Acquired Del Webb in 2000 and Centex in 2009.
- Pulte sells a "Family Product"
- Garret and Kevin convinced the corporate office to "stay" in Santa Fe and build houses.
- The proposed development will be a "step up" from Villa Sonata.

Mr. Siebert gave an overview of Las Soleras including:

- Ross' Peak
- Land Use designations
- Current Development that's going on.
- Showed aerial photo
- Realignment of Rail Runner Road
- Dancing Ground would connect to Beckner under the Pulte proposal
- 1083 du's are possible under the current zoning however they are only proposing 302 because they are down zoning the property.
- Only a portion of the development site would need to be rezoned.

Mr. Price discussed the following points:

- Pulte builds communities... not just subdivisions
- This is the first time that Pulte is able to build from scratch in Santa Fe.
- 50% of families in Santa Fe are 55+ and 25% are "move up" families.
- The proposed Presbyterian Hospital will be beneficial to the area.
- The houses will range between 1,700-3,000sq. ft. with a starting price around \$350,000.

In discussing phase II of the development Mr. Price mentioned:

- Dancing Ground will connect to Beckner.
- They will build what is called the "Encore Series"
- Phase I will be geared to second home buyers with from 2,000-2,600 sq.ft. and priced around \$390,000.
- Again mentioned that the area could be developed with a lot more houses than proposed.
- The City of ABQ really likes the Pulte developments.

Phase I will include a portion of the age targeted development.

- The proposed project will help the economy

Further discussion of the "Loma Colorado" project is ABQ:

- Pulte Homes was "chosen" by ABQ to help redevelop the area.
- Various features (photos) of the development were shown to demonstrate good or positive features.
- It was highlighted that homes in the Loma Colorado development never lowered prices during the recession.
- Pulte homes brought Lowes home improvement store in.

Discussion of Mirehaven Master Plan in ABQ:

- Same product as Las Soleras.
- The project demonstrates the Pulte Homes are visionaries and are willing to invest when other developers aren't.

The Pulte team mentioned that they took the Nava Ada HOA Board on a tour of the ABQ developments. The Pulte team asked Dorothy, HOA secretary to describe what she saw and her opinion of the developments.

Dorothy spoke to the good quality of the homes in Mirehaven and the good design of the community and open space.

Pulte further discussed the product they build:

- Pitched and flat roofs.
- Showed examples of good parks in other developments.
- Mentioned that the Mayor of Rio Rancho likes Pulte.

Mr. Siebert discussed utility relocation (powerline and waterline).

Mr. Arfman explained the utility engineering

Mr. Siebert said that the trails plan would be modified as part of the master plan amendment.

Mr. Arfman discussed the road phasing plan and mentioned that Phase II will likely require connection to Richards Ave.

At this point the applicant team had been talking about the project for one hour and audience members started making rumblings that they wanted to discuss the location of the park per Master Plan condition of approval #45.

Mr. Siebert showed a slide outlining what Pulte planned as the approval timeline and stated that they would be submitting application on December 29th.

The applicant presentation ended at 6:45 with Pulte saying that they would send people a description of the project.

Steve Burns from Nava Ada starting speaking to the following topics:

- The Nava Ada development was not mass graded like the one proposed.
- They like the idea of narrow streets.
- That the 20-acre active park is required per condition #45 of the Las Soleras Master Plan.
- The requirements of the plan should be the starting point of the project...not changing the master plan.
- Mentioned that no topography is shown as part of the proposed development.

- Mentioned that there is no other discussion about other conditions of approval.
- Expressed concern that the proposal is far along in the process and that the Pulte has already spent a lot of money prior to the ENN.
- Expressed concern about channeling traffic on to Dancing Ground.

Beverly from Nava Ada said that traffic is the primary concern.

The applicant team spoke to the traffic issues and phasing of roads.

Richard Lang – discussed existing plan and stated his objections to the project:

- Whispering Rain looping back to Dancing Ground will not solve the traffic problems.
- Loss of 20-acre park.

The current alignment has a traffic calming effect.

Mr. Lang stated that Nava Ada has been let down by developers in the past and can't trust that roads will be completed.

Beverly stated that the road needs to go from the school to Beckner.

The Monte Del Sol School Head Learner stated:

- Park is important because the students currently have nowhere to play.
- The proposed subdivision design conflicts with future school plans.
- The proposed Walking Rain design is bad. (a large part of the crowd audibly expressed concurrence)

Question – Why are changes being proposed to the Master Plan?

Mr. Siebert explained that less parks are now needed because of the proposed density and project design.

Question – Where will the water for the project come from?

Mr. Siebert said it will come from the Rio Grande which feeds the City water system.

Question – What roads will people take to get to the model homes?

Mr. Price said they will encourage people to go down Beckner Road through marketing but cannot totally control which roads people ultimately choose to take?

Question – How do we access trails through the gated portion of the project?

Mr. Price said that interior (gated) trails will not be accessible to the public but other trail will be developed.

Steve Burns also said that they need to see how the trails will overlay with the topography.

Mr. Price said that the Pulte team will work with the public and that they have built great trails under powerlines in other projects.

Frank , HOA Treasurer – Speaking positively made the following comments:

- Becker is a very large road.
- The existing trails in Las Soleras are nice and wide.
- Thanks Richard Lang for his work on behalf of Nava Ada.

Question – What kind of process will the project go through?

Mr. Lang said that everyone will have a chance to speak at the public hearings.

Questions/Statements:

- The schools are already bad and the traffic will make the schools worse and make it harder for children to learn
- What happens to the habitat? There are already less animals in the area.
- What about culture in the City?

Ms. Bear spoke regarding the process and discouraged direct communication and discussion with the decision makers. They may have to recuse themselves from the decision making process if they talk about the project prior to the hearing.

Statement – lower density is good but a road needs to go through to Beckner.

Statement – We are the people you are targeting with the “age targeted” product. We are not mad but we’ve been hurt a lot with bad development.

Mr. Price said that they understand and hear the concerns. The HOA has communicated well.

Question – How can the neighborhood trust that good streets and trails will be built when Villa Sonata was not a good project?

Mr. Price said that Pulte will do a better job than the Centex projects by working with the City.

Questions – What kind of commercial is coming in? What about the increase in crime?

Mr. Siebert and Mr. Price said that the hospital will bring in a variety of commercial but cannot guarantee what exact type of commercial. Sometimes more people lead to more crime but they believe more people will reduce the chance of crime (eyes on the street concept).

Question – What about building a dog park?

Mr. Price said that Pulte does not build dog parks because of the liability associated with them (i.e. someone gets bitten by a dog)

Question – We heard the hospital is pulling out?

Mr. Price stated that they don't think it is leaving.

Question – Drainage is currently a problem as it floods some of Nava Ada. Will this be fixed?

Mr. Arfman said that the drainage problem will be fixed.

Beverly said the school also has a drainage problem.

Steve Burns stated that drainage should be handled as an amenity with natural vegetation.

The applicant team spoke to Mr. Burns concerns regarding drainage, vegetation and parks by giving examples of how they have handled drainage as an amenity in other communities.

Richard Lang asked if the applicants would have another meeting with the neighborhood before applying.

Mr. Price said they would have another meeting.

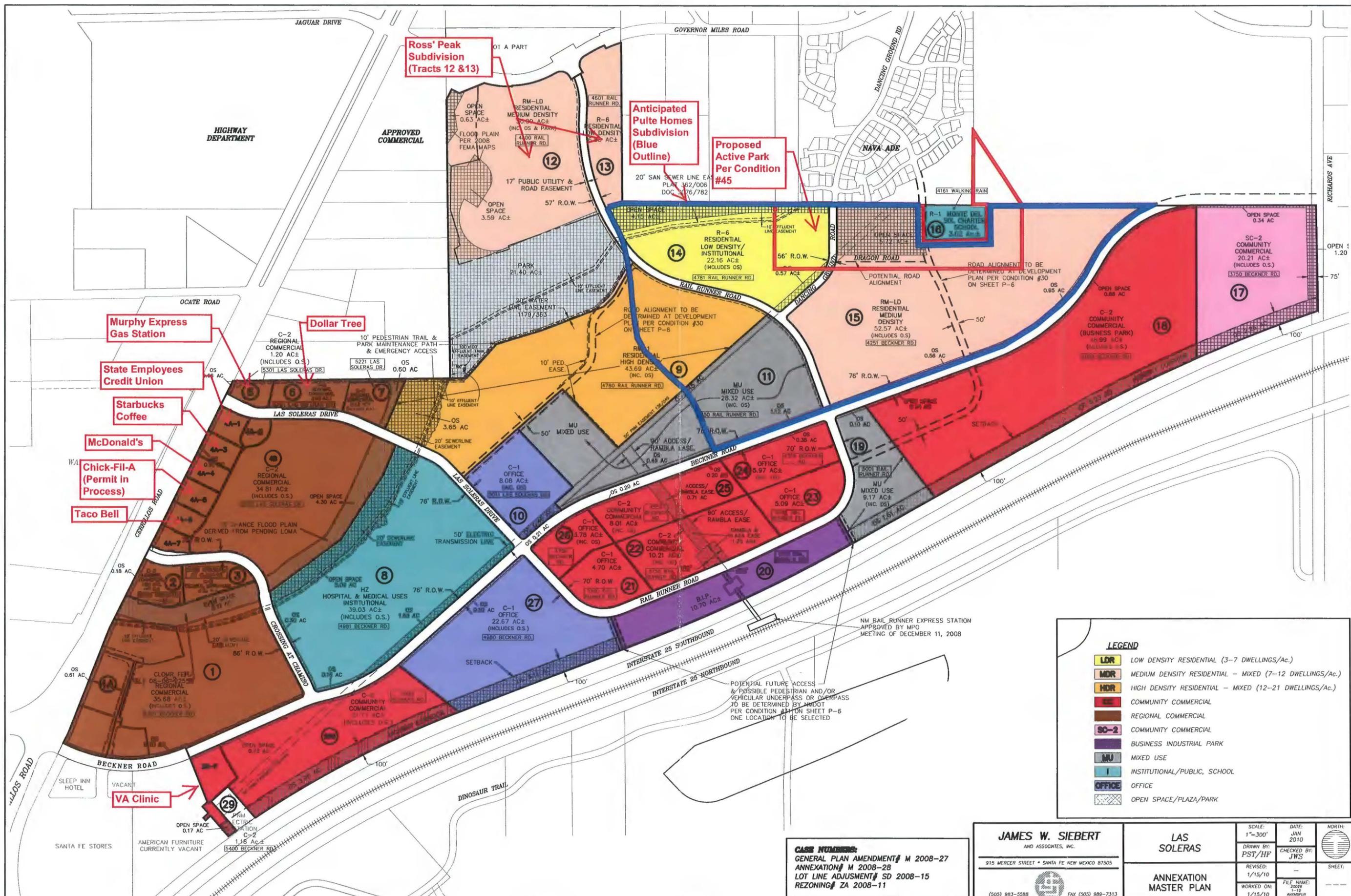
The meeting trickled off into separate discussions and ended around 8:05.

City of Santa Fe, New Mexico

Planning Commission

Exhibit D

**Las Soleras Master Plan Land Use and
Zoning Map**



Murphy Express Gas Station

State Employees Credit Union

Starbucks Coffee

McDonald's

Chick-Fil-A (Permit in Process)

Taco Bell

Ross' Peak Subdivision (Tracts 12 & 13)

Anticipated Pulte Homes Subdivision (Blue Outline)

Proposed Active Park #45

Dollar Tree

VA Clinic

LEGEND

- LDR** LOW DENSITY RESIDENTIAL (3-7 DWELLINGS/AC.)
- MDR** MEDIUM DENSITY RESIDENTIAL - MIXED (7-12 DWELLINGS/AC.)
- HDR** HIGH DENSITY RESIDENTIAL - MIXED (12-21 DWELLINGS/AC.)
- CC** COMMUNITY COMMERCIAL
- RC** REGIONAL COMMERCIAL
- SC-2** COMMUNITY COMMERCIAL
- BI** BUSINESS INDUSTRIAL PARK
- MU** MIXED USE
- I** INSTITUTIONAL/PUBLIC, SCHOOL
- OFFICE** OFFICE
- OS** OPEN SPACE/PLAZA/PARK

CASE NUMBERS:
 GENERAL PLAN AMENDMENT# M 2008-27
 ANNEXATION# M 2008-28
 LOT LINE ADJUSTMENT# SD 2008-15
 REZONING# ZA 2008-11

JAMES W. SIEBERT
 AND ASSOCIATES, INC.
 915 MERCER STREET • SANTA FE NEW MEXICO 87505
 (505) 983-5588 FAX (505) 989-7313

LAS SOLERAS
ANNEXATION MASTER PLAN

SCALE: 1"=300'	DATE: JAN 2010	NORTH:
DRAWN BY: PST/HF	CHECKED BY: JWS	SHEET:
REVISED: 1/15/10	FILE NAME: 2008-10-ANMSP-01	
WORKED ON: 1/15/10		

I:\SERVICES\GIS\Users\Shared\Files\2008\20080208\028-ANMSP-01-COLOR-30312013.dwg, 7/24/2024, 1:00:01 PM

City of Santa Fe, New Mexico

Planning Commission

Exhibit E1

Public Comment Cards from ENN Meeting

COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12.16.14 Project: Los Sileras

Please let us know your thoughts-

- definitely need a road from the school to Buckner that does not use dancing ground
- housing sounds great tower density is fabulous.
- open space - good - please no concrete walls like in AP20!

Your Contact Information (optional):

Name: Devdree Crockett

Phone: 617. 821. 0680

Email: dperockett@gmail.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/16/14 Project: Lassdaves

Please let us know your thoughts:-

Please divert road from MdSol
to Beckner not back to Dandog
Ground & to Gov. Miles

Consider park space near
MdSol - make school
more part of community

Your Contact Information (optional):

Name: JOAN Bethel

Phone: 424-3707

Email: jbethel@

mac.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12-16-14 Project: Pulte at Las Soleras

Please let us know your thoughts:

A road needs to be built
out of Monte del Sol to a completed
Bechner which connects to Gow Mikes

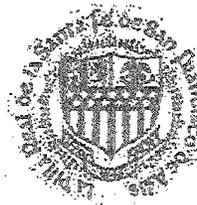
The original city plan for Las Soleras
needs to be honored and not eliminate
the park. Our 20 acre park

Your Contact Information (optional):

Name: Becky Stamm

Phone: 505 795-2705

Email: becky.stamm@gmail.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/16/14 Project: Las Coleras

Please let us know your thoughts:-

Please revert back to the master plan we agreed on years ago. The 0.20-acre park to the south of Nava Ade and a road connecting Monte del Sol to Beckner.

Your Contact Information (optional):

Name: David Norwell

Phone: (505) 820-9955

Email: sfredog@yahoo.com



COMMENT CARD Early Neighborhood
Notification Meeting

Date: 12/16/14 Project: Pulte - La Soleras

Please let us know your thoughts:-

- ① We need the park to remain
in the plan - The 21 acres
- ② We do not want the road from the
school to Dancing Ground.

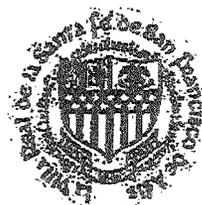
Your Contact Information (optional):

Name: Christy Jones

Phone: 474-91810

Email: Christy.K.J@AOL.COM

a Joe E Jones



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: Dec 16, 2014 Project: Las Soleras

Please let us know your thoughts.

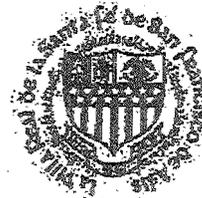
Although I understand the 220 acres
park might be contentious, the
presence of some sort of park/buffer
is critical. I also believe the
development at Beckner, and the direct
connection from Monte del Sol to
Beckner, is critical for traffic control and safety.

Your Contact Information (optional):

Name: George Prothro

Phone: 575-693-3099

Email: george.prothro@
gmail.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/16/2014 Project: Las Soleras

Please let us know your thoughts.

I strongly oppose the removal of
the open space + park that were
included in the master plan. I
also oppose the proposed change
of the road to the school from
Beckner to Nancy Rowland.

Your Contact Information (optional):

Name: Sue Burnham

Phone: 505-820-9965

Email: sue@legerlawand

strategy.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12-16-14 Project: Las Soleras

Please let us know your thoughts:-

Our site location in Santa Fe is
Cortez Cookie-cutter homes.
I'd like to believe that the
plans to build a higher quality
development, but I have no
level of trust with the.

Your Contact Information (optional):

Name: Deane Finley

Phone: 505-670-6881

Email: diane.finley@sbcglobal.net



global.net

COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/16/2014 Project: Las Soleras

Please let us know your thoughts:

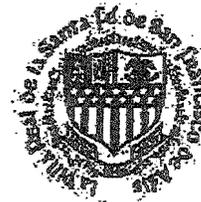
Water? explained fines but not water
jobs - all seniors but half not
environment - sp - conditions?
of lots per acre
* Traffic
... there be open space? Didn't look so

Your Contact Information (optional):

Name: _____

Phone: _____

Email: _____



*a) city needs to guide approval for school safety
(Pinon, SF CC, Amy Brahl, Santa Ning, Ortiz)

- b) habitat - ? ? ? ?
- c) no topography -> why

COMMENT CARD Early Neighborhood
Notification Meeting

Date: 12 ~~14~~ Project: Pulte - Dancing Ground

Please let us know your thoughts.

- ① Traffic on Governor Miles - SF has poor performing schools in state & nation - this is unacceptable
- ② 100 many homes on canyon - destruction of habitat for water, blue jays, quail, roadrunners, etc.
- ③ Are buffer areas sufficient for habitat, trails, homes -
- ④ homes look cramped for presentation
- ⑤ parks - historical appropriate?

Your Contact Information (optional):

Name: Isabelle Sandoval
Phone: # 505-474-5221
Email: isanta.doval@msn.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12-16-14 Project: Puerta @ Los Solares

Please let us know your thoughts:-

Cannot do w/o direct access from
Monte del Sol to Backstop. No
connection to Walking Race.

Need OPEN SPACE

Your Contact Information (optional):

Name: _____

Phone: _____

Email: _____



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/16/14 Project: Las Salinas

Please let us know your thoughts.

Do not allow them to realign /
Change traffic patterns on Dancery Ground —
this impacts me directly

Maintain green spec / buffers / original
agreements

Your Contact Information (optional):

Name: Patricia Gallagher

Phone: 473-3164

Email: pegallagher@emsa.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12.16.14 Project: PVLTE @ LAS SOLENAS

Please let us know your thoughts.

GIVE US A PARK - BUFFER PLEASE!

NO ROUTE EXTENDING DANCING GROUND

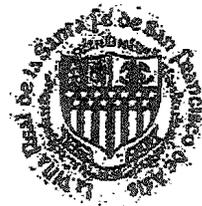
PLEASE

Your Contact Information (optional):

Name: SEPPANEN

Phone: 505 424 7470

Email: _____



COMMENT CARD Early Neighborhood
Notification Meeting

Date: 12.16.14 Project: Soleras

Please let us know your thoughts:
We are concerned about inc-
reased traffic on Governor Miles
Dancing Ground

Also we were promised a park
between the neighborhoods.

Your Contact Information (optional):
Name: Gina Valdes
Phone: 505-310-9047
Email: gina.vald33@
gmail.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/16/14 Project: Pulte - Las Soleras

Please let us know your thoughts:-

I'm very concerned about the loss of open space and access to trails. Traffic access to Monte del Sol is important, but shouldn't impact existing homes & quality of life for Nava Ade home owners.

I'm very concerned about increased congestion on Dancing Ground Rd. Extremely concerned about the loss of the park in the existing annexation plan.

Your Contact Information (optional):

Name: Elizabeth Van Benzen

Phone: 505-204-6658

Email: lizvanbenzen@gmail.com



COMMENT CARD

Early Neighborhood
Notification Meeting

Date: _____ Project: _____

Please let us know your thoughts-

- 1) We need at least a 5-7 acre park to buffer the proposed development to NAVA AOE @ the original approved area near Monte del Sol school.
- 2) There needs to be a road from Monte del Sol to Becker road.

Your Contact Information (optional):

Name: ROBERT BAKICHKA

Phone: 505 470 2082

Email: lifeskillsphysicaltherapy@gmail.com



HUGE CONCERN: Connecting the road from the development area to Monte del Sol as proposed by Pulte will create traffic from every way north of the area to the Pulte home developer

COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 12/11/07 Project: Las Soleras

Please let us know your thoughts:

As a home owner on Las Soleras
to court. Lower, I see the daily school
traffic and increased traffic on
Las Soleras. The access to the Century Avenue.

- ① Please consider extending the road
from the school to Richmond + home
- ② Please consider more park space between
Nova Ade and the Las Soleras homes.

Your Contact Information (optional):

Name: Kately B. McLean
Phone: 505-447-1731
Email: Kmcpool@ms@gmail.com



I'm also a Nova Ade Board member

COMMENT CARD

Early Neighborhood
Notification Meeting

to serve the
school and
neighborhood

Date: 12/16/2014 Project: Pelle as Las Colinas

Please let us know your thoughts:

(contribution
15)

→ We want the approved ^{Active} park over the school area including a Dog Park

→ We are concerned about hazardous materials being a Sanitary Ground in phase 2

→ We are concerned about losing many many students family at the school

→ We are concerned about loss of park and

Your Contact Information (optional):

Name: Wendy Lighton & Theri Gondek

Phone: 505-842-9657 505-660-5466

Email: theri.gondek@yahoo.com



open space ~~space~~
acres

→ We want the route
From the school to Beckner

→ We are
concerned
about
lack of water
and draining
the Rio Grande

COMMENT CARD

Early Neighborhood
Notification Meeting

Date: 1/24/11 Project: Public at Las Solas
Please let us know your thoughts:

In support of MacLennan
Senior Charter School

Your Contact Information (optional):

Name: Vickie Ortega
Phone: 877-5772
Email: _____



City of Santa Fe, New Mexico

Planning Commission

Exhibit E2

**Public Comments submitted by Fax from
Monte del Sol Charter School**

A. Robert Jessen, Ph.D.
Head Learner
Monte del Sol Charter School

Statement

It is imperative for the future of Monte del Sol that the developer abide by Condition #45, an active park adjacent to the school. We have a student population of 360 students and a vibrant sports program, of which soccer is one of the most popular. Students need a space for both sports and daily activity during lunch, which currently happens in our parking lot. Two mini soccer games and a couple of volleyball circles bump up against each other every day.

Were the plan currently proposed be built, it becomes highly unlikely that any space adjacent to the school could serve as an active park. In addition, approximately 16 homes are designed to be flush with the property lines of the school. I'm sure that I would have all those home owners on my contact list in my phone. In addition, we eventually intend to build a gym housing a basketball court on that land, and with no buffer zone evening games for the state championship would probably keep them up at night.

Our second major concern is the traffic flow, mostly in case of emergency. Currently there is only one route in, and if something unfortunate were to happen, it would make it difficult for emergency vehicles to arrive.

It is in Monte del Sol Charter School's interest, best and least, that the conditions set forth by the City Council on February 11, 2009, be met.

Monte del Sol Charter School
FAX Cover Sheet
 Phone 505-982-5225
 Fax 505-982-5321

of pages (including cover sheet) 16

Date 12/19/2014

Time 9:15

To Zach Thomas

Company/School City of Santa Fe

Phone # 505-955-6656

Fax # 505-955-6829

From Wendy Leighton - Nava Ade Resident
- Monte del Sol Teacher

Sender's extension or direct phone number 505.660.6815

Comments or instructions:

Comments in Support of
Amendment 45
20-acre Rock Buffering
Monte del Sol Charter School

Zach Thomas
Land Use Senior Planner
City of Santa Fe

Fax 505-955-6829

December 19, 2014

Zach:

I am writing in regard to the ENN meeting I attended on December 16th with our community and representatives from Pulte Homes. I am sending comments from my students at Monte del Sol Charter School in support of the approved (Amendment 45) 20-acre park buffering our school. I teach here and live in the community of Nava Ade.

Thank you.

Wendy Leighton
Monte del Sol Charter School
Nava Ade Resident
505.660.6815
wleighton@montedelisol.org

Syanna
Saiza

I think that we should have a park because we don't have a gym and if we had athletic fields and everything it would actually help our school and us the students a lot I would really appreciate it a lot for the park.

Please put a park it would be great for everything that's in that park we would use it for good causes.

Adilene
Charan

I would not want the facilities to build houses & put roads on & around our school because it wouldn't affect just us but also the habitat for animals. Also if with the few houses we have houses on one side of our school coming & going to school is already too much traffic it would make it worse for students.

The park we would want to ~~have~~ have would be amazing with some fields & playground for use because it would help with P.E. classes & going for lunch. We could have athletic fields because all the sports we mainly have we have to go to other places.

Please do not build houses do it for students. Go big with parks.

I think a 20 acre Park would help
montedel sol would be nice to have because
the monte del sol doesn't have a park in fact
kids play soccer on the road which
suchs cause everytime a car appears
we need to move the goal barrels.

AlAn Br: 2

Mariah
Shelley

I think we need a park mostly for athletic reasons. In our p.e class we walk to the closest park and only about 6 minutes to use the park. Our school would really appreciate a 20 acre landscaped park near the school.

Sofia Aguilar

It would be nice to have a 20 acre park, because we could do outside projects and have lunch there + etc. We could play sports there and also we could have outdoor P.E. It could make our school a better place even.

I don't think they should build houses in the 20-acre park. I think it would be better to have the 20-acre park for PE classes, lunch, and to play. If they build houses there won't be any park for the school + the neighborhoods around our school need to have a park.

I want to have facilities about two 20-acre Jewish
park offering monte del Sol. I want this park schools
for better fields. we can use this for P.E.
classes. we can use this for lunch also I
want to get a park for play grounds.

jean

I want the 20 acre park
because it will make going to
school near 10 times better. If
they made houses up to the
school it would make it 10 times
worse.

Gaby Rael

Our school doesn't have any facilities for ~~any of~~ our sports teams to practice and it would help out a lot if we had a place to practice near us. Also traffic is already bad in the morning and after school. Not putting a park would increase accidents.

Serena

If we had houses built up to the school we would have no space to do anything for our school. We would much rather have parks, or something else. If we have a park it would be such a better area with a better community. Without having parks it would be a lot better, and ~~it~~ would be a lot better for our school and community.

Aidan Aubert

We need a park because of the lack of facilities in our school. If we have a park, it will reduce traffic, and provide a safe environment to enjoy.

It would be good to have a park because we don't have a field. It would also be a place for PE classes and a space for us to eat lunch. It would make the school a lot better.

I think that a 20 acre Park bordering the school would be great. I'm new to the school and it already left a great impression on me. But imagine if new 7th graders come to the school and see the amazing Park where we can play and eat and hang out. It would be an awesome place to place soccer or football on a field instead of the street where it's not as good. So in general this Park would be excellent not just for my school, but for the community too.

City of Santa Fe, New Mexico

Planning Commission

Exhibit E3

Public Comments Submitted by Email

THOMAS, ZACHARY E.

From: pumpkinpatrick@q.com
Sent: Wednesday, May 13, 2015 1:01 PM
To: THOMAS, ZACHARY E.
Subject: PULTE - NAVA ADE

Dear Zach,

On Monday I attended the meeting regarding Pulte Developers plans for parks in their development. It was very obvious that most of the people who attended the meeting were more interested in the roads and traffic through Nava Ade than in the parks that are planned. A representative from Pulte told us that their studies show only a 10% increase in the traffic on Dancing Ground would occur. One of the people who attended the meeting told us that he had been in contact with a road engineer who told him that the traffic would be increased by 400% within two years. I would like to know who did the study for Pulte. We need a new independent study since there is such a large discrepancy, and 10% is certainly not acceptable nor accurate. Traffic on Dancing Ground is already congested with school traffic, and any traffic increase will definitely have a negative impact on our property values as well as our quality of life. We don't want the noise, crime and traffic jams!

Before the Monte del Sol school was built, we were told that using Dancing Ground as access to the school was only a temporary situation. We were told that a road would be built between the school and Richards Ave. and that this would be the road used for access to and from the school. The school was finished in 2003. So far, we haven't seen any evidence that the road which we were promised is ever going to be built.

Dancing Ground is a very narrow road and when cars are parked on it, it becomes a one lane road with two way traffic. Nava Ade residents who live on Dancing Ground and Walking Rain are unable to enter or leave their driveways when school traffic is at its peak. Also the drivers who are trying to turn onto Governor Miles Road from Dancing Ground are finding a long wait.

Before Pulte begins building their development, we need a new and accurate impact statement on the traffic and noise pollution which will occur on Dancing Ground and in Nava Ade. All of the proposed roads need to be completed or at least given a deadline BEFORE Pulte starts building homes, so that Nava Ade residents are not faced with more empty promises, a decline in property values and quality of life.. As to the parks, I have no objection to how they are split up. However, I do object to any parks with lights being anywhere near Nava Ade.

Sincerely,

Nancy Patrick

4141 Whispering Wing Rd
Santa Fe, NM 87507

Ph. 438-0329

ENCINIAS, AMANDA J.

From: THOMAS, ZACHARY E.
Sent: Thursday, May 14, 2015 11:26 AM
To: ENCINIAS, AMANDA J.
Subject: FW: pulte developement

From: IlanasMom@aol.com [mailto:IlanasMom@aol.com]
Sent: Thursday, May 14, 2015 11:19 AM
To: THOMAS, ZACHARY E.
Subject: pulte developement

Totally against this project.

Karen Tobin
4436 Autumn Leaf Lane
Santa Fe, NM 87507

Michael Smith
4437 Autumn Leaf Lane
Santa Fe, NM 87507

Total Block of Autumn Leaf Lane - Both Sides - Totally Against This Project.



Monte del Sol Charter School
and Professional Development Center

May 14, 2015

To the Santa Fe Planning Commission:

On behalf of the Governing Board of Monte del Sol Charter School I would like to offer the following comments on the planned development by Pulte Homes immediately adjacent to our school. The points outlined below were affirmed at our Governing Board Meeting on May 12, 2015, and represent the voice of our community of over 400 families; the "residents" of Monte del Sol Charter School. I trust they will be given due consideration by the commission.

1. Active play fields immediately adjacent to the Monte del Sol Campus are ideal and would offer benefits in line with our mission. We have the most active sports program of any charter school in the area and, like most charter schools, do not have the funding or land for play fields. Shared use play fields adjacent to Monte have been anticipated and planned for for many years. The proximity to both our school and the anticipated Santa Fe Public School facility to the South makes the most sense.
2. The higher density of homes originally proposed in the plan would present an opportunity for a more walkable surrounding community; also consistent with the needs and ideals of the school. The community commercial development planned immediately to the South of the school would also benefit from the higher density of homes originally proposed. The reduction in the total active park size associated with the reduced density is not consistent with the intent of the plan, and is an unwarranted take-back on the part of the developer.
3. Condition 45 in the Conditions of Approval (Feb. 11, 2009) requires Las Solaras to consult with the Santa Fe Public Schools prior to locating the additional 20 acre active park. At that time, Monte del Sol was chartered under SFPS, and they therefor represented our interests. Since then, Monte has renewed its charter directly with the State, so SFPS no longer represents our interests. While representatives of Pulte have met with Monte and the District separately, our opinion concerning the location of the active park was not considered, though the intent of the Conditions of Approval was to do so.



Monte del Sol Charter School
and Professional Development Center

4. The street network needs to give access to Monte del Sol from 2 directions in case of emergency. Since the building of the school in 2004, access has been through the residential Walking Rain Rd. (our second means of egress has been via an unimproved dirt path), creating traffic jams each morning and afternoon. While the revised Pulte plan does provide improved means of egress and limited additional access, it does so with significant and detrimental compromises. Our street frontage along Walking Rain road has been reduced by half and a cul-de-sac provided, with gated access to the campus. We have planned our future facilities, parking and bus access around full street frontage with an additional point of access. We have also anticipated direct and open access to Beckner Road, which was always intended to be our main access point. The current plan does everything conceivable to turn this into a circuitous and secondary route.

In summation, we feel the maximum benefit for the Santa Fe community as a whole would be to stick with the original plans for the park location, the road network and the surrounding density. As the developer states, their new plan is aligned with current market forces, but generations of students at Monte del Sol would greatly appreciate a more far sited approach.

Sincerely,

Brett Frauenglass
President
Governing Board of Monte del Sol Charter School

bfrauenglass@montedelsol.org
505.660.0788

ENCINIAS, AMANDA J.

From: THOMAS, ZACHARY E.
Sent: Thursday, May 14, 2015 11:26 AM
To: ENCINIAS, AMANDA J.
Subject: FW: Las Soleras / Pulte Development near Nava Ade

From: Robert Bachicha, PT [<mailto:lifeskillsphysicaltherapy@gmail.com>]
Sent: Thursday, May 14, 2015 10:27 AM
To: THOMAS, ZACHARY E.; THOMAS, ZACHARY E.
Subject: Re: Las Soleras / Pulte Development near Nava Ade

Dear Mr. Thomas,

RE: Las Soleras / Pulte Development / City Planning Meeting on Thursday, May 21, 2015 at 6PM

As a resident of Nava Ade, I ask that you please consider the excessive amount of traffic that will funnel through Nava Ade if Beckner Road is not completed before or during the Las Soleras development.

I live at Soaring Eagle Lane, right near Monte Del Sol Charter School.

As it stands, there is a traffic jam every morning and every afternoon when students arrive / leave Monte Del Sol Charter School. This traffic jam lines up cars on the small road (Walking Rain) before emptying onto Dancing Ground and then finally onto Governor Miles which is also single lane and full of speed bumps.

This will be compounded if Beckner road is not complete before Las Soleras construction. The roads within the Nava Ade neighborhood way are too narrow for this kind of traffic and there must be some other sort of route to accommodate the amount of traffic generated by this development.

Thank you for your time.

Respectfully,

--

Robert Bachicha, PT
Owner / Service Provider
Lifeskills Physical Therapy and Rehabilitation, LLC
lifeskillsphysicaltherapy@gmail.com
P (505) 470 - 2082
F (505) 473 - 3100

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GURULE, GERALDINE A.

From: Sandra Brintnall <tangobabe55@yahoo.com>
Sent: Monday, December 15, 2014 8:47 AM
To: THOMAS, ZACHARY E.
Cc: DIMAS, BILL; TRUJILLO, RONALD S.
Subject: A comment on Pulte Builders Plans for Annexation for Nava Ade's Southern Border

As a homeowner of a residence in the Nava Ade development (happily for nearly 10 years now), I feel compelled to voice my concerns and insights on the proposed development of 260 units that Pulte Builders is planning for Nava Ade's southern border.

One of the reasons that I looked closely at this area for my home is because of the concept of the development in the first place. Certainly you are aware, that Nava Ade was recognized and awarded for its design, the idea of bringing the feel of old Santa Fe to this area of the city. The short blocks, the winding ways and little cul-de-sacs, brings a closeness, a warmth, and it self regulates the speed and volume of traffic. It makes for a quiet, but friendly space. My neighbors feel that, and the whole feeling of the development is welcoming and calm.

With this addition, the impact is huge and detrimental to Nava Ade. It will increase traffic, and that means noise, and that means safety concerns. It will take away a green space that will, again, take away from the charm of our area. It is only 5.72 acres of land. Can we not enjoy having land that is untouched?

Density does not lead to improvement. I fear it will lower the property values of our homes; I fear it will cause the elderly and families in our development to not enjoy the land we live on; and I fear, most importantly, that the character of our development will be changed, and not in a positive way.

I am unable to attend the meeting tomorrow to address these issues. I work at the Community College and do not get out of work until 7pm, so I am unable voice my concerns in person.

Please, PLEASE, do not allow Pulte Builders to move ahead with this annexation. The impact will be detrimental to many for many years.

Thank you for reading this e-mail.

Sandra Brintnall
Owner of a Home
Nava Ade

GURULE, GERALDINE A.

From: Brittany Snyder <brittanyrose826@gmail.com>
Sent: Sunday, April 26, 2015 1:19 PM
To: THOMAS, ZACHARY E.
Subject: Beckner Road route

Mr. Thomas,

As a Nava Ade resident and local firefighter, I am quite concerned about the plans to go forward with the Pulte/Las Soleras development plans that tie Beckner Road into Nava Ade neighborhood without completion to Richards Avenue.

I have three young kids, and the idea of connecting our small Nava Ade neighborhood to an area of town that is booming, without a better alternative route is alarming and saddening to those of us who live here.

Also, the congestion on Dancing Ground when Monte Del Sol Charter school lets out is already RIDICULOUS. Do you for see this adding even more traffic?

Thank you for taking time to address our concerns.

Brittany Snyder

GURULE, GERALDINE A.

From: marian yeske <mdromyeske@yahoo.com>
Sent: Tuesday, December 16, 2014 8:37 AM
To: THOMAS, ZACHARY E.
Cc: DIMAS, BILL; rstrujillo@santafe.gov
Subject: Comment from resident of Nava Ade at tonight's (ENN) Early Neighborhood Notification Hearing

Dear Mr. Thomas,

Please read at meeting:

I have been a homeowner in Nava Ade since 1998. Through the years I have attended meetings with the Las Soleras developer.

My biggest concern is the traffic this will create. I have two young grandchildren that live on Silent Wing, first street north off of Dancing Ground. Governor Miles Rd. has always been unsafe at the entrances of Nava Ade development. I myself have seen (from my porch) an accident at Governor Miles Rd. and Dancing Ground. Now I'm told that Las Soleras project will substantially increase traffic at Dancing Ground and Governor Miles Rd. Who will be responsible if my grandchildren are hurt? Also, what happened to the Annexation Plan's of a direct road from the school to the proposed Beckner Rd—to—Richards Ave. arterial? The promise of resolving the existing traffic congestion from Monte del Sol School is another broken promise to Nava Ade residents.

The plan is to eliminate the 5.72-acre Open Space (park) tract on the Annexation Plan along our southern boundary. Again, I have young grandchildren waiting for the construction of the park and now Pulte wants another 5.72-acres? Another broken promise if these are all approved.

I am a "very concerned resident/tax payer" in Santa Fe, New Mexico.

Marian Romero-Yeske

not resolve the existing traffic congestion from Monte del Sol School (by not building the .)

*substantially increase traffic on Dancing Ground and Governor Miles (starting with Pulte's construction vehicles at ground-breaking)

*not resolve the existing traffic congestion from Monte del Sol School (by not building the Annexation Plan's direct road from the school to the proposed Beckner Rd—to—Richards Ave arterial.)

*eliminate the 5.72-acre Open Space (park) tract on the Annexation Plan along our southern boundary (one of the few remaining OS and Park tracts left out of a whopping 140-acres lost from the previous Annexation Agreement that NAHOA worked on with the city and Las Soleras developers.)

GURULE, GERALDINE A.

From: James Ransom <jransom@haverford.edu>
Sent: Tuesday, December 16, 2014 12:09 PM
To: THOMAS, ZACHARY E.
Cc: DIMAS, BILL; TRUJILLO, RONALD S.
Subject: Comments for ENN Meeting 12/16/14

Dear Mr. Thomas,

Here are my comments for the public record related to this afternoon's (12/16/14) ENN Meeting regarding the proposed Pulte developments in Las Soleras.

COMMENTS FOR THE DECEMBER 16 ENN MEETING

I am a resident of the Nava Ade neighborhood in Santa Fe and would like to comment on the proposal by Pulte to develop two tracts of land just to the south of us in Las Soleras. Without the construction of Rail Runner Road off of the traffic circle near the west end of Governor Miles Road and the completion of Beckner Road through to Richards Avenue, the project as proposed by Pulte will present unacceptable traffic problems for the residents of Nava Ade and Villa Sonata and for the faculty, staff, and students of Monte del Sol School. It is unrealistic to expect that people driving from anywhere in town to either of the two new residential developments proposed by Pulte will choose to go all the way south to Beckner Road and then back up north to their homes. No, they will choose to come off of either Richards or Cerrillos onto Governor Miles and then down Dancing Ground and Walking Rain to their homes—that is to say, right through the heart of our neighborhood. One can see this simply by looking at a map and deciding for oneself how to go.

Those of us who live along Governor Miles, which bisects our community and borders Villa Sonata, are already experiencing high volumes of traffic throughout the day; and for those along Dancing Ground and Walking Rain south of Governor Miles, the situation is even worse, with bumper to bumper traffic mornings and afternoons. Adding additional traffic in and out of the Pulte developments will only exacerbate this already considerable problem. Construction of Rail Runner Road and the completion of Beckner Road through to Richards are the only way to prevent this from happening.

To ensure that Las Soleras traffic does use Rail Runner Road and Beckner Road when they are completed, as well as to address the already existing problems with heavy traffic on Governor Miles, steps need to be taken both to slow traffic on Governor Miles and to discourage non-residential traffic through our neighborhoods. Because Governor Miles is the only through street between Richards and Cerrillos south of Rodeo Road, it now carries a lot of traffic unrelated to the neighborhoods along Governor Miles, including a fair amount of commercial traffic cutting through from Cerrillos to Richards and vice-versa. I cross Governor Miles on foot almost daily and at different times of day—walking from my home on River Song to our clubhouse to exercise, or to Monte del Sol School where I volunteer in the gardens and serve on the committee that advises the Head Learner on issues of sustainability, or to walk the trails with my wife—and there is always quite a lot of traffic. And I frequently encounter vehicles traveling well over the 30 mph speed limit. The existing "Speed Humps" (marked at 25 mph) are ineffective. Cars and pick-up trucks sail over them at speeds as high as 40-50 mph with hardly any bounce.

Among the possible ways to address both speed and volume of traffic through our neighborhoods would be to install proper speed bumps that do require vehicles to slow to 25 mph. It would also make sense to post the speed limit at 25 mph to conform with the speed bumps. This 25 mph speed limit would also make Governor Miles west of Richards conform with the existing 25 mph speed limit on Governor Miles passing through the neighborhoods east of Richards. It would also help to have four-way stops at the main entrances to Nava Ade (at the intersection of Governor Miles and Dancing Ground) and Villa Sonata (Governor Miles and Rising Sun), just as there are already four-way stops at the entrances to the neighborhoods to the east of Richards—at Governor Miles and Cliff Palace for Pueblos del Sol and at Camino Carlos Rey and Plaza Verde for the Estates at Park Plaza.

Again, these measures to control traffic on Governor Miles through our residential neighborhoods would also function to encourage traffic generated by the new Pulte developments—and, indeed, by all future development in Las Soleras—to use Rail Runner Road and Richards to Beckner Road as the routes in and out of town, sparing Governor Miles, Dancing Ground, and Walking Rain further and truly untenable congestion.

James Ransom
4263 River Song Lane

GURULE, GERALDINE A.

From: FCPearson <fredpearson@att.net>
Sent: Saturday, April 25, 2015 7:26 PM
To: ROMERO, JOHN J
Cc: MARTINEZ, LISA D.; THOMAS, ZACHARY E.; Kimberly Wiley; Richard Lange
Subject: Comments on Pulte - Las Soleras TIA
Attachments: Pulte TIA-Tech Comments-Revisions-Clarifications.doc

John,

Thank you for the opportunity to review the April 15, 2015, Pulte-Las Soleras Traffic Impact Study, referenced here as the TIA, prepared by Terry O. Brown, PE and presented to the City of Santa Fe. My review raised a number of questions and concerns regarding the TIA analysis of traffic impacts on Nava Adé. I hope that these questions can be addressed and resolved quickly, as I remain supportive of the type of high quality residential development for which Pulte is known.

Attached for your consideration is a summary of specific comments and concerns on a variety of technical issues in the TIA. I would appreciate your responses and suggestions for TIA revisions, where appropriate.

As a general observation, the TIA document appears to combine two disparate and incompatible analyses;

1. A comprehensive and detailed traffic analysis (which unfortunately fails to fully address Nava Adé concerns regarding the basis for and amount of regional through traffic created by the Pulte subdivision street extensions, and
2. A two page VISSUM addendum (plus maps) which uses a different model done at a different time by different analysts for different forecast years (2035 vs. 2017), with inconsistent development assumptions and street networks, lacking turn movements and Level of Service analysis, providing discrepant traffic forecasts (PM peak hour volumes 54 percent higher on Dancing Ground Road versus the April 2015 TIA volumes).

This basic incompatibility within the TIA document does not provide the technically acceptable and consistent approach needed to fully evaluate the significant regional traffic impacts imposed on the Nava Adé community, especially regarding the lack of a Beckner Road connection to Richards Avenue. An expanded 2017 traffic analysis is needed which explicitly compares Dancing Ground Road traffic impacts both with and without Beckner Road extended to Richards Avenue, and which addresses non-major intersection traffic and driveway impacts for local residents along Dancing Ground Road.

Even though a number of technical TIA questions remain, it is clear that the traffic impacts on Nava Adé would be both severe and unacceptable. These traffic impacts include the addition of heavy regional traffic through Nava Adé, with peak volumes more than four times current volumes on Dancing Ground Road. The only prudent course is to not connect Dancing Ground Road / Walking Rain Road to Beckner Road until Beckner Road is connected to Richards Avenue. Other options (Rail Runner Road) may be pursued to provide a second access/egress for the Pulte development if needed.

I hope that the necessary TIA changes and revisions can be made before the Pulte Development proposal goes before the Planning Commission. I look forward to your response, hopefully in support of a City requirement that Beckner Road be connected to Richards Avenue before any connection is made to Dancing Ground Road or Walking Rain Road.

I would be happy to meet with you to discuss ways to support the technical aspects of this study in order to provide our community with a viable traffic plan for this new high quality development. The opportunity to define a transportation

system that best serves the public in the early stages of development makes for a more cohesive community. Please let me know how I can support the City's development planning efforts.

Fred Pearson
4121 New Moon Circle
Santa Fe, New Mexico 87507

Attachment:
Technical Comments and Questions on the Pulte TIA and Suggested TIA Revisions/Clarifications

GURULE, GERALDINE A.

From: ISABELLE M SANDOVAL <isantadoval@msn.com>
Sent: Saturday, December 13, 2014 7:41 PM
To: THOMAS, ZACHARY E.
Cc: DIMAS, BILL; TRUJILLO, RONALD S.; kswiley@hotmail.com; Dorothy Seaton
Subject: December 16 Meeting-Pulte

Good Evening Mr. Thomas,

The purpose of my communication is to endorse the position of the Nava Ade Board relative to the proposed construction of 260 residences bordering the southern boundary of Nava Ade. My name is Isabelle Sandoval; I live at 4358 Lost Feather in Nava Ade.

As a retired principal/administrator of Santa Fe Public Schools and adjunct professor, I am most concerned about your department providing adequate action to protect the ethical guardianship of citizens, students, and community to enforce safety in our area of the city of Santa Fe. I have lived in Nava Ade for seventeen years. I have witnessed the profound changes from my home as more homes have been constructed while the standard of safety for citizens and habitat has eroded substantially.

1) My first concern centers on the safety of citizens, students, and community members of Monte del Sol Charter School, Pinon Elementary School, Ortiz Middle School, Capital High School, Amy Biehl Community School, Santo Nino Elementary School, and Santa Fe Community College. Governor Miles is a major street artery connecting vital learning communities within the confines of the city of Santa Fe. As measured by the New Mexico Public Education Department, the learning achievement proficiency of students in our schools is quite dismal in Reading and Math as documented by state assessments. To burden Governor Miles with construction vehicles and schedules will impede quality education for the immediate seven schools near this project. This is unacceptable.

2) My second concern centers on the safety and conservation of the habitat. Juniper and pine trees, along with native plants, will be destroyed to construct urban homes in contradiction of vested Santa Fe historical values. Water drives growth. Can Santa Fe support another urban development and lose the beauty of native life? I have observed the decrease of pine siskins, scaled quail, blue jays, humming birds, and grosbeaks already. This is unacceptable.

I urge you to adhere to the highest standard of integrity to protect the safety of citizens, students, community members, and habitat as this issue unfolds. I plan on attending the meeting. I also emailed my neighbors where I serve as a Block Captain of our Neighborhood Watch Program to attend this meeting.

Respectfully,

Dr. Isabelle Medina Sandoval
4358 Lost Feather

GURULE, GERALDINE A.

From: Kathleen Reyes <reyeskathleen@aol.com>
Sent: Sunday, December 14, 2014 3:36 PM
To: THOMAS, ZACHARY E.; DIMAS, BILL; TRUJILLO, RONALD S.
Cc: r_lange@comcast.net; sandrajen@q.com
Subject: ENN Meeting

To All of the Above:

I am sorry I will not be able to attend the meeting on the 16th.

I have lived in Nava Ade for 15 years. We have had many neighborhood meetings about the roads entering and leaving Nava Ade. The neighborhood is and always has been concerned with maintaining our quality of life. Therefore, roads are very important to this end for the community.

I think it would be in Pulte's best interest to follow the guidelines already agreed upon by the neighborhood. In addition, I think it would be better construction wise to make a road from Cerrillos to Richards via Beckner Road rather than adding significantly more traffic on Dancing Ground. As it is the neighborhood is having difficulty exiting and entering Nava Ade when the Monte Del Sol School is commencing and letting out classes. At some point it would definitely be good if a road was built from the Monte Del Sol School to Beckner Road to alleviate some of this traffic as well.

If any questions, comments, etc., please do not hesitate to contact me.

Best

Kathy Reyes

GURULE, GERALDINE A.

From: BAER, TAMARA
Sent: Tuesday, January 27, 2015 9:54 AM
To: THOMAS, ZACHARY E.
Subject: FW: Document I promised to send you

From: Burns, Steve [mailto:steve_burns@nps.gov]
Sent: Tuesday, January 27, 2015 9:30 AM
To: BAER, TAMARA
Subject: Re: Document I promised to send you

Hello Tamara,

I didn't have a chance to provide written comments with all going on during the Holidays and our son moving to AZ and helping them move. I received a call last night from Dr Jessen, Head Learner from Monte del Sol and Nava Ade resident. He wanted to let me know about the meeting that Pulte set up with him a while ago to "address" his concerns. He had several architects and planners with him that are parents of students at the school and the are school district architect so he was well represented. The school is very much interested in condition 45 and supportive of the park as planned. When questioned, however, the issue of the park was evaded. Jim Siebert is requesting a follow up meeting. My understanding from reading the language of the condition is that they can not even proceed until condition 45 is met and the issue of the park requirement of an additional 21 acres is resolved.

Is there any new information on this you can share from the city perspective now that the plans have been officially submitted? Are there any drawings they have shared proposing the 21 acres somewhere other than what is currently approved South of Nava Ade and surrounding the school? Jim Siebert never responded to my request by the way.

Thanks

Steve

Steve Burns Chavez
Landscape Architect
National Park Service
National Trails Intermountain Region
PO Box 728
1100 Old Santa Fe Trail
Santa Fe, NM 87504
(505) 988-6737
(505) 986-5214 fax

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On Thu, Dec 18, 2014 at 5:29 PM, BAER, TAMARA <tbaer@ci.santa-fe.nm.us> wrote:

Steve – Nothing in the way of an application has yet been submitted. I would hate to have you spend time responding to a plan that does not correspond to what they showed at the ENN. Assuming they actually submit applications on or by December 29th for the February 5 Planning Commission hearing, the deadline for you to have your comments included in the Planning Commission packet would be January 26. Even that has a little leeway since we distribute packets on January 30th.

The implied argument regarding the park, and the argument I believe they will try to make for its elimination, is that it is no longer needed because of the proposed reduction in density. What this fails to address is the initial requirement for the park by the Council was not based on density or number of units. It was a stand-alone condition of approval. But this is partly why they kept repeating the misleading numbers of 1000 potential units versus the 300 that they will provide.

I'm not as concerned with the provision that allows the 20 acres to be broken up because they have not proposed to break it up. That may be another battle in the future, should they propose such a thing. The requirement for the 20 acre park is exactly as it was and as is clearly stated in the Findings. The current battle looming will be over whether they need to provide the park at all.

The City staff supported the possibility of breaking up the 20 acres in the interest of some accommodation to the applicants and to allow for flexibility with the built-in safeguard of requiring multiple agency buy-in. It was never a blanket permission to break up the acreage, just that it could be considered as development plans became more firm.

I will be interested to know if Mr. Siebert is willing to provide you with their plans. – Tamara

From: Burns, Steve [mailto:steve_burns@nps.gov]

Sent: Thursday, December 18, 2014 9:49 AM

To: BAER, TAMARA

Subject: Re: Document I promised to send you

Hi Tamara,

Thank you for the kind words. Is there a time frame for the comments? What I would like to do and have started is go over all the conditions and look for those relevant to us and where it appears they may not be addressing

them. The sentiment of wasted time at having approvals and conditions previously ignored or set aside was shared by many including myself and I hope I have enough time with the holidays to provide comments and not have it be wasted effort. The Park seems to be so blatant since the language is clear even if they are to break up the park that this has to be addressed and approved before they start any subdivision? It was completely ignored and I have a hard time imagining how you get an active park with required ball fields and infrastructure on 20 acres broken up throughout the development. Maybe my sense of scale is off but even if this was the approach then, as I read the condition, it needs to be shown how and addressed before any subdivision plans are submitted? They could save themselves a lot of community grief and backlash if they left the park as shown but if they have a better idea for the park they didn't address it all. Maybe it is common that earlier phases of the process and the plans and conditions from the land use approval phase get easily forgotten or changed? As I started reviewing the conditions, it seemed that there were a number of them that it doesn't seem are being addressed. This is my first time with this process so I really appreciate all the information you've helped with on this.

Interesting about Richard since he never shared this with me when I brought it up and in several email exchanges we were having with several nava ade folks involved. Richard has been antagonistic with me for several years over a few issues in the community and that really came to a head over the TOD at Las Solares in which he drove the board to oppose it and I tried to convince them that it was a positive benefit to us. Micro politics. Did Zach not have this information when we met at your office? Maybe this was brought up but it didn't register with me since I left with a clear impression that the park as shown on the map was the agreed to and current location and not that the commission had approved it be broken up. In reading the commission finding of fact it is clear they approved the applicants request to break up the park and distribute it and that this was the staff recommendation. Is it possible to get a copy of the staff report? At this point does anyone know what the requirement or what is proposed for the required 20 acre park or park land?

Thanks so much.

Steve

Steve Burns Chavez

Landscape Architect

National Park Service

National Trails Intermountain Region

PO Box 728

1100 Old Santa Fe Trail

Santa Fe, NM 87504

(505) 988-6737

(505) 986-5214 fax

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On Thu, Dec 18, 2014 at 8:46 AM, BAER, TAMARA <tbaer@ci.santa-fe.nm.us> wrote:

P.S. Zach reminds me that these are the same Findings that he sent to Richard Lange two weeks ago. Richard sent them to Dorothy, who sent them to you, who sent them to me, and which I forwarded back to Zach again. Full circle.

From: BAER, TAMARA
Sent: Wednesday, December 17, 2014 5:44 PM
To: 'Burns, Steve'
Cc: THOMAS, ZACHARY E.
Subject: RE: Document I promised to send you

Steve – Thank you for your comments at the ENN. They made me proud to be a landscape architect.

It would be useful to provide additional –or reiterative- comments in writing. The ENN is the applicant's meeting and a time for the attendees to provide comments primarily addressed to the developers. You may wish to address your further comments to the Planning Commission. That said, testimony given in person at the hearing actually carries the most weight, even over written comments. So I certainly encourage you to come to the hearing(s) and speak directly to the Commission.

You will want to contact Jim Siebert to request copies of their material, which has not been provided to us. I would give it to you if it had been. Here is his contact info:

James W. Siebert & Associates, Inc.

915 Mercer Street

Santa Fe, New Mexico 87505

(505) 983-5588

(505) 989-7313 Fax

jim@jwsiebert.com

Thank you also for the Findings, which I am attaching to this email for Zach Thomas' benefit and which I hope to review with him tomorrow. – Tamara

Tamara Baer, ASLA

Manager, Current Planning Division

Land Use Department

City of Santa Fe

505-955-6580

tbaer@santafenm.gov

From: Burns, Steve [mailto:steve_burns@nps.gov]

Sent: Wednesday, December 17, 2014 10:57 AM

To: BAER, TAMARA

Subject: Fwd: Document I promised to send you

Hi Tamara,

I hope the meeting last night was beneficial and the large turnout and interest will be useful. I am forwarding this Planning Commission finding from 2010 from Dorothy who sent it to me. This addresses the 20 acre park addition requirement. After looking at it seems that the plan version you provided showing the 20 acre park as a contiguous rectangle abutting the south side of Nava Ade must have been later changed by the planning commission to support breaking the park up into smaller pieces throughout the development. Non of this was addressed last night and I will be interested to see how an active park requirement and condition can be broken up and spread out and still meet the objectives of an active park. I imagine it would be a design challenge with the space requirements for an active park to be on suitable terrain, provide sufficient parking, provide sufficient space for fields and the possible inefficiency of sports fields being spread or distributed over different areas. Or, has the condition changed so that breaking up the park can be met as open space and not active park?

Would it be useful to provide written comments on the proposal that I might be able to add and articulate additional concerns not addressed at the ENN or are the comments provided during the meeting sufficient? After getting into some conversations with the Pulte folks I forgot to ask if I could get a copy of the drawings which would make it possible to review and provide comment on. If you have a contact you could provide me I can see if they can give me any copies of the drawings if additional written comments would be useful.

Thanks.

Steve

Steve Burns Chavez

Landscape Architect

National Park Service

National Trails Intermountain Region

PO Box 728

1100 Old Santa Fe Trail

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(505) 986-5214 fax

Working with you to protect, develop, and promote national historic trails.

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!

----- Forwarded message -----

From: **Dorothy Seaton** <ds8447@gmail.com>

Date: Wed, Dec 17, 2014 at 9:35 AM

Subject: Document I promised to send you

To: steve_burns@nps.gov

Hi Steve,

The document I was describing to you last night is attached.

GURULE, GERALDINE A.

From: jeanne roblyer <jroblyer@hotmail.com>
Sent: Saturday, December 13, 2014 5:14 PM
To: THOMAS, ZACHARY E.
Subject: Hi

Zach,

I'm a concerned owner/resident of a house in the North section of Nava Ade. When I first heard of the approval of this project I wrote to the New Mexican. At that time my main concern was the water issue and how was that going to be addressed.

Since then some other questions have arisen;

. I understand that the project was approved with the understanding that a buffer space would be left around the existing development. How can they change the plans from what has been approved?

. Santa Fe, and New Mexico in general, has a high employment rate. From what I have heard Pulty brings in their own builders and may hire a few day laborers, so no help there. When these houses are built where are the residents going to work?

. Santa Fe is known for its beauty. Pulty/Centrex seems to just level the land and nothing is left. This seems completely contrary to the idea of 'The City Different.'

. As a retired teacher, are new schools being built for 500-700 students? Do you have teachers ready to staff such schools? Right now New Mexico does not have a very high rate of high school graduates, I think we are just above Mississippi.

. Can the infrastructure of this area handle 500-700 more cars?

. Again, water is a big concern.

. Concerns about light, noise, and air pollution are also there.

I plan on attending the meeting Tuesday evening but I am sure these are all concerns that have been already brought up but I thought I would just throw my opinions in first.

Thank you,
Jeanne Roblyer

"Poor New Mexico,! So far from heaven, So close to Texas!" Gov. Manuel Armijo

GURULE, GERALDINE A.

From: Erin Taylor <erintaylor505@gmail.com>
Sent: Sunday, April 19, 2015 1:05 PM
To: THOMAS, ZACHARY E.
Cc: bwest@hoamco.com
Subject: Las Solaras Beckner Road Connection

Mr. Thomas,

I am writing as a homeowner in the Nava Ade subdivision located near the upcoming Las Soleras development. My home is approximately one house away from Walking Rain Road, and one block from Dancing Ground. The Nava Ade homeowners association has informed me that the City of Santa Fe is considering connecting Beckner to either Walking Rain or Dancing Ground. We have many neighborhood concerns about the increased traffic this could produce.

Nava Ade was developed to have extremely narrow streets. My particular street does not allow street parking, which means guests must park on Walking Rain. The change of direction to the stop sign at the intersection of Walking Rain and Soaring Eagle has already increased the speeds on Walking Rain going into and out of the Monte del Sol School. When school lets out at 4PM, it is not unusual for traffic to be backed up all the way from the stop sign at Dancing Ground and Gov. Miles back to the school parking lot creating congestion along the entire length of Walking Rain. As southside development has increased, Gov. Miles has become a popular route between Cerrillos and Richards and pulling out onto Gov Miles with an uncontrolled left turn around 8AM can be a perilous act due to the limited visibility with trees in the median.

I personally believe that the Monte del Sol School would benefit from another route in and out of the school parking lot. However, the width of Walking Rain is so narrow that when cars are parked along the one side open for parking, traffic must wait when school buses come down the road, as it feel too narrow for a parked car, a school bus and another vehicle in the lane. I am concerned that additional traffic on Walking Rain will exacerbate the congestion during peak use times and possibly create traffic accidents or hazards due to the narrowness. I'm not sure if it is possible for Beckner to connect all the way through to Richards, but Walking Rain seems a poor choice for heavier traffic. Perhaps Dancing Ground is somewhat wider? These small residential streets should be widened if they are to carry a heavier traffic burden, however that would seriously interfere with the character of the neighborhood. There are also cyclists and pedestrians and during the peak times, these streets are already too narrow to accommodate parked vehicles, 2-way traffic and buses.

I believe the Nava Ade HOA is requesting a different traffic plan to avoid heavy traffic cut-throughs in Nava Ade and I hope you will consider this infrastructure investment with the Las Soleras development. Thank you for your consideration,

Erin Taylor

GURULE, GERALDINE A.

From: Michael G. Smith <mgsmith57@gmail.com>
Sent: Monday, May 11, 2015 12:41 PM
To: MARTINEZ, LISA D.
Cc: THOMAS, ZACHARY E.; Dorothy Seaton
Subject: Las Solera/Pulte development south of Nava Ade

Dear Ms. Martinez,

I am a Nava Ade homeowner and would like to comment on the Las Solera/Pulte development south of Nava Ade. Thank-you for the opportunity to do so. I would do so at the ENN meeting today but I am out of town.

Many of us purchased our homes in Nava Ade because of its low traffic density and quiet atmosphere. The streets, as well as Governor Miles, were not designed for heavy thru-traffic. A 20 acre park, that is likely to be a sports complex, adjacent to Monte del Sol Charter School would most certainly result in increased traffic, noise and light pollution in many parts of Nava Ade. Hence, I do not support such a complex adjacent to Monte del Sol and Nava Ade.

I do support Pulte's revised plan of the 5.74 acre landscaped park on Nava Ade's southern border. Furthermore, though my preference would be to keep as much of the La Solera area as "wild" as possible, relocation of the 20 acre complex to the southwest area of La Solera with convenient access to south Cerrillos Road makes much better sense to me. My guess is the growing commercial enterprises, i.e. WalMart, Starbucks, etc, would agree.

Finally, I would like to add that I, like many Santa Fe residents, am quite concerned about the stress of further development on the city's limited and declining water resources. I hope you consider these facts in the La Solera planning process.

Thank-you for the opportunity to comment.

Michael G. Smith, Ph.D.
4437 Autumn Leaf Lane
Santa Fe, NM 87507

GURULE, GERALDINE A.

From: Willa Nehlsen <mswcn1@gmail.com>
Sent: Thursday, February 19, 2015 2:33 PM
To: THOMAS, ZACHARY E.
Subject: Las Soleras and the Pulte Development Plan

Dear Mr. Thomas,

I just learned of the opportunity to comment and so was unable to meet the February 18 deadline. I want to let you know that I support Pulte's proposed delay in extending Dancing Ground into the development until Beckner Road is extended to Richards. There already are serious problems with traffic at the intersection of Dancing Ground and Governor Miles during school traffic hours. As a retired person I have only experienced this traffic once, but I was shocked at the near-gridlock that occurs at this intersection, with parents coming in and out of Dancing Ground from the school, Santa Fe city school buses stopping to pick up students at the intersection, and general rush hour traffic. On that occasion, coming south on Dancing Ground, I changed my plans to avoid attempting a left turn onto Governor Miles. Any increase in traffic would make the situation even more intolerable than it already is, especially for parents who must face it every school day.

Thank you for the opportunity to comment.

Willa Nehlsen
4131 Big Sky Road
Santa Fe NM 87507

Sent from my iPhone

GURULE, GERALDINE A.

From: Wendy Leighton <wwhite66@gmail.com>
Sent: Tuesday, February 17, 2015 6:42 PM
To: THOMAS, ZACHARY E.
Subject: Las Soleras and the Pulte Development Plan

Zach:

I am writing as a resident of Nava Ade and teacher at Monte del Sol Charter School. I am concerned about any increase in traffic and support Pulte's proposed delay in extending Dancing Ground until Beckner is extended to Richards.

I am also writing to express that Pulte honor their agreement with the city and school and build a 20 acre park bordering Monte del Sol Charter School.

The residents and school community believe strongly that creating natural parkland, open space, trees, parks for children/nature and places to come together with picnic tables build community.

Thank you.

Wendy Leighton

GURULE, GERALDINE A.

From: Diane Finley <diane.finley@sbcglobal.net>
Sent: Wednesday, December 10, 2014 1:03 PM
To: THOMAS, ZACHARY E.
Subject: Las Soleras Development

I am a homeowner in Nava Ade and am writing to voice my objections to the proposed residential development in Las Soleras. From several things I've read, Pulte is trying their usual bait-and-switch tactics. We in Nava Ade should not be subjected to this development and the negative repercussions which we will experience - traffic, noise, ugliness.

I moved here from Southern California to get away from the Pultes of the world, with their mass production of cookie-cutter homes. Have you looked at the Centex homes to the west of Nava Ade? Centex is owned by Pulte, and these homes are crammed next to each other, house after house just like the ones on either side of it, garages the first thing you see.

In addition to these factors, why are any new homes necessary? Hundreds if not thousands of houses are on the market in Santa Fe; there is no housing shortage here. And where is the water coming from? It takes hundreds of thousands of gallons of water to build a new house, then there's the required usage once the house is sold. To my way of thinking, if this goes forward, it will drive down the value of our homes, as Santa Fe, and particularly the southside, will come to be known as a place with questionable water availability.

PLEASE DON'T LET PULTE CALIFORNICATE SANTA FE!!!

Diane Finley
4236 New Moon Circle
Santa Fe - 87507

GURULE, GERALDINE A.

From: Ellen Buselli <ebuselli@aol.com>
Sent: Monday, May 11, 2015 11:27 AM
To: THOMAS, ZACHARY E.
Subject: LOS SOLERAS/PULTE PLAN South of NAVA ADE, Santa Fe, NM

To Mr. Zack Thomas, Land Use Senior Planner - City of Santa Fe Land Use Department:

As a Nave Ade homeowner on Dancing Ground, I am writing again to express my concerns for the Los Soleras development area bordering Nava Ade.

I am not able to attend the ENN meeting on Monday, May 11th at the SouthSide Public Library at 5:30PM to discuss the open space that is being proposed, and so I am sending these comments for the record.

1. The issue concerning the 20 acre active regional park with "sports fields" near the Monte del Sol Charter School and on Nava Ade's southern boundary and how it will be allocated is of serious concern to me as a home owner in Nave Ade. I had been under the impression previously that this park was a landscaped open space to be used in a quiet manner with walking trails and beautiful natural terrain that would maintain and increase the quality of life in Nave Ade.

Instead, I have just learned that it is a recreational regional games park that includes "sports fields". This type of park changes the situation dramatically, and it will create hazardous and overwhelming traffic and overwhelming noise problems in our small community especially on Dancing Ground.

This type of active park would increase the traffic and noise levels on Dancing Ground and Walking Rain during the day, evening and weekend. These small roads are already overburdened with the traffic created just from the regular commuting of students and teachers from the Monte Del Sol Charter School. There have been numerous traffic accidents on Dancing Ground/Walking Rain with cars and school buses because the roads cannot handle this type of traffic. The use of the 20 acre park as a regional games park with "sports fields" will create a serious and unsafe community traffic and noise problem for the Nave Ade residents. The Nave Ade community was not designed to handle this type of traffic and use. The idea of having this park so close to the community is absolutely frightening.

I am in agreement with the Nave Ade HOA Board Position/and new Pulte revised Plan to reallocate the use of this 20 acre to an area that is not near our border, and instead have a 5.74 acre landscaped park near the Nave Ade community. This will not increase the traffic on our streets, particularly Dancing Ground and Walking Rain.

2. The issue of Dancing Ground being a direct link to Beckner Road is unacceptable. In the original 2010 plan, Dancing Ground was a side road that bended at an angle into another road and was not a direct link to Beckner. Dancing Ground road is not made to be a major thoroughfare for this area. Dancing Ground needs to remain a side road, not a direct link to Beckner. Otherwise, the traffic and noise will be overwhelming for this small Nave Ade community. With the addition of the Las Soleras/Pulte community, the roads need to be designed to keep all traffic at a minimum for both communities.

3. Issue of having a direct road from Beckner or from Richards to the Monte Del Sol School is essential to the well-being of the Nave Ade community. The current Pulte Plan does not help this situation at all and continues to use Dancing Ground and Walking Rain as the main ways to get to/from the School. This unacceptable, and the traffic and noise problems that are occurring now will be just as bad if not worse, and will escalate as more families and homes are in the area. The direct road to the school from Beckner or Richards must be built for this area.

4. The issue of not having a road from Beckner or from Richards to the Pulte development while it is being built is completely unacceptable. This new alternative road from Beckner or Richards needs to be built first. The use of Dancing Ground as the road for all traffic is unacceptable, dangerous, and overwhelming to the community and especially those living on Dancing Ground. The alternative road from Beckner or Richards must be built first, and then can be later used as a permanent road to get to/from the Monte del Sol School.

Please include my comments for the record. Thank you for the opportunity to voice my concerns, and to help maintain the quality of life in our wonderful Nava Ade community.

Best regards.

Ellen Buselli
Nava Ade Homeowner on Dancing Ground Road, Santa Fe, NM
May 10, 2015

GURULE, GERALDINE A.

From: Kimberly Wiley <kswiley@hotmail.com>
Sent: Wednesday, April 22, 2015 2:58 AM
To: THOMAS, ZACHARY E.
Cc: Richard Lange; Kathy McGee; Isabelle Sandoval; Frank Nordstrum; Dorothy Seaton; Diane Finley; Beverly Jimmerson
Subject: Meeting Request

Dear Zach.

The Nava Adé HOA Board (NAHOA) has been informed by Jim Siebert that your office is under the impression that we are in support of a 20-acre active park on our border -- nothing could be further from the truth! We have not delivered our submittal to you, as we still had some questions pending for John Romero, prior to finalizing it.

However, I can state unequivocally, that the NAHOA Board is NOT in favor of a 20-acre park on our southern border. While we expressed at the ENN that we were interested in having some buffer between Nava Adé and the traditional family half of the proposed development (similar to what is being planned for the "age-targeted" side), the revised Pulte plan has taken care of that.

I am currently traveling out of the country, but Dorothy Seaton, the NAHOA Vice President, will follow up with you to schedule a meeting with you, so that she and other NAHOA Board Members can make our position on the matter clear.

I regret if there has been some confusion. The Board had made an effort to request that Nava Adé homeowners send their opinions to you, but it's important to realize that any of those opinions represent solely a single household. Only the NAHOA Board is permitted via our by-laws to represent the community, and the Board has been unanimous and consistent in our view: we are not in favor of a 20-acre active park on our southern border. We appreciate Monte del Sol's position, but we do not share it. Our residents are here 24x7 year round, and the burden of the lights, noise, traffic, and increased risk of crime & vandalism outweighs the convenience of having playing fields adjacent to the school. We understand that Pulte has offered to build a soccer field and paved path from the school to the field in a nearby open area, and while we don't have the details on it, in concept, we feel that this is a good solution.

Thank you, in advance, for your attention to this matter.

Sincerely,

Kim Wiley
President, Nava Adé HOA Board

cc: Nava Adé Board
Richard Lange

Sent from my iPhone

**Nava Adé BoD Statement:
Early Neighborhood Notification (ENN) Meeting
Monday, May 11, 2015**

1. Introductions:

- Kimberly Wiley, President
- Dorothy Seaton, Vice President
- Diane Finley, Treasurer
- Kathy McGee, Secretary,
- Frank Nordstrum, Director
- Beverly Jimmerson, Director
- Isabelle Sandoval, Director

2. Background:

- The Nava Adé Board has been involved in researching, discussing, and formulating our response to the proposed development since last November.
- We've met with Pulte executives, staff and consultants and toured two Pulte communities in New Mexico, similar to what is proposed for Las Soleras.
- We've met several times with Land Use, Transportation, and other City staff to seek clarification and guidance.
- We've received technical assistance in formulating our position from Richard Lange, former Chair of the Nava Adé HOA Committee on Las Soleras 2001-2008, and Fred Pearson, retired transportation planner and traffic engineer. Both are Nava Adé residents.
- We've also received input from our HOA members at meetings in December and March, email exchanges, and telephone and face-to-face conversations, and kept them informed of our findings in these venues, as well as in additional mailings.

3. Nava Adé Board Position:

- While our opinion does not reflect the unanimous view of all 465 HOA members, it is the ***unanimous*** view of the Board
- The Board supports Pulte's revised plan to distribute and relocate the designated parkland for the following reasons:
 - Following feedback from the December ENN meeting, the revised plan now includes a landscaped park along our entire southern border, augmenting the 5.72 acres of open space shown on the current Master Plan (dated 1/15/10).
 - Our main concern about the development has always centered around increased traffic on Dancing Ground, a residential street – the driveways for 19 homes are on Dancing Ground. It is already overwhelmed twice daily by school-related traffic. A 20-acre active park on our border, accessible through Dancing Ground and the Walking Rain extension, would add to that burden by increasing daytime, evening, and weekend traffic.

- Nava Adé was not planned, designed, and built, nor homes purchased with an understanding that there would be a 20-acre active park on our southern border. In 2001, the active park was sited along I-25 and an institutional tract, and the 2003 Annexation plan shows this. And, the current Master Plan (dated 1/15/10), given to us last fall by Land Use, contains no such entity.
- It is difficult to get a definition of what constitutes an “active” park; however, our understanding, via Fabian Chavez, former Parks Division Director, and courtesy of Mary MacDonald, Project Manager for the “South Park” project is as follows: “active” parks are parks that have play and/or sports activities areas, such as playgrounds, basketball courts, sports fields. Active parks are noisier. In addition, Mr. Chavez said that “passive” parks are parks that don’t have those types of amenities; they are meant to be quieter, contemplative parks. If this definition is correct, we believe that with an active park on our border, neighbors would have to suffer from increased noise, lights, traffic, and risks of crime and safety incidents. We believe that that is an unfair burden on them, and certainly wasn’t something that they could have had foresight of when purchasing their homes.
- Moreover, we believe the proposed relocation of the sports fields will make them more accessible to the entire southside.
- Finally, we endorse Pulte’s approach and welcome their plan for low density high-quality housing and well maintained communities. We feel that their plan helps maintain Nava Adé residents’ quality of life and our housing values. Having to give up additional acreage to create an active park with 20 contiguous acres would likely render their plan no longer economically viable.

For the reasons cited above, we respectfully request that you approve the revisions to the Park and Open Space plan within Las Soleras that Pulte has proposed. Thank you.

GURULE, GERALDINE A.

From: jeff davis <jcd4@comcast.net>
Sent: Wednesday, December 10, 2014 7:43 PM
To: THOMAS, ZACHARY E.
Subject: nava ade - park

I am a home owner and cannot make the meeting on the 16th.
I feel strongly against the park planned for Dancing Ground Road next to the community center.
jd

Jeff Davis
4263 Cactus Flower
Santa Fe, NM 87507

"When in doubt, free spin out."
Donna Howell

GURULE, GERALDINE A.

From: queentic@aol.com
Sent: Thursday, December 11, 2014 9:50 AM
To: THOMAS, ZACHARY E.
Subject: Nava Ade

Greetings,

As a home owner on New Moon Circle, I am OPPOSED to having Pulte Building Company put houses in Nava Ade. The quality is poor and will affect my and our property values. Nava Ade is a special unique neighborhood.

Unfortunately I am out of town this holiday season to come to the meeting, so this is my view.

Plain and simple'
Beth and Bob Tichacek

GURULE, GERALDINE A.

From: Michael Pschorr <mpschorr@comcast.net>
Sent: Friday, February 20, 2015 6:48 AM
To: THOMAS, ZACHARY E.
Subject: Pulte Development Proposal

Dear Mr. Thomas,

As owners of a house at 4395 Laughing Crow in Nava Ade just off Dancing Ground we are totally opposed to the Pulte proposal to build 300 homes adjoining Nava Ade. The strain such building will impose on the scarce water resources of Santa Fe, the huge traffic increase are just two factors that should rule out this massive building plan.

Sincerely,

Michael and Jeanne Pschorr
466-4320

GURULE, GERALDINE A.

From: pumpkinpatrick@q.com
Sent: Tuesday, April 28, 2015 3:09 PM
To: THOMAS, ZACHARY E.
Subject: Pulte Development

Dear Mr. Thomas,

I live in the Nava Ade subdivision and am very concerned about the road proposal which is being made by Pulte Developers. The street called Dancing Ground is narrow, and we already have lots of congestion from the Monte del Sol School. Parking is allowed on Dancing Ground so when we have congestion from the school traffic, Dancing Ground becomes one lane.

When the residents of Nava Ade were asked to vote about the Monte del Sol School construction, we were promised that the use of Dancing Ground would be temporary and that a road would be built between Richards Avenue and the school. So far we are still waiting.

I don't know if Pulte Developers have done an "Environmental Impact" study or if it has been made public. If they have done one, when was it done? How can we gain access to it? There are lots of changes which have been taking place, and I wonder if these changes have been taken into account.

I would like to see a new "Environmental Impact" study done. One that includes a real assessment of their proposal in light of reality as it now is. It seems that they are asking special favors and are trying to bypass what will be good for our community in order to line their own pockets. Interestingly, any meetings regarding this matter are only announced a day or two before they are to take place. I am sure that attendance would be higher if we were given more notice.

I am very much opposed to what Pulte Developers are proposing to do, and will gladly do anything to stop them until they have fulfilled their obligation to provide another road. The negative impact to Nava Ade residents is unacceptable.

Many of the Nava Ade residents that I have spoken to are very upset about the use of Dancing Ground as access to the new development. Please advise us on what we can do and who to contact to stop Pulte Developers from going ahead with their development until they have resolved the road issues.

Yours Truly,

Nancy Patrick
4141 Whispering Wing Rd
Santa Fe, NM 87507
Ph. 438-0329

GURULE, GERALDINE A.

From: Richard Lange <richinsf@comcast.net>
Sent: Wednesday, April 22, 2015 8:46 AM
To: THOMAS, ZACHARY E.; MARTINEZ, LISA D.; SMITH, GREGORY T.; CARTER, ROBERT P.
Cc: Beverly Jimmerson; Diane Finley; Dorothy Seaton; Frank Nordstrum; Isabelle Sandoval; Kathy McGee; Kim Wiley; Mimi Hoffman; Becky Stamm; Jim Siebert
Subject: Pulte ENN Note Inaccuracy

Dear City of Santa Fe Staff,

The Nava Adé HOA Board (NAHOA) and I had previously discussed addressing omissions and inaccuracies in the abbreviated ENN Meeting Notes (as presented in the Pulte Report, Appendix D) and when to do so. I recommended that we wait until Pulte's submission was complete, and we had all the facts, before addressing the matter in our HOA's official response to staff and city officials. Given the ongoing issues concerning the terms of Approval Condition #45, and what may be misunderstandings surrounding it, I think it is important to address ENN meeting notes regarding it.

To begin with, it is relevant to understand that at the ENN meeting I was introduced by NAHOA Vice President, Beverly Jimmerson, as speaking on behalf of the NAHOA Board.

On page 4 of 6 of the notes, it inaccurately states that I objected to the "Loss of (the) 20-acre park." This is not true. And, regrettably, it wholly distorts our HOA's response to Pulte's proposal. Instead, I clearly stated that I objected to the loss of the **5.72-acre park** located along Nava Adé's southern border on the Annexation Plan, even explaining that it preceded the size and location of the proposed 20-acre park.

In the meeting, I also twice countered Steve Burn's statements that Condition #45 still required the 20-acre active park be designated as a single tract, and that it need not be located along our border. Per Planning Commission's amendment to that condition I explained that the 20-acre park could conditionally be located elsewhere, even parceled through out Las Soleras. These comments were not included in the abbreviated notes.

The inclusion of what I said, and its accuracy, is vitally important in that the NAHOA Board and I had thoroughly discussed this issue and decided on the position I expressed that evening. It therefore expresses the considered and unanimous preference of all board members. And, even though Mr. Burns and Robert Jessen, Head Lerner of Monte del Sol School, expressed an objection to the loss of the 20-acre park, I did not hear any one else support their objection.

Thank you in advance for your consideration,

Richard Lange

Richard Lange
505.424.1919
Consultant to the NAHOA Board
Chair, NAHOA Ad Hoc Committee on Las Soleras, 2001-2008

GURULE, GERALDINE A.

From: Yahoo! <fredpearson@att.net>
Sent: Monday, March 30, 2015 9:12 PM
To: ROMERO, JOHN J; BAER, TAMARA; THOMAS, ZACHARY E.
Cc: Kimberly Wiley; Richard Lange
Subject: PulteGroup Proposed Road Plans in Las Soleras

As a retired transportation planner and traffic engineer with a 50-year professional consulting career in planning roadway systems for cities in New Mexico and throughout the western US, I have a strong professional interest in the proposed PulteGroup roadway plans for Las Soleras/Pulte. As a resident of Nava Adé for the past seven years, I also have a strong personal interest in seeing that our community is protected, as urban growth and development continues in Santa Fe.

One of my primary concerns is the proposed Pulte Phase 1 local street connection between Beckner Road and Governor Miles via Dancing Ground and/or Walking Rain. This local street connection has the potential to overwhelm the Nava Adé community local residential streets with heavy regional through traffic from I-25 and Cerrillos Road to Richards Avenue, before Beckner Road is completed to Richards Avenue. It is critical that Beckner Road be completed through to Richards Avenue before any direct or indirect street connections from Beckner Road to Dancing Ground or Walking Rain are built, because such local street connections have the potential to attract heavy through traffic, short-cutting between I-25, Cerrillos Road and Richards Avenue to the detriment of Nava Adé residents. As a City Arterial, Beckner Road will connect two Major Arterial Streets (Cerrillos Road and Richards Avenue) and will carry substantial volumes of regional traffic in the southern sector of Santa Fe. Any "temporary" shortcutting use of Dancing Ground and/or Walking Rain to reach Governor Miles and Richards Avenue would impose unacceptable heavy traffic impacts on the residents of the Nava Adé community.

The completion of Beckner Road to Richards Avenue cannot be postponed just to satisfy Las Soleras development phasing, thus transferring the adverse traffic impacts to Nava Adé residents. It is wrong to force heavy regional through traffic using a 45 MPH, four-lane arterial road onto a 25 MPH, two-lane local residential street as an "interim" measure for an unknown number of years until additional development may prompt the completion of Beckner Road to Richards Avenue.

If Beckner Road is not initially connected to Richards Avenue, shortcutting through traffic will overwhelm Dancing Ground between Beckner and Governor Miles, in spite of the minor "indirection" proposed in the Pulte and General Plan Road Alignments. For example, heavy regional through traffic presently floods Oshara Village local streets due to lack of a proper arterial street connection from Rabbit Road to Richards Avenue. Even with "indirect" local residential street connections, heavy regional through traffic still floods through Oshara Village on local streets not designed to handle the loads. The argument that Beckner Road "cannot" be constructed to Richards Avenue at this time is not a sufficient reason to avoid the public obligation to properly mitigate the potential traffic impacts that the Pulte Phase 1 Plan would impose on the Nava Adé community.

I am confident that the additional traffic forecasts being prepared for City of Santa Fe consideration will confirm the potential adverse impacts of shortcutting regional through traffic imposed on local Nava Adé residential streets. The solution is clear – the City of Santa Fe must require the initial completion of Beckner Road from Cerrillos Road to Richards Avenue to handle heavy regional through traffic demands, without sacrificing Nava Adé residents.

I look forward to City staff review of these concerns, and to City reassessment of the proposed local street connections through Nava Adé, which threaten the safety and well being of Nava Adé residents, as well as imposing unnecessary obstacles and indirection on important regional traffic movements to SFCC and many community destinations. Please let me know if I can provide any further information or assistance.

Fred Pearson
4121 New Moon Circle
Santa Fe, New Mexico 87507

GURULE, GERALDINE A.

From: Joe Edwin Jones DDS <jejonesdds1@gmail.com>
Sent: Wednesday, February 18, 2015 1:13 PM
To: THOMAS, ZACHARY E.
Subject: Re: Las Soleras and the Pulte Development Plan

Mr. Thomas,

I am a resident of the Nava Ade' subdivision, and am concerned about increased traffic and congestion that is likely to occur in my neighborhood due to the Pulte residential development in Las Soleras. There is already a high amount of traffic on Dancing Ground and Governor Miles, especially in the mornings and afternoons due the fact that the only access to the Monte del Sol Charter School is Governor Miles, Dancing Ground, and Walking Rain. I am concerned that this development will increase traffic high above present levels, which already provides some amount of gridlock during school traffic hours.

Therefore, I am writing to you to express my support for Pulte's proposed delay in extending Dancing Ground until Beckner is extended to Richards.

Best Regards,

Joe Edwin Jones DDS
jejonesdds1@gmail.com

GURULE, GERALDINE A.

From: Ellen Buselli <ebuselli@aol.com>
Sent: Wednesday, February 18, 2015 4:17 PM
To: THOMAS, ZACHARY E.
Subject: Re: Pulte Plans - Las Soleras
Attachments: To_Zach_Thomas.doc_Feb_18th_2015.doc

To: Mr. Zach Thomas. Land Use Department, Senior Planner, City of Santa Fe:

I am sending in again today my concerns for the Las Soleras Pulte Plans and the adverse effect the development plans will have on the Nave Ade community. See my previous statement attached from last December along with updated comments for February 18, 2015. Please include all of my comments in the attached statement for the public record.. The new changes that the Pulte Development Plans propose since the Dec 16th, 2014 meeting do not address nor solve these issues in a satisfactory manner.

Please reconsider these grave concerns on these main issues to help maintain the quiet and safe neighborhood that we have had and maintained in Nave Ade and the quality of our life in Nave Ade.
Thank you again for your time, and please keep me posted on all information concerning these issues

Sincerely,
Ellen Buselli
Nava Ade Homeowner

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

From: THOMAS, ZACHARY E. <zethomas@ci.santa-fe.nm.us>
To: Ellen Buselli <ebuselli@aol.com>
Sent: Mon, Dec 15, 2014 1:45 pm
Subject: RE: ENN Meeting Dec 16th - Pulte Plans - Las Soleras

Thank you...Your revised PDF has been reviewed and saved.

Zach Thomas
Senior Planner
Current Planning Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909
505-955-6656

From: Ellen Buselli [mailto:ebuselli@aol.com]
Sent: Monday, December 15, 2014 11:40 AM
To: THOMAS, ZACHARY E.
Subject: Re: ENN Meeting Dec 16th - Pulte Plans - Las Soleras

To Mr. Thomas:
Thank you for pointing that out....attached is my statement with todays date, no email address for the public record,,,
Thanks again,
Ellen Buselli

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

From: THOMAS, ZACHARY E. <zethomas@ci.santa-fe.nm.us>
To: Ellen Buselli <ebuselli@aol.com>
Sent: Mon, Dec 15, 2014 1:30 pm
Subject: RE: ENN Meeting Dec 16th - Pulte Plans - Las Soleras

Ms. Buselli,

If you do not want your email address available to the public it would be best to resend the attached PDF letter without your email address at the bottom. Otherwise, there is no way to include your comments in the public record without your email address also being available.

Thanks,

Zach Thomas
Senior Planner
Current Planning Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909
505-955-6656

From: Ellen Buselli [<mailto:ebuselli@aol.com>]
Sent: Monday, December 15, 2014 11:24 AM
To: THOMAS, ZACHARY E.
Subject: Re: ENN Meeting Dec 16th - Pulte Plans - Las Soleras

Thank you...
Please note that my email address is private, not for public use.
Thank you,
Ellen Buselli

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

From: THOMAS, ZACHARY E. <zethomas@ci.santa-fe.nm.us>
To: Ellen Buselli <ebuselli@aol.com>
Sent: Mon, Dec 15, 2014 1:12 pm
Subject: RE: ENN Meeting Dec 16th - Pulte Plans - Las Soleras

Ms. Buselli,

Thank you, your comments will be included in the public record.

Zach Thomas
Senior Planner
Current Planning Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909
505-955-6656

From: Ellen Buselli [<mailto:ebuselli@aol.com>]
Sent: Monday, December 15, 2014 11:09 AM
To: THOMAS, ZACHARY E.
Cc: ebuselli@aol.com
Subject: ENN Meeting Dec 16th - Pulte Plans - Las Soleras

To Mr. Zack Thomas, Land Use Senior Planner - City of Santa Fe Land Use Department:

I am a concerned homeowner in the Nava Ade community.

I am not able to attend the ENN: Pulte Homes Residential Subdivision meeting on December 16th, 2014 at the Geneveva Chavez Community Center.

In lieu of this, I am attaching a statement that expresses my concerns.

Please keep me informed of the the land use plans for this area.

I want to be kept informed on all of the updates and changes, and be given an opportunity to express my concerns at every opportunity.

I appreciate your attention to this matter.

Thank you,
Ellen Buselli

December 15, 2014

To: Zach Thomas, Land Use Senior Planner, City of Santa Fe Land Use Department

Re: Development at LAS SOLERAS – south of Nava Ade, Lots 14 and 15

To Whom It May Concern:

I am a homeowner in NAVA ADE on Dancing Ground Rd.

I am terrified by what will happen to the quality of the life in the NAVA ADE community with the PULTE DEVELOPMENT PLAN 11/18/2014. I bought a home in NAVA ADE for a quiet, peaceful, safe environment with minimal traffic. This new plan threatens to destroy this. Dancing Ground Rd is not designed to be a primary road. Previous plans from 2003, 2008, 2010 were to have made Dancing Ground Rd veer off to the side and bend and connect to a rail runner road and not be a major artery for the area. The previous approved plans would help to minimize the on-through traffic and help to maintain and preserve the quality of life in the small NAVA ADE community. It is unacceptable to allow Dancing Ground to become a straight artery going directly from Governor Miles to Beckner Road as shown in the PULTE PLAN 11/18/2014. This will destroy the NAVA ADE community with constant traffic and dangerous conditions. The road is not designed for this type of use and the Nava Ade community is not designed for this type of stress.

In addition, it is completely unacceptable to use Dancing Ground Rd as the access road to the Los Soleras development while it is being built. This is frightening, and terrifying and unacceptable. I fear for my safety, and for the safety of others in the community. This will be disruptive to the Nava Ade community and will cause stress and safety issues to the Nave Ade residents. Dancing Ground is not designed for the burden of this type of traffic and use. Other alternative access roads from Beckner Road and from Richards Rd need to be made to be used as the primary access to Las Soleras development.

The PULTE PLAN 11/18/2014 also destroys and dismisses the approved previous plans that were to build a road directly from Beckner Rd to the Monte Del Sol School which is greatly needed. Currently, the only way to get to the school by car is through the Nave Ade's small community roads causing bumper to bumper traffic at certain times during the day, and additional traffic throughout the day and weekends. The PULTE PLAN 11/18/2014 does nothing to solve this issue and only exacerbates it by having Walking Rain circle back into Dancing Ground Rd. The PULTE PLAN eliminates the very important alternative direct road from Beckner Rd to the school— as approved and planned in the previous 2010 PLAN. This is unacceptable and the direct road from Beckner cannot be eliminated. A direct road to Monte Del Sol School from Beckner Rd or Richards Rd is absolutely needed to alleviate and minimize the terrible strain the Nava Ade community has suffered from high traffic on our small community roads via Dancing Ground/Walking Rain Roads as the only way to currently get to the school.

Also, in the approved earlier 2010 PLAN, parks and open spaces were well designed and placed to maintain the integrity of the quality of the area, and they blended well with the Nave Ade plan— a community with open spaces, parks, walking trails. The original plans had large open park spaces within the Las Soleras development as was discussed and agreed upon by the developers, city, and the Nava Ade Home Owners Association. These open spaces are extremely important to the communities. The 2008 plan reduced this to a 5.72 acre open space that buffered the Nava Ade community between the border of Nava Ade and Los Soleras on Lot 15. This has also been eliminated in the PULTE PLAN

11/18/2014 and instead the dense 206 homes of the Las Soleras development are pitted extremely close to the Nave Ade community without any open space destroying the quality of life in the area. This is unacceptable and not what had been agreed upon in earlier plans.

In summary, I am opposed to the PULTE DEVELOPMENT Road and Layout PLAN 11/18/2014 for Las Soleras Development south of Nava Ade Lots 14 and 15. The plan will negatively affect the Nave Ade community. It also directly dismisses the agreements made by the developers, the city, and Nava Ade Home Owners Association in earlier PLANS that kept the level of traffic on Dancing Ground Rd in the Nave Ade community at a minimum by keeping Dancing Ground as a minor road and not a major artery, that kept open spaces and parks that are important to the quality of life in the overall community, and also allowed for direct access to the Monte Del Sol School from Beckner Road (and from Richards Road to Beckner Road) alleviating the high traffic burdens now experienced on Dancing Ground Rd and Walking Rain Rd in Nava Ade.

Please consider all of these very grave issues from this very concerned and terrified community member. Please hear my voice. We all want to maintain and improve the quality of life in our beautiful Santa Fe, not destroy it. Please help to keep our NAVA ADE community safe, quite, beautiful, and well designed.

Thank you,

Ellen Buselli

NAVE ADE home owner

December 15, 2014

GURULE, GERALDINE A.

From: Kimberly Wiley <kswiley@hotmail.com>
Sent: Tuesday, December 16, 2014 3:27 PM
To: THOMAS, ZACHARY E.
Cc: DIMAS, BILL; TRUJILLO, RONALD S.
Subject: Submission for Public Record on Las Soleras - Tracts 14 and 15

Dear Mr. Thomas,

My name is Kimberly Wiley. I reside at 4263 River Song Lane in the Nava Adé community. I am submitting the following for the public record, related to the ENN for the residential development of Tracts 14 and 15 in Las Soleras.

My husband and I have lived in Nava Adé since July 2007, when we purchased our home, built during the last phase of this development. I am currently the President of the Nava Adé Homeowners Association (NAHOA), and in that position, fully support the statement from the NAHOA Board and urge you to give it your every consideration. However, I also wanted to submit a personal statement as a homeowner and full-time resident.

Although the original 1999 EZA recommendations designated Governor Miles as a four-lane thoroughfare, connecting Richards to Cerrillos, neighborhood objections resulted in its current design as a two-lane thoroughfare. However, as such, Governor Miles has proven to be both hazardous and detrimental to the wellbeing of our community. During the seven years that I have lived here, I've had growing dismay over the increase in traffic on Governor Miles. When we first moved here, road noise and congestion were minimal. With the build-out of Villa Sonata, there was a natural increase in traffic, but the current levels are not primarily residential. There is a lot of "cut through" traffic, from people seeking to get to/from Cerrillos and Richards, and they opt for Governor Miles, rather than Rodeo, because on that stretch of Governor Miles, there are no traffic lights, nor stop signs, and ineffective speed humps. I make it a practice when entering Governor Miles from Richards, to notice how many cars ahead of me turn into Villa Sonata or Nava Adé. It is typically fewer than 40% of vehicles that turn into Nava Adé or Villa Sonata – most vehicles continue through to Cerrillos. And it's not just passenger cars, but also commercial vehicles that use Governor Miles to "cut through." In addition, many vehicles do not observe the posted 30 mph speed limit, nor do they slow for the speed humps. They don't have to, as the humps are gently sloped and most vehicles just sail over them.

Crossing from north Nava Adé to south Nava Adé (or vice versa) requires crossing Governor Miles and is perilous, as there is no crosswalk, nor a forced stop, (via a stop sign or traffic light). There are schoolchildren who cross that street each school day, morning and afternoon, on their way to and from Monte del Sol Charter School, and I dread the day a child is hit and hurt, or worse, killed.

South Dancing Ground is even more heavily burdened than Governor Miles during school starting and closing times. Each school day afternoon it is complete gridlock, as the traffic stretches along Dancing Ground from Governor Miles to Walking Rain, and up the length of Walking Rain to the school. It is impossible for residents, who live on Dancing Ground, Walking Rain, or on streets for which Dancing Ground or Walking Rain is their only ingress/egress, to leave or get into their homes. Earlier this year, there was a school lockdown, when the branch office of First National Bank of Santa Fe on Governor Miles was robbed. Imagine if that had been the type of emergency requiring evacuation?! Schoolchildren and personnel would not be able to get out. Residents would not be able to get out. First responders would not be able to get in.... a very grim image, indeed!

As you can tell from my comments above, and I could cite many more examples of the congestion, adding more residential traffic to Governor Miles and Dancing Ground is not tenable. While there are many favorable and commendable aspects to Pulte's plan for development of Tracts 14 and 15, unless Beckner is extended to Richards, and Walking Rain is extended to connect to Beckner (for school traffic), as part of phase 1, Nava Adé will bear additional traffic generated by the new residents of Las Soleras, and yet obtain no relief from the traffic congestion on Governor Miles, Dancing Ground, and Walking Rain. Our quality of life and safety will be gravely and negatively impacted.

I am also an avid walker and user of our trail system. The trails and open spaces were one of the primary attractions for my husband and me, in purchasing our home. I understand that the open space in Tract 15 (5.72 acres), as shown on the Master Plan, is proposed to now be part of the residential development, and "park space" will be in the interior. These are not equivalent! While not closed to non-residents, this interior park, in the "family homes" section of the Pulte development, will be much less accessible to Nava Adé residents; we will lose the enjoyment of wildlife when their habitat is destroyed; and we will lose a buffer between our community and Las Soleras. I would also like to see on the plan, not just receive verbal assurances, that trail continuity will be preserved through the new communities Pulte has proposed and throughout Las Soleras.

I understand that the project has to be financially attractive for Pulte to proceed, but it should not negatively impact the surrounding community – the costs and concessions for going forward should not all be on our side. I would like to be able to unreservedly welcome our new neighbors, but unless proactive measures are taken to:

- reduce traffic,
- promote safety,
- preserve open space, and
- protect and enhance our recreational trail system,

the dismay and concern I feel about this proposed development will far outweigh the anticipation and welcoming of a new community and neighbors to our south. And, I expect that my sentiments are shared by a significant majority, if not all, of the other 464 households in Nava Adé.

I believe that it is imperative that the City enforce the Master Plan and Conditions of Approval. I also believe that it can be a win-win situation for all stakeholders: Las Soleras developers, Pulte, Nava Adé, and the City of Santa Fe, through prudent and balanced consideration of all interests and concerns.

Thank you for your consideration of my perspective.

Sincerely,

Kimberly S. Wiley

4263 River Song Lane

Santa Fe, NM 87507

cc: Councilor Bill Dimas

Councilor Ron Trujillo

City of Santa Fe, New Mexico

Planning Commission

Exhibit E4

**Public Comments Submitted by Nava Ade
Homeowners Association**

City of Santa Fe, New Mexico

Planning Commission

Exhibit F

**Bound Report Packet Submitted by the
Applicant**