City of Santa Fe, New Mexico

memo

DATE: August 25 for the September 3, 2015 meeting

TO: Planning Commission

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

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

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Case #2015-57. Gerhart Apartments General Plan Amendment. Scott Hoeft of Santa Fe Planning Group, agent for Storm River LLC requests approval of a General Plan Future Land Use map amendment to change the designation of 11.83± acres of land from Low Density Residential (1-3 dwelling units per acre) to High Density Residential (12-29 dwelling units per acre). The property is located at 2800 South Meadows Road (Donna Wynant, Case Manager).

Case #2015-58. Gerhart Apartments Rezoning. Scott Hoeft of Santa Fe Planning Group, agent for Storm River LLC, requests rezoning approval of 11.83± acres of land from R-1 (Residential, 1 du/acre) to R-21 (Residential, 21 du/acre). The property is located at 2800 South Meadows Road (Donna Wynant, Case Manager).

The Commission opened the public hearing on this case on August 6, 2015. The Commission heard presentations from the staff and the applicant's representative, and also heard testimony from five members of the public who were present when the hearing was opened very late in the evening. The Commission continued the public hearing and postponed action on the applications to the meeting of September 3.

ATTACHMENTS:
Staff Report to Planning Commission August 6, 2015

City of Santa Fe, New Mexico

memo

DATE: July 29, 2015 for the August 6, 2015 meeting

TO: Planning Commission

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

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

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Case #2015-57. Gerhart Apartments General Plan Amendment. Scott Hoeft of Santa Fe Planning Group, agent for Storm River LLC requests approval of a General Plan Future Land Use map amendment to change the designation of 11.83± acres of land from Low Density Residential (1-3 dwelling units per acre) to High Density Residential (12-29 dwelling units per acre). The property is located at 2800 South Meadows Road (Donna Wynant, Case Manager).

Case #2015-58. Gerhart Apartments Rezoning. Scott Hoeft of Santa Fe Planning Group, agent for Storm River LLC, requests rezoning approval of 11.83± acres of land from R-1 (Residential, 1 du/acre) to R-21 (Residential, 21 du/acre). The property is located at 2800 South Meadows Road (Donna Wynant, Case Manager).

Cases #2015-57, #2015-58 are combined for purposes of staff report, public hearing and Planning Commission comment and action, but each is a separate application and shall be reviewed and voted upon separately.

RECOMMENDATION

If the Commission determines that the road network in the vicinity is adequate to serve future development on this property and on surrounding properties – or that the road network can be upgraded as development occurs – the Commission should recommend **approval** of both cases, with staff Conditions of Approval for the rezoning case. No specific development will occur as a result of these applications. The General Plan Amendment and Rezoning cases will proceed to the City Council for final decision, and if approved, a Development Plan for Planning Commission review and approval will be required for the proposed development. The agenda packet includes a copy of the development plan the applicant intends to submit for future approval

I. EXECUTIVE SUMMARY

The General Plan Amendment and Rezoning applications pertain to the subject 11.83± acres currently designated Low Density Residential (1-3 dwelling units per acre) and zoned R-1 (Residential, 1 dwelling unit per are). The property was annexed into the City in 2014 as part of the City-initiated annexation process and zoned R-1 (Residential, one dwelling unit per acre).

The property is bounded by South Meadows along the southeast property line and Camino Real Academy public school to the west and south., A 30-acre parcel of state-owned land that is leased by the city is located to the north, about 5 acres of which may be developed in the future for a City fire station. Eight small parcels are located northeast of the applicant's property on the north side of South Meadows Road, between the road and the city parcel. Some of the small parcels are owned by the state or the Bureau of Land Management, and several are apparently in private ownership. Across South Meadows is a 10 acre vacant parcel, owned by the applicant and to the north of that is BLM land. The site is accessed by South Meadows and is approximately ¼ mile south from the new CR62/NM599 interchange, and ¼ mile north of the South Meadows/Agua Fria intersection.

The property is fairly flat and features very few trees and is not in the flood plain. An archaeological survey and report were provided with the application. The Archeological Review Committee (ARC) approved the archaeological reconnaissance report and issued an Archaeological Clearance Permit for the project at their 7/2/15. (See Exhibit __).

The applicant has submitted a Traffic Impact Analysis, and the city's Traffic Engineering Division has determined that adequate access can be provided to the site via two driveways to South Meadows Road, of appropriate turn lanes and medians are constructed. However, Land Use staff has identified potential concerns with whether the existing road network will provide adequate access for the likely types and intensity of development on this and other nearby parcels (see Section III of this report).

Utilities available to serve the site include a water and sewer line located along South Meadows Road. The applicant will be required to transfer water rights to the City of Santa Fe. The non-domestic well on-site will not be use for the apartment project.

The applicant has provided a conceptual site plan (see Exhibit E) that shows a 240 unit apartment development. The site plan is for illustrative purposes only since a more detailed development plan will be submitted for the Planning Commission's review and approval. The applicant proposes ten 3-story buildings, each consisting of 24 units. The applicant proposes to build the apartment building to the same final elevation as the adjacent school for the majority of the site. Requirements for common or private open space, and land to be dedicated for neighborhood parks, open space, trails and recreation facilities will be more closely reviewed at the time of final development plan.

Additional information is provided in the applicant's "Gerhart Apartment Project report regarding the proposed layout of the buildings, amenities, architectural features, etc. The applicant is working with the Office on Affordable Housing on their plan to either provide the required number of affordable units or an alternate means of compliance. The applicant also submitted a housing market study that shows a lack of market rate housing in Santa Fe.

II. GENERAL PLAN AMENDMENT

14-3.2 (E) Approval Criteria

(1) Criteria for All Amendments to the General Plan

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

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

Applicant Response:

As part of the presumptive City limit, this area is identified for future growth of the City. A high-density residential project can help serve the residential needs of this portion of the City of Santa Fe. Multi-family projects can encourage young people and families to stay in Santa Fe. The apartment project has readily available access to new infrastructure, namely new roads, water/sewer lines, fire protection, schools, and parks.

The area of the subject site (southwest Santa Fe) shows a 95.67% occupancy rate for existing apartment projects.

Staff Response:

The South Meadows Road extension and the 599 interchange provide sufficient access to support development that is much more intense than the current R-1 and R-3 that apply to the project site and to much of the nearby land. No detailed land use plan has been approved for the vicinity, although commercial zoning and a master plan were approved for parcels nearer to the 599 interchange (Village Plaza). That approval was granted under the Extraterritorial Zoning Ordinance prior to annexation by the city, and the zoning approval remains in effect. Although the city does not maintain specific projections for types and rates of growth, it appears that:

- There is currently unmet demand for large-scale apartment projects
- There are several parcels of land in the city that have already been planned and/or zoned for apartment development.
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> ***(b) consistency with other parts of the general plan;***

Applicant Response:

The apartment project is in Stage 2 of Urban Area Stage Plan (2010-2025) the goal of which is to concentrate population at greater densities in future growth areas, encourage "compact urban form" and develop at a higher density to make the most efficient use of utilities , roads and parks. The General Plan also encourages pedestrian linkages (children can walk to school; school

connections; bus stop possibility on Agua Fria, close proximity to existing infrastructure (NM599 interchange).

Staff Response:

Staff general concurs with the applicant's responses to the approval criteria for the General Plan amendment. The proposed apartment complex could become part of a potential future nodal area near the NM 599 / South Meadows interchange, along with the El Camino Real Academy, Cottonwood Mobile Home Park, a new city fire station and the previously-approved commercial center (Village Plaza). The project adjoins and is walking distance to the new El Camino Real Academy and is approximately 400 feet from NM 599 and 400 feet from the Santa Fe River. There are no directly adjacent homes or farms.

(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

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

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

Applicant Response:

See response below.

Staff Response:

The proposed high density residential development is an appropriate use located between a school and future fire station and near a future commercial area. This growing area is in transition, near an interchange and features a variety of uses in the surrounding area, and is therefore not "significantly different from or inconsistent with the prevailing use and character in the area."

The site is 11.83± acres; well beyond the minimum requirement of two acres when amending the General Plan or rezoning a parcel.

The request to amend the future land use designation from low density residential to high density residential does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

(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 area in and around the subject site will witness numerous changes in the coming years, starting with the new infrastructure in the area (NM599) interchange at CR62 and S. Meadows Rd), the new school, new parks and trails, and new commercial areas close by. The character of the area is in the process of transforming into compact urban form. The request for the apartment project is consistent with the General Plan, which encourages compact urban form, thus it is put forth in this narrative that the requested change promotes the general welfare of the City and has public advantage to efficiently utilize the new infrastructure in the area.

Staff Response:

Approval criterion (d) is not required for this proposal, since it is more than two acres in size. The proposed plan amendment would comply in any case.

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

Applicant Response:

No longer applicable.

Staff Response:

Staff concurs.

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

Applicant Response:

The apartment project is one component of several components in the area that will make up a harmonious development in the municipality. High density residential units combined with medium/low density residential product, a new school, parks/trails, commercial development and a new municipal fire station will all be occurring within a ½ mile radius.

Staff Response:

A high density market rate residential apartment development in the proposed location is well situated near a school, fire station, commercial area, the Santa Fe river trail and proximity to the 599 interchange.

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

Applicant Response:
(No response was given)

Staff Response:

Staff has not identified inconsistencies with any other adopted policies. Development that complies with applicable regulations should be feasible.

(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;

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

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

Applicant Response:

The General Plan Amendment is justified in this case as growth is expected and planned for this area. The site is located in the Phase 2 annexation area. The proposed change will not have a negative impact on surrounding property, as many surrounding properties are all in the state of change. New school uses, new fire stations, new parks/trail and commercial areas all make up the ongoing changes that are occurring in this area.

Staff Response:

A high density residential development that is adjacent to a school makes for a safer, more convenient trip to school, without crossing busy streets. The future fire station on the north side

of the property certainly increases safety to the development in many ways. The sound of sirens from fire engines in such close proximity, however, is something to be mitigated with additional landscaping, buffer, sound wall, and/or practice of silencing the sirens within a certain distance of the apartment project.

III. REZONING

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

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

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

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

(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; or

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

Applicant Response:

Regarding these three conditions, and addressing the first, while a mistake was not made with the original zoning of R-1, it was a default zoning classification for sites and land areas that did not have a previously approved Master Plan. Given the transition that is occurring in the area (new interchange at NM599, new school, greater density, new fire station, new parks and trails) the R-1 zoning classification was certainly not the highest and best use for the subject site in consideration of the objectives of the General Plan. It is evident that the second criteria is met as well given that the area is in transition due to the new infrastructure in the area (NM599 Interchange and new S. Meadows Rd). Regarding criteria three, it is more advantageous to the community and the City to encourage a more compact urban form to utilize the existing land areas more efficiently as well as the new utility infrastructure in the area (to include water, sewer, and roadways).

Staff Response:

No mistake was made in the original zoning. Recent changes in the surrounding area do alter the character of the neighborhood to such an extent as to justify changing the zoning. A different use category is more advantageous to the community, as articulated in the general plan and other adopted city plans.

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

Applicant Response:

The apartment project, as it is further designed in the development plan process, will adhere to Chapter 14 of the City of Santa Fe land use code. Procedural and other requirements will be met, which will include: parking, landscaping, engineering (terrain management), water/sewer hookup, water rights transfer, open space, building height and architectural standards.

Staff Response:

The notice requirements were met with the pre-application conference, the ENN, posting and mailing, etc. Details of the proposed development will be more closely reviewed for compliance to all the Chapter 14 requirements as the applicant states above.

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

Applicant Response:

The General Plan encourages compact urban form in developing areas. The subject area is within Stage 2 Urban Staging Area (2010-2025). The development of the site is in accordance with the timeline of the Plan.

Staff Response:

The rezoning proposal is consistent with applicable general plan policies, as described in more detail in Section II of this report.

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

Applicant Response:

It is estimated that there will be a demand for over 1,900 new market rate apartment units by year 2020. If one considers the anticipated supply pipeline of new apartment projects, there is till a demand for over 900 new market rate units.

Staff Response:

Other areas area available throughout the city that are designated high density residential, that are already zoned R-21 or R-29, near existing services. However, the nearby future commercial development and proximity to the interchange, etc. for the subject property makes the site well-suited to higher density development rather than a low density single family subdivision.

(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:

The subject area features new streets (S Meadows Rd.), a new interchange at NM599, new water and sewer lines, and new public facilities such as a new fire station and proposed new parks. A new school is immediately adjacent to the subject site.

Staff Response:

Staff concurs with the applicant's statement.

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

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

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

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

Applicant Response:

As stated earlier in this narrative the subject area is in transition with a new school, commercial area and new infrastructure.

Staff Response:

The amendment does not: allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public;

(D) Additional Applicant Requirements

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

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

Applicant Response:

The apartment project can be accommodated by existing infrastructure and public facilities. The area features new infrastructure (water, sewer, interchange, fire station to name a few). That being said, the project will participate in its fair share of improvements as indicated by the City of Santa Fe staff members.

Staff Response:

The applicant proposes two access points into the property from South Meadows, both with gated entries. The gates were set in further to the property in response to concerns raise at the ENN regarding possible back up of traffic into the street during the morning and afternoon school peak hours. The applicant also acknowledges any necessary fair share proportional road improvements in the area based upon additional traffic from the apartment project.

The applicant has submitted a traffic impact analysis that addresses site access and functioning of nearby intersections based on projections of traffic that will result from development of the applicant's property. The TIA has been reviewed and approved by the city traffic engineering division. A deceleration lane and turn lane are proposed and a raised median is required by the Traffic Engineer along the length of the subject property and along the adjacent school to its entrance.

The TIA does not address whether local roads will be needed to provide access to the other undeveloped parcels nearby, including the parcel leased by the city. Future access issues are complicated by the existence of a 'hodge-podge' pattern of ownership, and by uncertainty regarding the intensity of development that may occur if other land is "upzoned" in a manner similar to the applicant's property. Other relevant issues include:

- South Meadows is a limited-access road, so engineering standards call for street and driveway intersections with left turns to be widely spaced. Parcels that do not have direct left-turn access will be restricted to "right-in, right-out access, which may limit the type and intensity of development that will be possible.
- Previous plans to extend a frontage road along the south side of NM 599 seem unlikely to be implemented.
- A second access to the city-leased parcel – to South Meadows – would improve emergency access to the fire station, and would increase the range and intensity of development that would be possible on the remainder of the parcel.
- Provision of a road network that complies with General Plan policies and Chapter 14 standards for connectivity – one through street every 1,000 feet – will require coordination of access to the various parcels.

It may be possible to resolve the access issues as part of the future development plan review.

Regarding bus transportation, Santa Fe Trails Route 1 is about ¼ mile away from the subject site on Agua Fria. The applicant has discussed this with the Santa Fe Trails for extension of bus

service to the area as the area develops in the future. A convenient route for bike and pedestrian traffic will be possible to several destinations once the river trail is extended to this area.

IV. EARLY NEIGHBORHOOD NOTIFICATION MEETING

An ENN meeting was held on March 16, 2015 at the El Camino Real Academy, where approximately 10 neighbors, plus 2 people representing the applicant and one city staff person were in attendance. Mr. Hoeft presented a conceptual plan of the development and explained that a more detailed plan would be presented to the Planning Commission after the Council's decision on the General Plan Amendment and a Rezoning. He also pointed out that since the previous ENN held in 2013 part of the overall site was sold to the school District (for the El Camino Real Academy) and the new South Meadows Road split off 10 acres of land (mostly floodplain) to the south. That portion was for the County to eventually extend the trail along the Santa Fe River.

Questions raised primarily concerned traffic congestion and overcrowding of schools. People asked about possible traffic congestion at morning and afternoon peak hours at the school and the backup of traffic at the 2 gated entries. School overcrowding in the area and the El Camino Real Academy already at full enrollment (see Exhibit D-2: ENN Notes) was a major concern.

ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Long Range Planning, Housing. & Community Dev. Dept, Richard Macpherson
2. Traffic Engineering Division memorandum, Sandra Kassens
3. Metropolitan Planning Organization email, Keith Wilson
4. Technical Review Division memorandum– City Engineer, Risana Zaxus
5. Wastewater Management Division memorandum, Stan Holland
6. Water Division memorandum, Dee Beingessner
7. Affordable Housing memorandum, Alexandra Ladd [Not available at staff report deadline]
8. Fire Marshal memorandum, Reynaldo Gonzales [Not available at staff report deadline]
9. Archaeological Liaison – Letter & ARC Clearance- Lisa Roach
10. Santa Fe Public Schools

EXHIBIT C: Maps

1. Aerial Photo
2. Future Land Use
3. Current Zoning

EXHIBIT D: ENN Materials

1. ENN Responses to Guidelines
2. ENN Meeting Notes

EXHIBIT E: Applicant Materials

1. Conceptual Site Plan [Included in Commissioner packets]

EXHIBIT F: Other Material

1. List of permitted uses in the R-29 district (Residential, 29 du/acre)

Gerhart Apartments
Planning Commission
General Plan Amendment (Case #2015-57)
Rezoning (Case #2015-58)

DRT Conditions of Approval	Department	Staff
1. The Developer shall provide right–turn deceleration lane analyses on South Meadows Road at both driveways into the apartments per the criteria in the State Access Management Manual (SAMM); and shall build right-turn deceleration lane(s) if determined to be necessary by the Public Works Department (PWD); 2. The Developer shall build a 14' wide raised center median (instead of painted median); and along the frontage of the Gerhart property the Developer shall add a 5' bicycle lane to the typical section that already includes sidewalk and buffer; 3. The Developer shall maintain the existing northbound typical section; and 4. The Developer shall extend the 14' wide median southward along the frontage of the school property so that it ties in and terminates at the left-in to the school. 5. The Developer shall work with the PWD to <u>refine cost estimates</u>, including Right-of-Way (ROW) acquisition, for the following two (2) mitigation alternatives for the Agua Fria/South Meadows Intersection: 1) added left turn lanes on Agua Fria and 2) replacement of signalized intersection with a roundabout. 6. The Developer shall provide <u>fair-share contributions</u> for future improvements to the off-site intersection at Agua Fria Street and South Meadows Road; once it has been determined by the Public Works Department which mitigation will be implemented and how much it will cost.	Traffic Engineering/Public Works	John Romero (per Sandra Kassens)

EXHIBIT A

The proposed stormwater ponds cannot be considered to be amenities integrated into the landscape. If this case proceeds to the Development Plan stage, the following provisions of the Land Development Code must be met: 14-8.2(A)(6) treat stormwater runoff as a valuable natural resource in Santa Fe...by encouraging water collection and infiltration on site 14-8.2(A)(11) integrate stormwater management measures into the landscape and site planning process... 14-8.2(A)(12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design 14-8.4(A)(1)This section requires water harvesting and encourages the development of alternate sources of landscape irrigation water...Water conservation, water harvesting and irrigation efficiency shall guide landscape design... 14-8.4(A)(2)...this Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities... 14-8.4(E)...Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff. 14-8.4(E)(1)The landscaping plan shall include passive water harvesting for landscape irrigation purposes... 14-8.4(E)(1)(b)(i)...Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds. 14-8.4(I)(4) - {referring to parking lots}: ...stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible...stormwater runoff water shall be harvested and infiltrated as close to	Technical Review Division/LUD	Risana Zaxus

where it falls as possible...		
The following notes shall be added to the plats: 1. Each lot shall be served by separate water and sewer services 2. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application. **The following is a design review comment**: 1. A public sewer system design is shown to be serving the site. Typically, sewer system serving single property developments are designed utilizing private on-site sewer systems.	Wastewater Management/Pubic Works	Stan Holland

City of Santa Fe, New Mexico

memo

DATE: July 17, 2015

TO: Kate Noble, Acting Manager, Housing and Community Development Dept. KN

VIA: Reed Liming, Director, Long Range Planning Division RL

FROM: Richard Macpherson, Senior Planner, Long Range Planning Division RM.

RE: The Gerhart Apartment Project

Long Range Planning generally concurs with the applicant's responses to the approval criteria for a General Plan amendment. This proposed apartment complex could become part of a potential future nodal area near the NM 599 / South Meadows interchange, along with the El Camino Real Academy, Cottonwood Mobile Home Park, a new city fire station and a planned commercial center (Village Plaza). The project adjoins and is walking distance to the new El Camino Real Academy and is approximately 400 feet from NM 599 and 400 feet from the Santa Fe River. The site plan shows a fully landscaped project that could become part of a nicely designed development. It seems a higher-density residential apartment project could be appropriate in this location. There are no directly adjacent homes or farms. In summary, a General Plan amendment to higher density residential use would seem to be acceptable for this site.

EXHIBIT B-1

City of Santa Fe, New Mexico

memo

**AMENDED MEMO*

DATE: July 28, 2015

TO: Donna Wynant, Senior Planner, Land Use Division

VIA: John J. Romero, Traffic Engineering Division Director

FROM: Sandra Kassens, Engineer Assistant SMK

SUBJECT: **Gerhart Apartments General Plan Amendment and Rezone (Case# 2015-57 & 2015-58)**

ISSUE:
Scott Hoeft of Santa Fe Planning Group, agent for Storm River LLC, requests approval of a General Plan Future Land Use Map amendment to change the designation of 11.83± acres of land from Low Density Residential (1-3 dwelling units per acre) to High Density Residential (12-29 dwelling units per acre.) The agent also requests rezoning of 11.83± acres of land from R-1 (Residential, 1 dwelling unit per acre) to R-21 (Residential, 21 dwelling units per acre). The property is located at 2800 South Meadows Road.

RECOMMENDED ACTION:
Review comments are based on submittals received on May 27, 2015 and the revised Traffic Impact Analysis (TIA) dated 6/8/15 received in Public Works on June 9, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

- **The Developer shall provide right–turn deceleration lane analyses on South Meadows Road at both driveways into the apartments per the criteria in the State Access Management Manual (SAMM); and shall build right-turn deceleration lane(s) if determined to be necessary by the Public Works Department (PWD);**

Per Article 14-9.2 of the City of Santa Fe Code, the Developer shall widen South Meadows Road (secondary arterial) along the extent of the Gerhart property by constructing the following:

- **The Developer shall build a 14' wide raised center median (instead of painted median); and along the frontage of the Gerhart property the Developer shall add a 5' bicycle lane to the typical section that already includes sidewalk and buffer;**
- **The Developer shall maintain the existing northbound typical section; and**
- **The Developer shall extend the 14' wide median southward along the frontage of the school property so that it ties in and terminates at the left-in to the school.**

See amended notes on following page

EXHIBIT B-2

Amendment: The Developer will be eligible to apply for Impact Fe Credits in an amount to be determined by the Public Works Department for Roadway Improvements; the amount will be based on the difference between the estimated cost of the above mentioned improvements less the amount that the Developer had previously proposed.

Off-site Improvements at Agua Fria St. and South Meadows Road intersection:

The capacity analyses demonstrate that the east-bound left turn movement on Agua Fria at the intersection of South Meadows and Agua Fria is currently failing during the AM peak hour. The Developer analyzed two options for mitigation; namely adding left turn lanes on Agua Fria Street at the existing signalized intersection, or replacing the signal with a single-lane roundabout. Either option would operate at an acceptable level of service (LOS) based on conceptual designs and LOS analysis provided by the Developer.

- **The Developer shall work with the PWD to refine cost estimates, including Right-of-Way (ROW) acquisition, for the following two (2) mitigation alternatives for the Agua Fria/South Meadows Intersection: 1) added left turn lanes on Agua Fria and 2) replacement of signalized intersection with a roundabout.**

Amendment: The Developer shall provide fair-share contributions for the greater of the two cost estimates listed above for future off-site intersection improvements at Agua Fria Street and South Meadows Road.

Development Plan Review:

The Development plan is preliminary at this point in time; therefore we will review the construction plans when the development plan is submitted for approval.

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

K. NM 599 S. Frontage Road from CR 62 to Caja del Rio

This alternative is to construct a frontage road on the south side of NM 599 from the CR 62 Intersection to Caja del Rio as shown in Figure 14. This alternative could be used as an alternative to construction the Caja del Rio Interchange to provide access to the south side of NM 599. There is a parcel on the south side of NM 599 that only has access to the Santa Fe River and not to any road.

1. Traffic Analysis

The S. Frontage Road from CR 62 to Caja del Rio would serve new development. The frontage road would funnel traffic to the CR 62 intersection. This future development is included in the traffic forecasting model and will be included in the intersection analysis.

2. Safety

A frontage road from CR 62 to Caja del Rio would serve new development so safety would not be improved.

3. Horizontal and Vertical Alignment

The horizontal alignment of the S. Frontage Road from Caja del Rio to CR 62 alternative is shown in Figure14 along with the horizontal curve data. The vertical profile data can be found in Appendix N. The design speed of the frontage road is 40 miles per hour.

4. Typical Section

The south frontage road typical section is assumed to be 2-12' lanes with 5' shoulders as shown in Figure 4. A concrete wall barrier would be needed between NM 599 and the frontage road. A half concrete wall barrier and a noise wall would be needed between the frontage road and the Cottonwood Mobile Home Park.

A minimum of 4' of clear space is recommended for bicyclists. An additional foot is needed because the open graded friction course laps onto the shoulder 1'. In areas with guardrails or walls the shoulders are recommended to be 6'. The pavement section is assumed to be 5/8 inches of open graded friction course and 5 1/2 inches of hot mix asphalt type SP-III over 7 inches of base course to match the existing frontage roads.

5. Multi-modal Transportation

The shoulder on the south frontage road would accommodate road bicyclists; however, the right-of-way becomes restricted halfway between Caja del Rio and County Road 62. It is possible that the Santa Fe River Trail could serve as an alternate route for pedestrians, equestrians and mountain bicyclists. There is an existing trail underpass just west of Caja del Rio that provides a reasonable crossing of NM 599.

6. **Drainage**

The existing structures under NM 599 are not impacted by the frontage road alternative. A storm drain with drop inlets would be needed for the frontage road where it is adjacent to NM 599. It was assumed that the drop inlets were 1000 feet apart for the estimate. In addition a pipe would be needed under Caja del Rio. The proposed structures are shown in Table 21.

Table 21 – Proposed Drainage Structures for S. Frontage Road between Caja del Rio and CR 62

Pipe Size	Length Required (ft)	Remarks
24"	120	Under Caja del Rio
30"	1696	Storm drain
36"	1696	Storm drain
42"	1696	Storm drain
24"	40	Connect 8 drop inlets to storm drain.

7. **Noise Wall**

The existing noise wall between NM 599 and the Cottonwood Mobile Home Park will have to be replaced with this alternative. The existing wall is approximately 7 feet tall and 2200 feet long. The wall is placed on a berm which adds approximately 6' to the height. The existing berm would need to be removed to construct the frontage road. A post and panel retaining/noise wall system is recommended to replace this wall. The system consists of drilled concrete shafts (approximately 36" diameter by 20 to 25 feet deep) with steel shape reinforcement embedded to the full depth of the concrete shaft. These posts would be spaced at approximately 20 feet on center. Precast concrete panels are then placed between the posts.

8. **Utilities**

There is a Gas Company of New Mexico 20 inch gas line which crosses under NM 599 and the I-25 frontage roads approximately 1300 feet north of Interstate 25. A 20 inch gas line goes north within the right-of-way from a point between NM 599 and the frontage road to the west side of the Cottonwood mobile home park near Caja del Rio. The line then crosses under NM 599 and goes north.

There is a 16 inch water line within the NM 599 right-of-way which starts on the outside of the I-25 W. Frontage Road and then goes north to the northwest corner of the Caja del Rio / NM 599 W. Frontage Road intersection. There is a 24 inch water line crossing of NM 599 approximately 200 feet north of the Cottonwood Mobile Home Park. There are three parallel 12 inch water lines which cross NM 599 approximately 1600 feet northeast of the Caja del Rio / NM 599 W. Frontage Road intersection.

9. **Constructability**

The frontage road can be constructed without impacting existing traffic.

10. **Right-of-way**

Approximately 15.5 acres will be needed to construct the S. Frontage Road from Caja del Rio to CR 62. The property is owned by the State Land Office or privately owned.

Access control will need to be established between the frontage road and NM 599.

11. **Environmental Factors**

The right-of-way for this future frontage road was not cleared under the 1987 EA; however, the engineering, social, economic, and environmental investigations conducted thus far have not disclosed any potentially significant impacts on the quality of the human or natural environment. The recommended level of effort for the construction of this alternative is an Environmental Assessment.

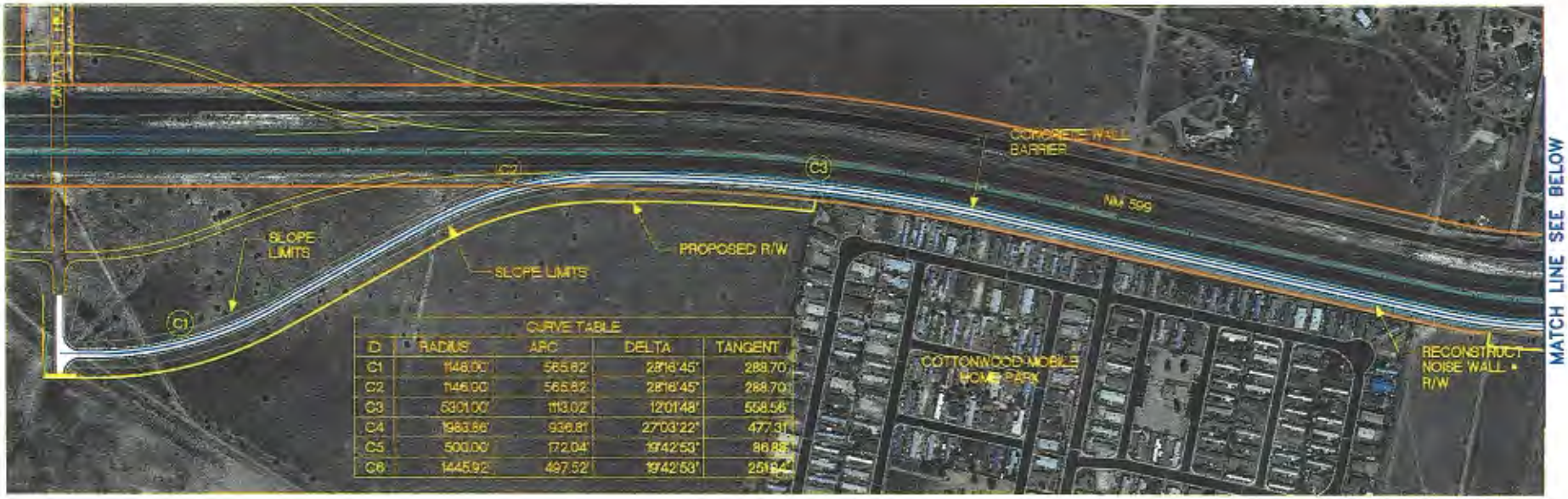
Field surveys would be required to determine the level of impact for the following resource areas: cultural resources, biological resources, threatened and endangered species, and hazardous materials. Consideration of local and regional travel patterns and access modifications would need to be completed. Evaluations will need to include both traffic and access impacts as well as potential noise and visual impacts.

12. **Estimated Construction Cost**

The approximate cost of a frontage road would be $8,000,000 including 8% Engineering and Contingencies and 7.9375% New Mexico Gross Receipts Tax (NMGRT). The construction cost estimate can be found in Appendix N.

13. **Recommendations**

The preferred alternative for the Caja del Rio Location is to construct an interchange. An interchange meets the purpose and need of eventually making NM 599 and access controlled facility. This alternative would take traffic off of the existing CR 62 intersection which would improve the safety at that location. In addition it improves the traffic flow from the Caja del Rio intersection with the NM 599 frontage road that currently has to go out of direction by approximately three miles in order to go southbound. The estimated construction cost for the interchange is approximately the same as the cost for the south frontage road but it provides improved access both north and south. The frontage road only provides access to the south side of NM 599. It is recommended that the alternative be prioritized with the other alternatives.



CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	1146.00'	565.82'	28°16'45"	288.70'
C2	1146.00'	565.82'	28°16'45"	288.70'
C3	5301.00'	1113.02'	12°01'48"	558.56'
C4	1983.86'	936.81'	27°03'22"	477.31'
C5	500.00'	172.04'	19°42'53"	86.85'
C6	1445.92'	497.52'	19°42'53"	251.94'

Bohannan ▲ Huston

NM 599 INTERCHANGE STUDY

FIGURE 14
NM 599 S. FRONTAGE RD
FROM CR 62 TO CAJA DEL RIO

17-FEB-2010 - 08:37

P:\070084\Trans\Study\Graphics\Report Figures 2-4\Fig14-070084-Caja-S Int rd.dgn

From: WILSON, KEITH P.
Sent: Monday, July 27, 2015 11:38 AM
To: WYNANT, DONNA J.
Cc: AUNE, ERICK J.; TIBBETTS, MARK S.
Subject: RE: Gerhart Apartments

Donna:

A Frontage Road along the south side of NM599 from County Road 62 to Caja del Rio Road was evaluated as part of the "Final Project Prioritization Plan for the NM599 Corridor" (http://santafempo.org/wp-content/uploads/2009/07/NM599-Final-Project-Prioritization-Plan-Apr2010.pdf), but was not recommended as it was concluded that constructing an Interchange at Caja del Rio Road would provide better access, so the Frontage Road was not carried forward. I have attached the relevant pages from the Prioritization Plan for your review.

I assume as future developments come in they may need to or be required to utilize and extend the frontage road for access.

Let me know if you need additional information or have questions.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

Mailing: P.O. Box 909
Santa Fe, NM 87504-0909

Office: 500 Market St, Suite 200 (Above REI Store)
Santa Fe, NM
Map: http://tinyurl.com/l6kejeq
Directions & Parking: http://www.railyardsantafe.com/north-railyard/

Phone: 505-955-6706
Email: kpwilson@santafenm.gov
santafempo@santafenm.gov

Please Visit Our Website at: www.santafempo.org

Find Us on Facebook

Follow us on Twitter

EXHIBIT B-3

DATE: June 10, 2015

TO: Donna Wynant, Case Manager

FROM: Risana "RB" Zaxus, PE
City Engineer

RE: Cases # 2015-57 and # 2015-58
Gerhart Apartments General Plan Amendment and Rezoning

The following review comment is to be regarded as a condition of approval:

The proposed stormwater ponds cannot be considered to be amenities integrated into the landscape. If this case proceeds to the Development Plan stage, the following provisions of the Land Development Code must be met:

14-8.2(A)(6) treat stormwater runoff as a valuable natural resource in Santa Fe...by encouraging water collection and infiltration on site

14-8.2(A)(11) integrate stormwater management measures into the landscape and site planning process...

14-8.2(A)(12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design

14-8.4(A)(1)This section requires water harvesting and encourages the development of alternate sources of landscape irrigation water...Water conservation, water harvesting and irrigation efficiency shall guide landscape design...

14-8.4(A)(2)...this Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities...

EXHIBIT B-4

14-8.4(E)...Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff.

14-8.4(E)(1)The landscaping plan shall include passive water harvesting for landscape irrigation purposes...

14-8.4(E)(1)(b)(i)...Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds.

14-8.4(I)(4) - {referring to parking lots}: ...stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible...stormwater runoff water shall be harvested and infiltrated as close to where it falls as possible...

City of Santa Fe
New Mexico

MEMO

Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: May 29, 2015

To: Donna Wynant, Case Manager

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

Subject: Case 2015-57 & 58 Gerhart Apartments General Plan Amendments & Rezoning

---

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

The Wastewater Division has no objection to the General Plan Amendment or Rezoning request.

The following notes shall be added to the plats:

1. Each lot shall be served by separate water and sewer services
2. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application.

The following is a design review comment:

1. A public sewer system design is shown to be serving the site. Typically, sewer system serving single property developments are designed utilizing private on-site sewer systems.

EXHIBIT B-5

City of Santa Fe

memo

DATE: July 23, 2015

TO: Donna Wynant, Land Use Senior Planner, Land Use Department

FROM: Dee Beingessner, Water Division Engineer

SUBJECT: Case # 2015-57 & 58 Gerhart Apartments

The proposed development will require a water main extension for the proposed mains throughout the complex. Each dwelling unit must either be separately metered or sub-metered with a master meter for each building.

An agreement to construct and dedicate will be required to connect the existing mains through the subject lot. An approved water plan will be required for the agreement to construct and dedicate the new main.

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

EXHIBIT B-6

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

July 15, 2015

Soren Peters
Storm River LLC
P.O. Box 908
Santa Fe, NM 87504

NOTICE OF ARC ACTION

Project Location: South Meadows Road (proposed Gerhart Apartments)
ARC Case Number: AR-21-15

Dear Mr. Peters,

At their hearing on July 2, 2015, the City of Santa Fe Archaeological Review Committee (ARC) voted unanimously to approve an archaeological reconnaissance report prepared by Stephen Post, covering 11.8 acres for the proposed Gerhart Apartments. The ARC found the report to be in compliance with the requirements of the Santa Fe Archaeological Review Districts Ordinance and issued an Archaeological Clearance Permit for the project. No further investigation is required. If you have questions or concerns, please do not hesitate to contact me at 505-955-6660 or lgroach@santafenm.gov.

Sincerely,

Lisa Roach

Lisa G. Roach
Senior Planner / Archaeological Liaison
Historic Preservation Division
City of Santa Fe

CC: Stephen Post
3924 Old Santa Fe Trail
Santa Fe, NM 87505

EXHIBIT B-9

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number AR-21-15 Date Application Submitted 6/15/2015

District: Historic Downtown District ____; River & Trails-Regular ✓ ; Santa Fe Trail ____ ; Suburban ____

Building Sq. Ft. ____ Development Acreage 11.8 acres

Project Description: Rezoning and plan amendment, development

Site Address/Location: South Meadows Rd. Property Owner: Storm River LLC

Permit: Grading ____ ; Development ✓ ; Building ____

Applicant Information: Name: Soren Peters, Storm River LLC, PO Box 908, SF, NM 87504

Mailing Address: (see above) Phone No.: ____

Archaeological Consultant: Steve Post 820-7785

RECONNAISSANCE REPORT

1. ✓ Project Archaeologist's Resume
2. ✓ Vicinity Map
3. ✓ Project Site Description
4. ✓ Development Project Description
5. ✓ Outline of Research & Methodology
6. ✓ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ✓ Archival Research
   a. ✓ Historic Maps & Aerial Photos
   b. ✓ ARMS Files & Archaeological Reports
   c. ✓ General Land Office (BLM) Surveys or Land Grant Plats
   d. ✓ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ✓ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. N/A 2% Testing (Historic Downtown District Only)
9. ✓ Description of Prehistoric & Historic Occupation & Land Use
10. ✓ Description of Cultural Remains Discovered and Significance
11. ✓ NM Site Inventory Forms and Other Documentation
12. ✓ Recommended Site Significance
13. ✓ Assessment of Development's Impact on Cultural Remains
14. ✓ Recommended Treatment for Site
15. ✓ Listing of Sources, i.e. historic maps, aerials, reports, etc.

✓ **ARC APPROVAL: MEETING DATE:** July 2, 2015
Special Conditions: ____ Yes (see attachment)
✓ No w/ corrections

TREATMENT PLAN REQUIRED:

Yes: ____ No: ✓

____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** ____
Special Conditions: ____ Yes (see attachment) ____ No

PRELIMINARY TREATMENT REPORT

____ a. Research Design Outline
____ b. Site Map of Excavations
____ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
____ d. Description of Cultural Remains Discovered
____ e. Description of Prehistoric and Historic Occupation and Land Use
____ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: ____ Yes (see attachment) ____ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

PLU010.PM5-9/94

Permit Approved: [signature] Date: July 2, 2015
Archaeological Review Committee Chairperson

SFPS
Santa Fe Public Schools

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

Required for all projects that create six or more new residential lots or dwelling units.

1. Project Name: Gerhart Apartment project
2. Location of Property: 2800 S. Meadows Rd.
3. Owner/Agent Name: Scott Hoeft / St planning Group
   Mailing Address: P.O Box 2482, SF, NM 87504
   Phone & Fax: 505 412 0309
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	240	800-1200/monthly

5. Elementary School Zone for Proposed Development: Agua Fria
6. Middle School Zone for Proposed Development: Agua Fria
7. High School Zone for Proposed Development: Capitol High
8. Build-out Timeline (i.e. year(s); #/yr):
   phase 1 = 120 du 2016
   phase 2 = 120 du 2017

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

Submit completed form directly to:
Justin Snyder, Property & Asset Management,
Santa Fe Public Schools, 610 Alta Vista, Santa Fe, NM 87505

EXHIBIT B-10

Gerhart Apartments- Aerial Photo
(Project Site Highlighted in Red, City Limits Noted by Red Dashed Line)

EXHIBIT C-1

Gerhart Apartments- Future Land Use Map
(Project Site Highlighted in Red, City Limits Noted by Red Dashed Line)

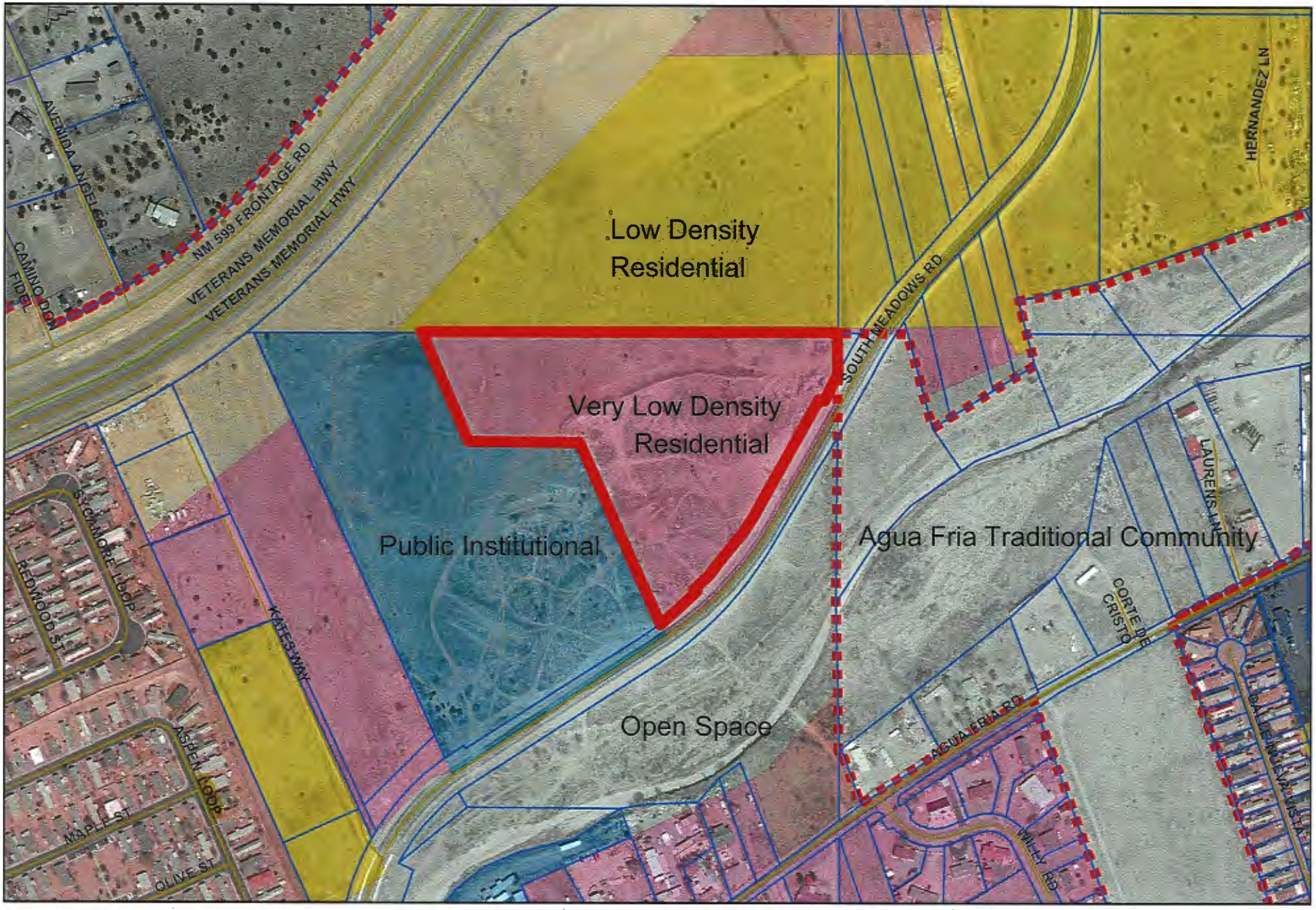


EXHIBIT C-2

Gerhart Apartments- Current Zoning
(Project Site Highlighted in Red, City Limits Noted by Red Dashed Line)

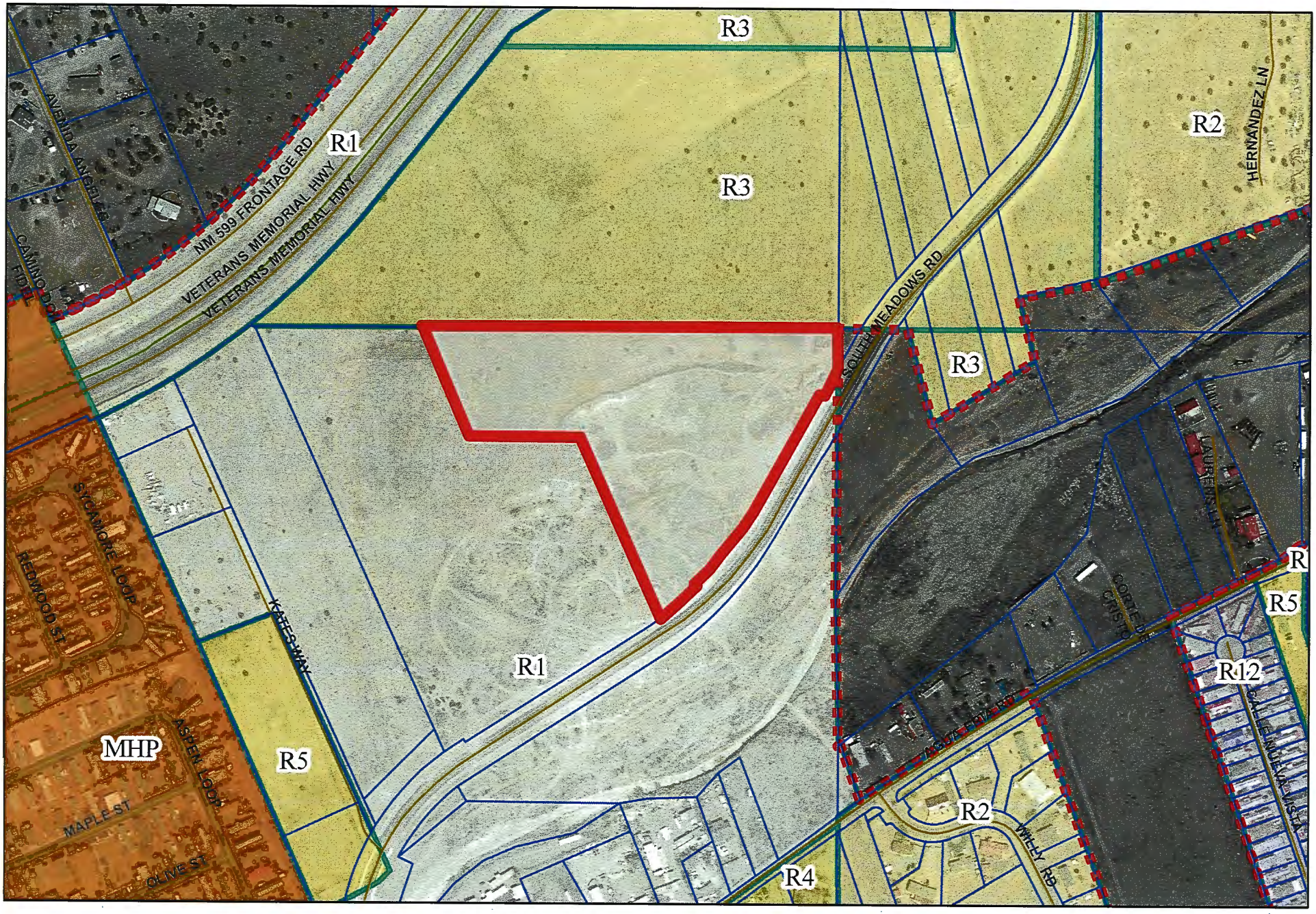


EXHIBIT C-3

Gerhart Apartment Project:
General Plan Amendment/Rezoning Request
Early Neighborhood Notification

The City Code provides for the exchange of information between an applicant for subdivision approval and the area neighborhoods. Eleven points are to be discussed with the neighborhood residents and landowners. This document is intended to address these eleven points.

LOCATION:
The subject site is approximately 11.83-aces in size and is located on South Meadows Road, immediately adjacent to the new Agua Fria Public School (to our west). To the north is land owned by the State Land Office, to the south is land owned by the same owner, and to the east is land owned by the BLM. The subject site is located in the Presumptive City Limits.

REQUEST:
The subject site is currently shown on the land use map as low-density residential. The intent of this application is to re-zone the property to high-density zoning (R-21) for an apartment project that has 240 dwelling units. 36-ft. of height for the building (or 3 stories) is the anticipated height of the structures.

The following is an outline of the eleven discussion points to be considered in the ENN process:

1. **<u>The effect on character and appearance of the surrounding neighborhoods:</u>**

The subject site is adjacent to the new Agua Fria School (which is located to the west). Vacant land is located to the north, south and east. Beyond the Santa Fe River (to the south) single-family homes front Agua Fria. ¼ mile to the west (beyond the school) is the high-density Cottonwood Mobile Home Pal. NM599 is located approximately 600-ft. to the northwest if the subject site.

The project encourages compact urban form as an infill project. It is envisioned that the apartment project combined with the new school will provide a higher density development area where children can walk to school (literally next door), adults can easily access the transportation infrastructure (NM599) to the north to drive to work, and all participants can access the trails network which will be located in the Santa Fe River Corridor.

The buildings will be thee-story in height but will be setback a considerable distance from the S. Meadows Road (approximately 100-ft.). Pedestrian access will be provided to the school and to the SF River Trail network across S. Meadows Rd.

EXHIBIT D-1

2. **Effect on protection of the physical environment:**

A large portion of the site was disturbed and used as a borrow pit for gravel operations during the construction of NM599. As the site experienced significant disturbance, a new project will significantly improve the appearance and circumstances of the area. The site features few if any trees and is not in the flood plain or escarpment district.

3. **Impacts on prehistoric, historic, archaeological or cultural sites, including acequias and the historic downtown:**

The site does not feature historic or archaeological/cultural sites or structures. The project will conform to the City of Santa Fe guidelines for archaeological review.

4. **Relationship to existing density and zoning within the surrounding area:**

The area that surrounds the subject site is largely vacant. The school use is the most important associate use and a high-density apartment project is the perfect complement to the school in order to have a high number of school children walking to school. The Cottonwood Mobile Home Park is located about ¼ mile distance to the site and is another high-density use in relative close proximity to the subject site.

5. **Effects upon parking, traffic patterns, congestion, pedestrian safety, impacts of the project on flow of pedestrians or vehicular traffic and provision of access for the disabled, children, low-income and elderly services:**

The site is located near the new interchange at CR62 and NM599 and fronts the new South Meadows Road, which provides for almost immediate and contemporary access to NM599. South Meadows Road, which will serve as the primary access to the subject site, is newly constructed. In other words, the transportation infrastructure in the area has been designed to accommodate the transportation generated from the proposed use.

Implementation of this project will have no adverse effect on the ability of disabled persons, children, low-income and the elderly to access services.

6. **Effect on the economic base of Santa Fe:**

The project and the construction will have a positive economic benefit to the economic base of Santa Fe. Secondary impacts include jobs created and the sale of building materials for the construction of roads, utilities, home and other buildings. Gross receipts tax will be generated on the sale of retail goods, construction materials locally and on local construction contracts.

The project will also bring a much needed product type to the market in Santa Fe: market rate apartments. The demand for apartments is high and studies show occupancy rates in the mid-90% range (vacancy rates in the 5% range). The proposed project will be meeting an existing market demand.

7. **Effect on availability of affordable housing and availability of housing choice for all Santa Fe residents:**

The project will meet the requirements of the affordable housing ordinance for rental projects.

8. **Effect on services such as fire, police protection, school services, and other public infrastructure elements such as water, power, communications, bus service, commuter or other services or facilities:**

The project will increase the need for police, fire, school and other public services. It will also increase the need for infrastructure such as water, power, sewer, communications and commuter services. The developer is responsible for the cost of installing all infrastructures.

It should be noted that the infrastructure in the area is relatively new. New water and sewer lines are located in South Meadows Road. South Meadow Road is only a few years old and connects to a new interchange at NM599 and CR62.

9. **Impacts on water supply and conservation methods:**

The project will be served by the Sangre de Cristo Water Division and the City of Santa Fe Liquid Waste Division. The apartments will utilize 0.16-afy of water per unit (this compares to 0.25-afy of water for a single family residential unit). Water conservation measures such as water reducing fixtures are used in the buildings, landscaping plants that use low to moderate amounts of water and water harvesting measures.

10. **Effects on opportunities for community integration and social balance through mixed land use, pedestrian oriented design, and linkages among neighborhood and recreational activities and employment centers:**

The project, combined with the location of Agua Fria School and the Santa Fe River trail, will provide an excellent opportunity to connect these thee uses with pedestrian linkages. Given the close proximity to the Agua Fria School site, pedestrian access will be provided to the school for children to walk to school. Pedestrian access and connectivity will be provided to the Santa Fe River Trail network as well which will provide for recreational opportunities.

11. **Effects on Santa Fe's urban form:**

The project encourages compact urban form as an infill project. The best use for the subject site, given the proximity of the new school is high-density residential. This will encourage a great number of students to walk to the new school.

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

Project Name	The Gerhart Apartments
Project Location	2800 South Meadows
Project Description	GPA and Rezoning to build 240 apartments on 11.83 acres
Applicant / Owner	Storm River Properties, Inc.
Agent	Scott Hoeft of Santa Fe Planning Group
Pre-App Meeting Date	1/22/15
ENN Meeting Date	Monday, March 16, 2015
ENN Meeting Location	El Camino Real Academy, 2500 South Meadows Road
Application Type	General Plan Amendment (from Low to High Density Residential) and Rezoning (from R-1 to R-21)
Land Use Staff	Donna Wynant
Other Staff	
Attendance	Approximately 10 neighbors plus 2 representing the developer & one city staff person

Notes/Comments:

Meeting began at 5:45 pm. Donna Wynant introduced the meeting, addressing City procedures for review of the requested applications, including Early Neighborhood Notification meetings. The applicant, Scott Hoeft, introduced himself and his engineer Mike Gomez.

Mr. Hoeft pointed out that a previous ENN was held in 2013 for this proposal. This request involves a General Plan Amendment and a Rezoning which will ultimately be decided by Council. They will then return to the Planning Commission to request approval of a more detailed Development Plan. Since the previous ENN, part of the overall site was sold to the school District (for the El Camino Real Academy) and the new South Meadows Road split off 10 acres of land (mostly floodplain) to the south. That portion was sold to the County to eventually extend the trail along the Santa Fe River. Mr. Hoeft also pointed out the 25 acre property to the north, owned by the State

EXHIBIT D-2

of New Mexico/State Land Office, which may become the site of a new city fire station (per Matt O'Reilly, Public Assets Manager).

Mr. Hoeft then opened the meeting up for questions/comments:

Question: Any archeological study done of the site
Mr. Hoeft: Yes, and nothing of significance was found.

A comment was made about the schools in the area that were already maxed out, such as Agua Fria, Thomas Ramirez and Sweeny. Someone else expressed concern about possibly being kicked out of El Camino Real with any redistricting of the school.

A comment was made about the 3 story height of the buildings and asked if something could be done to make it appear friendlier to the area. Mr. Hoeft stated that the buildings will actually be less in height than the adjacent school. There will be 10 buildings for a total of 240 units.

Question: Will there be a community center to handle events, such as receptions, showers, etc?
Mr. Hoeft: (pointed out the location of the center) We haven't yet gotten into the design of the community center, but will take these things into consideration.

Mr. Hoeft pointed out the City's requirements for open space (250 sq. ft. per unit) which would be just over an acre on site. The ten acres across South Meadow, along the river, will be available for open space that the County will soon buy.

Someone stated that South Meadows is not a safe street to cross to get to the open space/river trail property. Mr. Hoeft said that will need to be looked at for ways to cross safely for pedestrians, bicyclists, etc. He talked about the proposed traffic improvements to include a center turning lane and a decel and acceleration lane.

Discussion about traffic:
Concern was expressed about traffic congestion during peak hours, and that not everyone will use the bypass. Someone said that this project will back up into the school traffic. Agua Fria and South Meadows is a problem.

Mike Gomez, engineer for the project, said that they were there to gather information from people in attendance who knew the streets better than they did and could identify issues.

Question: Will the community be gated?
Mr. Hoeft: Yes.
Discussion followed regarding the stacking and possible congestion at the PM peak hour as people return home from work. Mike Gomez that they expect approximately 96 vehicles throughout that one hour PM peak hour period. Someone expressed their

concern with a gated entry and pointed out problems with Fairway Village which has a gated entry that often backs up with cars waiting to pull in.

Question: What will the average rents be for the proposed development?
Mr. Hoeft: Rents will range from around $900- $1,300 for one, two and three bedroom apartments. There won't be any studio apartments.

Question: Is there any possibility for a pedestrian gate from the development to the school to allow more direct access to the children going to the Academy?
Mr. Hoeft said he just talked to the security person for the school who responded favorably to the idea. Mr. Hoeft therefore thought that the school may have possibly had a change in perspective on the matter.

Question: Since the school attendance at El Camino Real Academy is at capacity, will this development result in a shifting of children from other areas.

Question: Will the development include any affordable housing units?
Mr. Hoeft: Yes, the city requires 15% of the units to be affordable (around 36 units). This is odd since the Housing Trust that does affordable housing in Santa Fe typically wants the units to be in one building, making it easier to manage rather than having them dispersed throughout the development, as the City requires. This will be looked at by the City's Office of Affordable Housing. They actually like to get a fee in lieu of payment since it adds to the cash needed for down payments by new homeowners and security deposits for tenants.

Question: Will the development have access to city water and sewer?
Mr. Hoeft: Yes, the utilities are available in this area from the City. The development will have a water budget of 45 afy with the apartments at approximately .16 afy of water. Water conserving measures will be used in the buildings, and with the landscaping.

Mr. Hoeft said there will be around 459 parking spaces, which is actually around 40-50 spaces over parked.

Question: Will there be an elevator in each of the buildings?
Mr. Hoeft: Yes, there will be.

A member of the public, Linda Trujillo, who is the president of the School Board, said the El Camino Real Academy, which is K-8 school has an enrollment of around 700 students which is why someone questioned whether the school population was increasing or just shifting around. She said more and more children are returning to public schools from private schools. Another member of the public said that there were no plans to expand El Camino Real Academy enrollment, which is currently at capacity.

Question: Does the applicant have any financing to move forward with the project?

Mr. Hoeft: Yes, we do have financial backing. Our first step, is to request the General Plan Amendment and Rezoning from Council, and then come back to request Development Plan approval from the Planning Commission.

Question: Does Gerald Peters own the properties and will he retain ownership?
Mr. Hoeft: Yes, he owns the property, and will retain ownership. He has actually done a similar project in Albuquerque near Coors and Montano.

Question: Will this be a LEED certified project? Will there be any use of solar?
Mr. Hoeft: No, it will not be LEED certified. However, we may reduce the number of parking spaces and use solar panels (similar to how the Academy has placed solar panels in the their parking lot on top of carports.)

Question: Can you incorporate more open space into the development for play space?
Mr. Hoeft pointed out the open space on the property as shown in the open courtyards and the offsite 10 acre park area across South Meadows that the County wants for the river trail.

Meeting adjourned at 7:30.

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

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

Permitted Uses

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

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

Special Use Permits

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

1. Adult day care
2. Clubs & lodges (private)
3. Colleges & universities (residential)
4. Continuing care community
5. Correctional group residential care facility
6. Daycare; preschool; for infants & children (more than 6)
7. Fire stations
8. Grocery stores (neighborhood)
9. Group residential care facility
10. Laundromats (neighborhood)
11. Mobile home; permanent installation
12. Museums
13. Neighborhood & community centers (including youth & senior centers)
14. Nursing, extended care, convalescent, recovery care facilities
15. Personal care facilities for the elderly
16. Police stations
17. Religious assembly (all)
18. Religious educational & charitable institutions (no schools or assembly uses) ☼
19. Schools; elementary & secondary (public & private)
20. Sheltered care facilities

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

Accessory Uses

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

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

Dimensional Standards

Max density	R-10=10; R-12, R-21 & R-29 = 10 dwelling units per acre – or per development plan or special use permit approval (14-7.2(F))
Minimum lot:	Area: Single family: 3,000 square feet (may be reduced to 2,000 square feet if common open space is provided.) Multiple-family: as required to comply with gross density factor.

It is intended that the *common open space* required in single-*family* subdivisions where the *lot* size has been reduced from that of a conventional subdivision be a compensation to occupants for reduced *lot* size. It is further intended that *common open space* be usable and be provided for occupants outside of the *lot* but within the subdivision.

Where the *lot* size is between two thousand (2,000) and four thousand (4,000) square feet, *common open space* is required in an amount such that the sum of the square footage of the *lots* in the *development* plus the sum of the square footage for *common open space*, all divided by the number of single-*family lots*, equals no less than four thousand (4,000) square feet.

Max height:	R-21 & R-29: 24 (36 with development plan or special use permit approval (14-7.2(E)). R-10 & R-2-LD: 24

Within 10 feet of a property line, no point on a structure shall be higher than 14 feet above finished grade at the closest point on the perimeter of the structure. Within 15 feet of a property line, no point on a structure shall be higher than 24 feet above finished grade at the closest point of the perimeter.

Setbacks: Generally established by a development plan approved by the Planning Commission, otherwise: Street 7 (20 for garage or carport); side 5 or 10*; rear 15 or 20% of the average depth dimension of lot, whichever is less

A garage or carport with a vehicle entrance facing the street must be set back 20 feet from the street property line (refer to illustration 14-7.1-3)

(*Within 10 feet of a property line, no point on a structure shall be higher than 14 feet above finished grade at the closest point on the perimeter of the structure. Within 15 feet of a property line, no point on a structure shall be higher than 24 feet above finished grade at the closes point of the perimeter.)

Max lot cover: Multiple-family of 6 or more units: 40

Single-family, two-family or multiple-family of less than 6 units: 40 (70 if private open space is provided (14-7.5(c)(1) increase in maximum lot coverage if private open space is provided.

The intent of private open space is to ensure easily available access to the outdoors in medium- to high-density developments, and to provide for a sufficient sense of privacy. Requirements are as follows:

The maximum lot coverage may be increased in accordance with Table 14-7.2-1 if qualifying private open space for each dwelling unit is provided as follows:

(a) for *lots* in R-10, R-12, R-21 and R-29, an amount not less than thirty percent of the total *gross floor area* of that *dwelling unit*.; and

(2) balconies, roof decks or roofed areas such as porches or portals may be included as twenty-five percent of the required private open space;

(3) private open space does not include parking areas, driveways or related access for automobiles or stormwater ponding areas;

(4) the minimum dimension for required private open space shall not be less than twelve (12) feet;

(5) finished grade for required private open space shall have a slope no greater than one (1) vertical foot in ten (10) horizontal feet; and

(6) accessory dwelling units shall also be required to meet the private open space criteria in this Subsection 14-7.5(C); provided, however, that private open space for the accessory dwelling unit does not have to be physically separated from the private open space for the primary dwelling unit, and up to fifty percent of the private open space required for the accessory dwelling unit may be the same private open space provided for the primary dwelling unit; and

(7) there are no planting requirements for private open space.

Minimum Qualifying Open Space

Detached single family dwellings or multiple family dwellings: 250 square feet of common and / or private open space per unit.