City of Santa Fe

# Agenda

CITY CLERK'S OFFICE
DATE 2/10/15 TIME 3:07pm

***AMENDED***

**PLANNING COMMISSION**
**Thursday, February 19, 2015 - 6:00pm**
**City Council Chambers**
**City Hall 1st Floor - 200 Lincoln Avenue**

**A. ROLL CALL**
**B. PLEDGE OF ALLEGIANCE**
**C. APPROVAL OF AGENDA**
**D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

**MINUTES: December 18, 2014 (POSTPONED FROM JANUARY 8, 2015)**
**January 8, 2015**

**FINDINGS/CONCLUSIONS:**

**Case #2014-94. Hart Business Park- Phase II Final Subdivision Plat.**
**Case #2014-104. 2504 and 2505 Siringo Lane Rezoning.**
**Case #2014-107. 1503 Summit Ridge Variances.**
**Case #2014-111. Hands of America Lot Split.**
**Case #2014-109. Hands of America General Plan Amendment.**
**Case #2014-110. Hands of America Rezoning.**

**E. OLD BUSINESS**
**F. NEW BUSINESS**

1. **Case #2014-118. Delgado Compound Preliminary Subdivision Plat.** David Smith, representing Next Wave Ventures, requests Preliminary Subdivision Plat approval to create four lots located at 209 and 211 Delgado. The 0.66 acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay) (Dan Esquibel, Case Manager)

2. **Case # 2014-119. Ross' Peak Final Subdivision Plat.** James W. Siebert & Associates, agents for Ross' Peak, LLC, request approval of a Final Subdivision Plat for 200 lots located on 31.72± acres on Tracts 12 and 13 in Los Soleras. Tract 12 is zoned R-12 and Tract 13 is zoned R-6. The tracts are located south of the Governor Miles and Railrunner Road intersection, immediately east of the Arroyo de los Chamisos. The Preliminary Subdivision Plat was approved by the Planning Commission on August 7, 2014. (Zach Thomas, Case Manager) ***(POSTPONED TO PLANNING COMMISSION MEETING IN MARCH)***

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

City of Santa Fe

# Agenda

CITY CLERK'S OFFICE
DATE 1/28/15 TIME 1:25pm
RECEIVED BY Geraldine Gurule
RECEIVED BY Felicia Martinez

**PLANNING COMMISSION**
**Thursday, February 19, 2015 - 6:00pm**
**City Council Chambers**
**City Hall 1st Floor - 200 Lincoln Avenue**

**A. ROLL CALL**
**B. PLEDGE OF ALLEGIANCE**
**C. APPROVAL OF AGENDA**
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1. **Case #2014-118. Delgado Compound Preliminary Subdivision Plat.** David Smith, representing Next Wave Ventures, requests Preliminary Subdivision Plat approval to create four lots located at 209 and 211 Delgado. The 0.66 acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay) (Dan Esquibel, Case Manager)

2. **Case # 2014-119. Ross' Peak Final Subdivision Plat.** James W. Siebert & Associates, agents for Ross' Peak, LLC, request approval of a Final Subdivision Plat for 200 lots located on 31.721 acres on Tracts 12 and 13 in Los Soleras. Tract 12 is zoned R-12 and Tract 13 is zoned R-6. The tracts are located south of the Governor Miles and Railrunner Road intersection, immediately east of the Arroyo de los Chamisos. The Preliminary Subdivision Plat was approved by the Planning Commission on August 7, 2014. (Zach Thomas, Case Manager)

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

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

## G. STAFF COMMUNICATIONS
## H. MATTERS FROM THE COMMISSION
## I. ADJOURNMENT

**NOTES:**

1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

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

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SUMMARY INDEX
CITY OF SANTA FE
PLANNING COMMISSION
February 19, 2015


| *ITEM* | *ACTION* | *PAGE* |
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| APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS | | |
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| MINUTES – JANUARY 8, 2015 | Approved [amended] | 2 |
| FINDINGS OF FACT AND CONCLUSIONS OF LAW | | |
| Case #2014-94 Hart Business Park – Phase II Final Subdivision | Approved | 3 |
| Case #2014-104 504 and 2505 Siringo Lane Rezoning | Postponed to 03/19/15 | 3-5 |
| Case #2014-107 1503 Summit Ridge Variances | Approved | 5 |
| Case #2014-111 Hands of America Lot Split | Approved | 5 |
| Case #2014-109 Hands of America General Plan Amendment | Approved | 5 |
| Case #2014-110 Hands of America Rezoning | Approved | 6 |
| OLD BUSINESS | None | 6 |
| NEW BUSINESS | | |
| CASE #2014-118. DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT. DAVID SMITH, REPRESENTING NEW WAVE VENTURES, REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL TO CREATE FOUR LOTS LOCATED AT 209 AND 211 DELGADO. THE 0.66 ACRE PROPERTY IS ZONED RC-8AC (RESIDENTIAL COMPOUND, 8 DWELLING UNITS PER ACRE, ARTS AND CRAFTS OVERLAY) | Approved | 6-7 |

| ITEM | ACTION | PAGE |
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| CASE #2014-121. BLUE BUFFALO REZONING. JAMES W. SIEBERT & ASSOCIATES, INC., AGENTS FOR BLUE BUFFALO, REQUESTS REZONING APPROVAL 16.53± ACRES FROM C-1 PUD (OFFICE AND RELATED COMMERCIAL, PLANNED UNIT DEVELOPMENT) AND R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE) TO RESIDENTIAL, 29 DWELLING UNITS PER ACRE) TO BUILD APPROXIMATELY 450 APARTMENT UNITS. THE PROPERTY IS LOCATED AT 2725 AND 2639 AGUA FRIA STREET AND INCLUDING TWO ADJOINING PROPERTIES TO THE EAST | Recommended Denial | 52-53 |

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| STAFF COMMUNICATIONS | Information/discussion | 53-54 |
| MATTERS FROM THE COMMISSION | None | 54 |
| ADJOURNMENT | | 54 |

**MINUTES OF THE MEETING**
**OF THE**
**PLANNING COMMISSION**
**February 19, 2015**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Michael Harris, at approximately 6:00 p.m., on Thursday, February 19, 2015, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

## A. ROLL CALL

**MEMBERS PRESENT:**
Commissioner Michael Harris, Chair
Commissioner Renee Villarreal, Vice-Chair
Commissioner Dan Pava, Secretary
Commissioner Lisa Bemis
Commissioner Brian Patrick Gutierrez
Commissioner John Padilla
Commissioner Angela Schackel-Bordegary
[Vacancy]

**MEMBERS EXCUSED:**
Commissioner Lawrence Ortiz

**OTHERS PRESENT:**
Lisa Martinez, Director, Land Use Department
Tamara Baer, Planner Manager, Current Planning Division – Staff liaison
Zachary Shandler, Assistant City Attorney
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

## B. PLEDGE OF ALLEGIANCE

## C. APPROVAL OF AMENDED AGENDA

Ms. Baer noted that the case regarding Ross's Peak has been postponed, and will be discussed at the Planning Commission meeting of March 19, 2015.

**MOTION:** Commissioner Padilla moved, seconded by Commissioner Villarreal, to approve the Amended Agenda, as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

## D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

### 1. MINUTES – DECEMBER 18, 2014
### MINUTES – JANUARY 8, 2015

The following corrections were made to the minutes of December 18, 2014:

Page 1, under Others Present, correct as follows: "....Elizabeth Martin for Melessia...."
Page 1, under audience, correct as follows: "Linda ~~Zenke~~ Zempke.."

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Bemis, to approve the minutes of the meeting of December 18, 2014, as amended.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

The following corrections were made to the minutes of January 8, 2015:

Page 2, under vote for Approval of Consent Agenda, the vote was [6-0].
Page 20, paragraph 4, line 3, correct as follows: "...rural ~~peace~~ piece.."
Page 20, paragraph 4, line 6, correct as follows: "..zoning ~~chosen~~ was...
Page 21, paragraph 1, line 3, "... ~~or~~ are....."
Page 25, paragraph 6, line 2, correct as follows: "..heirs of ~~Riztsky~~ Litzchke.."
Page 30, paragraph 9, line 5, correct as follows: ...~~serve~~ service..."

**MOTION:** Commissioner Pava moved, seconded by Commissioner Villarreal, to approve the minutes of the meeting of January 8, 2015, as amended.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

## 2. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A copy of the Findings of Fact and Conclusions of Law in Case #2014-94, Hart Business Park – Phase II Final Subdivision Plat, is incorporated herewith to these minutes as Exhibit "1."

A copy of the Findings of Fact and Conclusions of Law in Case #2014-104, 2504 and 2505 Siringo Lane Rezoning, is incorporated herewith to these minutes as Exhibit "2."

A copy of the Findings of Fact and Conclusions of Law in Case #2014-107, 1503 Summit Ridge Terrain Management Variance, is incorporated herewith to these minutes as Exhibit "3."

A copy of the Findings of Fact and Conclusions of Law in Case #2014-109 Hands of America General Plan Amendment, Case #2014-109 Hands of America Rezoning to C-1, and Case #2014-111 Hands of America Lot Split, are incorporated herewith to these minutes as Exhibit "4."

### a. Case #2-14-94. Hart Business Park - Phase II Final Subdivision Plat

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Schackel-Bordegary, to approve the Findings of Fact and Conclusions of Law in Case #2014-94 Hart Business Park – Phase II Final Subdivision Plat, as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

### b. Case #2-14-104. 2504 and 2505 Siringo Lane Rezoning

**MOTION:** Commissioner Schackel-Bordegary moved, seconded by Commissioner Villarreal, to approve the Findings of Fact and Conclusions of Law in Case #2014-104, 2504 and 2505 Siringo Lane Rezoning as presented.

**FRIENDLY AMENDMENT**: Chair Harris said he disagrees with some of the Findings of Fact, and offered the following corrections as follows:

1. Finding #19, line 2, correct as follows: "..public funds ~~had~~ have been used and are being used... Chair Harris said on page 22 of the minutes of January 8, 2015, Mr. Duran states, "*As far as the utilities are concerned, they are maintained by the City because they go out there and they clean out the sewer lines, and read the meters and clean the streets. So they are maintained by the City.*" He said Mr. Duran goes on to talk about the streets and the sewer line and the water. He said, "Basically, the applicant who lives on Siringo Lane is acknowledging that those public improvements have been and are being maintained by the City of Santa Fe. So I propose that is a more accurate statement of fact."

2. Finding #20. Chair Harris said, "I disagree with that, because in the Staff Report for that session, and I'm reading from the Staff Report, *'Upon discussing the matter among City staff, and then parenthetically they list 7 staff members, it has been determined that regardless of previous actions taken by the City to improve Siringo Lane, it is not a public street.'* And then it goes on in the next paragraph where it talks about whether it is a private street or private lane, and the closing sentence reads, *'As such, current ownership or maintenance responsibility of Siringo Lane cannot be determined at this time.'* So again, I disagree with the statement that Siringo Lane, despite the use of the word may, 'Siringo Lane may be considered.' I would propose that 20 read, '**Siringo Lane is not a public street and ownership of this 80 foot wide corridor is unknown.**' I believe that's the fact.

3. New Finding #21. Chair Harris said, I would like to propose one more finding. Finding #21, which is, *'No public right-of-way or utility easement as defined in Code 14-12 are in place for any portion of Siringo Lane.* And if we agree, underline 'public right-of-way and utility easement,' those should be considered definitions. They are definitions defined in Article 14-12. s have been and are.

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

**CONTINUATION OF DISCUSSION ON THE MOTION, AS AMENDED:** Chair Harris said, "So those are my comments, and Mr. Shandler, do you have any other thing you want to add to that."

Mr. Shandler said, "No, Mr. Chairman, I struggle to get it right. We talked with staff and we had some back and forth, so we'll make those changes for your signature."

Chair Harris said, "Okay. And it's appropriate. Commissioners is there any confusion about what I said, or clarification needed."

Commissioner Villarreal said, "Mr Chair, as long as that language that you wrote in for #21 is placed on the next agenda, so we'll see that amendment the next time, and we will vote on it then. Is that correct."

Mr. Shandler said, "Mr. Chair, my computer is upstairs, so if you want me to go upstairs and type up some new documents, I would be happy to do that. Or if you want to wait until the next meeting."

Chair Harris said, "I think your presence is important, and I think we should wait, and I believe this case could stand the delay, quite frankly. Thank you."

Mr. Shandler said, "Yes sir."

Commissioner Pava said, "Since I was the one struggling with the motions, amended motions and amended amended motions, I would like to concur with your comments. I would also like to publicly thank

Mr. Shandler for taking all that we were struggling with and putting into a cohesive, legible and understandable format, so thank you very much."

Chair Harris said, "I agree. Thank you."

**THE MOTION AND SECOND WERE WITHDRAWN:** The maker and second withdrew their motion and second.

**MOTION:** Commissioner Schackel-Bordegary moved, seconded by Commissioner Padilla, to postpone action on Case #2014-104, 2504 & 2505 Siringo Lane Rezoning to R-3, to the next meeting of the Planning Commission on March 19, 2015.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

### c. Case #2014-107. 1503 Summit Ridge Variances

**MOTION:** Commissioner Schackel-Bordegary moved, seconded by Commissioner Padilla, to approve the Findings of Fact and Conclusions of Law in Case #2014-107, 1503 Summit Ridge Variances as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

### d. Case #2014-111. Hands of America Lot Split

**MOTION:** Commissioner Padilla moved, seconded by Commissioner Villarreal, to approve the Findings of Fact and Conclusions of Law in Case #2014-111, Hands of America Lot Split, as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

### e. Case #2014-109. Hands of America General Plan Amendment

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Pava, to approve the Findings of Fact and Conclusions of Law in Case #2014-109, Hands of America General Plan Amendment, as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

### f. Case #2014-110. Hands of America Rezoning

**MOTION:** Commissioner Padilla moved, seconded by Commissioner Schackel-Bordegary, to approve the Findings of Fact and Conclusions of Law in Case #2014-110, Hands of America Rezoning, as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

## E. OLD BUSINESS

There was no Old Business.

## F. NEW BUSINESS

### 1. CASE #2014-118. DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT. DAVID SMITH, REPRESENTING NEW WAVE VENTURES, REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL TO CREATE FOUR LOTS LOCATED AT 209 AND 211 DELGADO. THE 0.66 ACRE PROPERTY IS ZONED RC-8AC (RESIDENTIAL COMPOUND, 8 DWELLING UNITS PER ACRE, ARTS AND CRAFTS OVERLAY). (DANIEL ESQUIBEL, CASE MANAGER.

A Memorandum, with attachments, prepared February 6, 2015, for the February 19, 2015 meeting, to the Planning Commission, from Daniel Esquibel, Land Use Planner Senior, Current Planning Division, regarding this case is incorporated herewith to these minutes as Exhibit "5."

Daniel Esquibel presented information in this case. Please see Exhibit "5 ," for specifics of this presentation.

**Public Hearing**

**Presentation by the Applicant**

**David Smith, 233 Delgado, owner was sworn**. Mr. Smith said, "Dan pretty well summed it up. There is a piece property here with 2/3 acre with 4 dwelling units on it. The dwelling units, some date back to the 1930's, a duplex, two single-family units. We propose to subdivide this into 4 lots, 2 of which will have existing structures on them which be remodeled at some point. And this will create 2 additional lots with no immediate plans for development or building on them, but the existing structures will be remodeled over the next year or so. I'd be glad to answer any questions."

## Speaking to the Request

There was no one speaking to the request.

## The Public Testimony Portion of the Public Hearing Was Closed

Commissioner Padilla said, "Question for staff. The Santa Fe Homes Program – we are looking at a fee-in-lieu of. Is that correct."

Mr. Esquibel said he believes the Applicant has signed an agreement that was accepted by the Santa Fe Homes Program, but he will let the Applicant discuss that with you.

Mr. Smith said, "That is exactly right. A fee-in-lieu for possible future dwelling units. Even though there were 4 units already on the property and there will eventually be 4 more units, the determination was that there would be a fee paid for additional structures/ residences."

Chair Harris asked, "Mr. Smith, then do you understand and accept all the conditions proposed by staff."

Mr. Smith said, "Yes, I do."

**MOTION:** Commissioner Padilla moved, seconded by Commissioner Villarreal, to approve Case #2014-118, Delgado Compound Preliminary Subdivision Plat, with all conditions as set out in the Staff Report [Exhibit "5"].

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

**2. CASE #2014-119. ROSS PEAK FINAL SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENTS FOR ROSS'S PEAK, LLC, REQUESTS APPROVAL OF A FINAL SUBDIVISION PLAT FOR 200 LOTS LOCATED ON 31.72 ± ACRES ON TRACTS 12 AND 13 IN LOS SOLERAS. TRACT 12 IS ZONED R-12 AND TRACT 13 IS ZONED R-6. THE TRACTS ARE LOCATED SOUTH OF THE GOVERNOR MILES AND RAILRUNNER ROAD INTERSECTION, IMMEDIATELY EAST OF THE ARROYO DE LOS CHAMISOS. THE PRELIMINARY SUBDIVISION PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 7, 2014. (ZACH THOMAS, CASE MANAGER) (POSTPONED TO PLANNING COMMISSION MEETING IN MARCH)**

A Memorandum prepared February 11, 2015 for the February 19, 2015 Meeting of the Planning Commission, to the Planning Commission, from Zach Thomas, Senior Planner, Current Planning Division, indicating this case is postponed to the March Planning Commission Meeting, is incorporated herewith to these minutes as Exhibit "6."

3. **<u>CASE #2014-121</u>. BLUE BUFFALO GENERAL PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, INC., AGENTS FOR BLUE BUFFALO, REQUEST APPROVAL OF A GENERAL PLAN FUTURE LAND USE MAP AMENDMENT TO CHANGE THE DESIGNATION OF 16.53± ACRES FROM OFFICE AND RMTN (RURAL MOUNTAIN, 1 DWELLING UNIT PER ACRE) TO HIGH DENSITY RESIDENTIAL (12-29 DWELLING UNITS PER ACRE). THE PROPERTY IS LOCATED AT 2725 AND 2639 AGUA FRIA STREET AND INCLUDING TWO ADJOINING PROPERTIES TO THE EAST. (DONNA WYNANT, CASE MANAGER)**

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

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

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

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

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

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

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

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

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

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

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

**Public Hearing**

**Presentation by the Applicant**

*All those speaking were sworn en masse*

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

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

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

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

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

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

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

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

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

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

Eric Faust continued, "The size for our apartments, average about 850 sq. ft. We have 8 units that are over 1,400 sq. ft., and 8 units that are about 1,250 sq. ft. Everything else is 560 to1,150 sq. ft., and 95% are two bedrooms or less, and that sort of fits with the younger demographic that we're talking about. Our expected rents are such that 90% of the units should be affordable for households earning 80% of the are median income. So keeping them small makes them more affordable and more attractive for younger people."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Speaking to the Request**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**<u>The Public Testimony Portion of the Public Hearing Was Closed</u>**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Commissioner Pava said, "That was very helpful and I just wanted to get some sense of the level of services that the buses provide currently. Thank you very much."

- Mr. Pava said, "Question for staff. I understand from the Staff Report that 278 units could be built today, and is that without approval of the Planning Commission or the Council, because of the current zoning C-1."

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

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

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

- Commissioner Pava said, "Then about 36 feet, a little less than maybe 3 stories, or if you built into the ground, 3 stories."

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

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

- Commissioner Pava said it's something we could deal with later.

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

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

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

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

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

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

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

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

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

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

- Commissioner Pava said, "Thank you, Mr. Siebert for reemphasizing that this is a conceptual exercise and we should look at it that way. That's the end of my comments, Mr. Chair, and thank you very much."

- Commissioner Villarreal said, "I just want to thank everybody for being here tonight. This is an example of democracy because we of the community get a chance to speak and express our opinions about what we think about something that may or may not affect us directly. I appreciate your time. It's late. And I also wanted to thank the developers, because you don't see very often developers who live and stay here when they develop something. Most of them leave, and some

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

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

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

  Eric Faust said,"I"m working with it from memory, but the number of apartments is about13,000 in Santa Fe, so this would be a 3-5% increase in that. If that's one of the numbers you're looking for. Some of that data, as far as being available for rent and how much, the *Santa Fe Trends* does have a little bit of data on which demographics are undersized or oversized in housing. All of the studies I've looked at really haven't.... they've just take into account the people that live here right now and the number of apartments right now. And it's really not addressing at all that 400-500 houses that we are raising every year."

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

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

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

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

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

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

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

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

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

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

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

- Commissioner Villarreal said, "I would suggest that you look at how it's integrated with the rest of the units, because that's how affordable housing works. They don't separate people in a segregated area of the development, so that's just something to note."

- Commissioner Villarreal said, "Lastly, the connectivity and trail system. I use that trail for transportation and also for exercise. It's a great amenity for the area. I can't wait for it to get funded. And there was talk about the County going to be moving forward, which is great news. I'm just curious. What is the likelihood of the developers wanting to provide funding for the bridge that they talk about – the construction that would need to occur, because there's no way to actually access the trail. I was curious if you have actually considered paying for it."

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

- Commissioner Villarreal said, "That would be a big cost to the County, because I used to work for them, and acquisitions and rights-of-way are not cheap, so that's one piece they would be able to provide, but the other piece is their commitment to the trail."

- Commissioner Villarreal continued, "I struggled with this demand for housing, and that's why I asked those questions at the beginning about the data that says we need more rentals and what the current housing stock is. I also think there is a lot of housing in Santa Fe, not necessarily cheap, in rentals. That being said, I'm just struggling with the idea. It's like the chicken or the egg, what comes first. And growing up here, a lot of the people I grew up with are gone. They don't live here, and it's not because they can't find housing that is affordable, it's mostly because we don't have jobs for them here. I'm lucky to be here, and I'm fortunate to have a job that I can be able to pay my mortgage, but a lot of people I know cannot. And it's really about job creation."

- Commissioner Villarreal continued, "And so when I think about this, I think it's not really capturing an accurate picture of supply and demand. If we had jobs for young professionals like you speak of, then there would actually be a need for that supply and there would be a demand for it. Until the City really begins to solve the problem with the lack of jobs for qualified young people, specifically young locals who would love to be able to stay and be close to their families, I'm not sure if we're ready to address new housing possibilities of this scale and magnitude. I think if we

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

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

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

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

  Ms. Baer said it is 15%.

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

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

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

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

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

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

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

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

  Eric Faust said yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

  Mr. Romero asked for clarification of the question.

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

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

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

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

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

  Mr. Romero said yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Baer said she is trying to remember.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

  Mr. Romero said that is correct.

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

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

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

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

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

- Commissioner Gutierrez said, "Question for staff. In the Conclusion, and I think Mr. Martinez brought this up, the 5th paragraph on page 20 of 22, it says, '*It should be noted that the Long Range Planning Division, under the Housing and Community Development Department, expressed serious reservations regarding the proposed density of the development. It was their position that the density as proposed would be more appropriately located in closer proximity to commercial service.*' This is a conclusion they made recently and for this case."

  Ms. Baer said that is correct.

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

  Ms. Baer said, "Yes."

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

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

- Chair Harris said, "And we know we're *quasi-judicial*, we've heard that sermon any number of times, so it seems like an appropriate analogy."

- Commissioner Villarreal said, "I was curious if you would clarify, if this were to be denied, the Applicants would move on to the City Council, or do they have an option to rethink some aspects of the proposal at that time."

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

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

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

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

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

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

Mr. Shandler said, "Yes."

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

Mr. Shandler said, "Yes. And once your discussion continues, I was going to prompt the mover of the Motion to give me a couple of sentences. So, what I'm focusing on, is that the approval criterial for the General Plan has several things in the Report. And maybe one of them that may be applicable to the motion, assuming it prevails, is that it has to show that it is a contribution to a coordinated, adjusted and harmonious development of Santa Fe, that in accordance with existing and future needs, best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as the efficiency of the economy in the process of the development. So perhaps there are concepts there that may help you build your sentences."

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

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

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

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

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

Finding No. 1. The criteria set forth in 14-3.2(E), for all General Plan Amendments are not met by this application.

Finding No. 2. The General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.

Finding No. 3 The General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.

Finding No. 4 The General Plan Amendment appears to meet the criteria for affordable housing, compact urban form and similar sustainability goals; however, this is not an appropriate location in terms of its context and intensity, and is therefore not consistent with the Santa Fe General Plan as noted in the Staff Report by the Long-Range Planning Staff.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## G. STAFF COMMUNICATIONS

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

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

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

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

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

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

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

Ms. Baer said she doesn't know, and hasn't heard that.

Chair Harris said he wants to find out what Long Range Planning is up to.

Ms. Baer asked if the Chair would like to have the Long Range Planning Division on the March 19, 2015 meeting agenda.

Chair Harris said yes, because that looks as if it will be the lightest agenda.

Responding to staff, Chair Harris said we'll do our cases first and then they can make their presentation.

Ms. Baer said at the March 19th meeting, we probably will be hearing the case that was postponed tonight, the Ross's Peak Final Subdivision Plat.

## H. MATTERS FROM THE COMMISSION

Commissioner Schackel-Bordegary asked if we are requesting something specific from the Long Range Planning Division.

Chair Harris said he wants to hear about the status of work – the process they are engaged in, the focus of the General Plan. He said, "We need a detailed update."

Commissioner Villarreal would like to add how they can engage better in these current planning cases, because "I do think I actually disagree. I think they do have the liberty on their point of view, but I don't think it was presented in the right way for this packet. I do think they have a perspective that we need to hear... and it may be looking at traffic issues and streets." She said she thinks they are well placed to give us information on traffic flow, housing stock, housing needs/demands.

## I. ADJOURNMENT

There was no further business to come before the Commission, and the meeting was adjourned at approximately 11:00 p.m.

**Michael Harris, Chair**

Melessia Helberg, Stenographer

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

Case #2014-94
4501 Hart Road (Hart Business Park) Preliminary Subdivision Plat
Owner's Names- CCSF/599 LLC
Agent's Name- James W. Siebert and Associates

THIS MATTER came before the Planning Commission (Commission) for hearing on January 8, 2015 upon the application (Application) of James W. Siebert and Associates as agent for CCSF 599 LLC (Applicant).

The Applicant is requesting Final Subdivision Plat to divide 12.03+/- acres at 4501 Hart Road (Property) into six lots. The Property is located within the Hart Business Park, between NM 599 and Hart Road. The Property is zoned I-1 (Light Industrial). Preliminary Subdivision Plat approval was granted on August 7, 2014. Findings for that case were approved by the Planning Commission on September 11, 2014.

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

## FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant; there were no members of the public in attendance to speak.
2. Pursuant to Santa Fe City Code (Code) §14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats and development plans.
3. Pursuant to Code §14-3.7(A)(1)(b) subdivisions of land must be approved by the Commission.
4. Code §14-3.7 sets out certain general principles governing the subdivision of land and establishes certain standards and procedures for the Commission's review and approval of a final subdivision plat [Code §14-3.7(B)(4)] and criteria for the Commission's approval [Code §14-3.7(C)] (collectively, the Applicable Requirements).
5. Code §14-9 sets out infrastructure design, improvement, and dedication standards and requirements.
6. Code §14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code §14-3.1(F) for subdivision plats.
7. Code §14-3.1(F)(2)(a)(v) requires an ENN for subdivision plats, except for final subdivision plats for which ENN procedures were followed at the preliminary plat review stage.
8. An ENN meeting on the Applicant's application for preliminary plat approval was held on May 5, 2014 at the Southside Library at 6599 Jaguar Drive; therefore no ENN is required for final subdivision plat approval in this case.
9. The preliminary subdivision plat was approved by the Commission on August 7, 2014.

Exhibit "1"

10. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the final subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.
11. The Staff Report's condition on building a connecting street is not adopted.
12. Pursuant to Code § 14-9.2(C)(6), a connecting street is not warranted because a 100 foot diameter cul de sac and 20 foot wide emergency stub-out will be constructed in accordance with the Fire Marshal's comments on the Final Plat.
13. The Fire Marshal provided that the cul de sac would meet the standards required by the Fire Department.
14. There is not a real advantage to having a 52 foot right of way because of the topography of the land, nature of the subdivision and the traffic pattern.
15. Pursuant to Code § 14-9.2(D)(8), a cul de sac may be constructed due to the topography, minimizing soil disturbance, lot configurations and previous development patterns.
16. The topography factors include: (a) 30% slopes, (b) that affects the fifty-two foot right of way and (c) that affects the ponds and spillway.
17. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

## CONCLUSIONS OF LAW

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

1. The Commission has the authority under the Code to approve the final subdivision plat for the Property.
2. The Applicable Requirements have been met.

**WHEREFORE, IT IS ORDERED ON THE 19th OF FEBRUARY 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

That the final subdivision plat for the Property is approved, subject to Staff's Conditions and the Commission's condition of requiring a cul de sac instead of a connecting street.

_____ _____
Michael Harris Date:
Chairperson

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

_____ _____
Zachary Shandler Date:
Assistant City Attorney

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

Case #2014-104
2504 & 2505 Siringo Lane Rezoning to R-3

Owner's Name – Daniel Smith and Robert & Sarah Duran
Applicant's Name –Daniel Smith & Linda Duran

THIS MATTER came before the Planning Commission (Commission) for hearing on January 8, 2015 upon the application (Application) for Daniel Smith (Applicant) and Linda Duran as agent Robert & Sarah Duran (Applicant).

Applicants request rezoning of two 1-acre parcels from R-1 (Residential – 1 dwelling unit per acre) to R-3 (Residential – 3 dwelling units per acre). The two parcels are currently developed with residential uses and are located at 2504 and 2505 Siringo Lane.

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

## FINDINGS OF FACT

### General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
3. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
4. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
5. An ENN meeting was held on the Application on October 17, 2014 at the LaFarge Public Library.
6. Notice of the ENN meeting was properly given.
7. The ENN meeting was attended by the Applicant and City staff; there were seven members of the public in attendance and no concerns were raised.

Exhibit "2"

8. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed rezoning.
9. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map).
10. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
11. Code §14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.
12. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following facts:

(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 Plan or other adopted City plans [Code §14-3.5(C)(1)(a)].*

There was not an error in the original zoning, however, the General Plan Future Land Use Map designates the area as Low Density Residential (3-7 dwelling units per acre). The proposed rezoning will bring the zoning into conformance with the land use designation. Furthermore, several of the surrounding and contiguous properties are zoned at higher densities and have been subdivided into parcels smaller than 1 acre. The small increase in density makes efficient use of existing infrastructure and will allow one of the Applicants to live in close proximity to their daughter for mutual support. Policy 5-1G-1 of the General Plan states one goal is to: "[p]reseve the scale and character of established neighborhoods, while promoting appropriate community infill and affordable housing."

(b) *All the rezoning requirements of Code Chapter 14 have been met [Code §14-3.5(C)(1)(b)].*

All the rezoning requirements of Code Chapter 14 have been met.

(c) *The proposed rezoning is consistent with the applicable policies of the Plan [Section 14-3.5(C)(1)(c)].*

The existing zoning of the parcels (Residential – 1 unit per acre) is not consistent with the existing land use designation of Low Density Residential (3-7 dwelling units per acre). The proposed rezone to R-3 (Residential – 3 units per acre) will make the zoning consistent with the future land use designation.

(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 [Code §14-3.5(C)(1)(d)].*

The General Plan Future Land Use designation of Low Density Residential (3-7 units per acre) anticipates a density that is higher than would otherwise be allowed by the current R-1 zoning. The proposed rezoning will bring the zoning of the parcels into conformance with the General Plan Future Land Use designation and thus in line with the growth rate anticipated by the General Plan.

(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 [Section 14-3.5(C)(1)(e)];*

Infrastructure and public facilities are available to serve the proposed development of the property. Any new development will require connection to the City water and sewer.

13. The Commission has considered the criteria established by Code §§14-3.5(D) and finds, subject to the Conditions, the following facts:
    (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.*
    The proposed rezone from R-1 to R-3, while increasing the potential density of the area, will not allow uses otherwise prohibited under current zoning or significantly change the character of the area. The subject parcels are surrounded by properties within the R-1, R-2, R-3 and R-5 zoning districts, all of which permit the development of residential uses at the identified densities consistent with the character of the area. The proposed rezone encompasses an area of 2 acres consistent with the minimum acreage required for rezoning.
14. Code §14-9.2(B)(3) establishes the criteria to be applied by the Commission in its review of innovative street designs.
15. Innovative street design in the Code authorizes the consideration of street designs that are not included among the street types and street sections described in Code § 14-9.2.
16. There were statements made at the public hearing by Staff, the Applicant and the Rancho Siringo Neighborhood Association regarding the unique nature and history of Siringo Lane.
17. Siringo Lane is a unique street with a particular history, originating as an area of large rancheros, which eventually developed into an infill area, but maintained a strong rural character.
18. Due to this history, an innovative street design designation is applicable and staff's recommended condition regarding sidewalk construction and ten foot easements is not required.
19. There were statements made at the public hearing by Staff, the Applicant and the Rancho Siringo Neighborhood Association that public funds had been used to create public benefits, such as City water and sewer and City staff cleaning the street, for Siringo Lane.
20. Siringo Lane may be considered a public lane because there have been public benefits provided to this lane.

## CONCLUSIONS OF LAW

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

General

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

The Rezoning

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

**WHEREFORE, IT IS ORDERED ON THE _____ DAY OF FEBRUARY, 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

A. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to R-3.
B. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it adopt a finding that Siringo Lane has innovative street design.

_____ _____
Michael Harris Date:
Chair

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Zachary Shandler Date:
Assistant City Attorney

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

Case #2014-107
1503 Summit Ridge Terrain Management Variance
Applicant's Name – Kyle and Rebecca Lamb

THIS MATTER came before the Planning Commission (Commission) for hearing on January 8, 2015 upon the application (Application) of Kyle and Rebecca Lamb (Applicant). The Applicant seeks the Commission's approval for a variance from City of Santa Fe (City) Land Development Code (Code) Section 14-8.2(D)(2)(b) terrain management regulations to construct a single family residence on slopes exceeding 30% percent and Section 14-8.2(D)(3)(b) having more than one half of the building footprint on slopes exceeding 20% percent. The property is zoned R-1 (Residential- One Dwelling Unit per Acre) and is located entirely within the Escarpment Overlay District.

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

## FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and members of the public interested in the matter.
2. SFCC §14-2.3(C)(5)(a) authorizes the Commission to review and grant or deny requests for variances from the Ordinance in compliance with SFCC §14-3.16.
3. SFCC §14-3.16(B) authorizes the Commission to approve, approve with conditions or deny the variance based on the Application, input received at the public hearing and the approval criteria set forth in SFCC §14-3.16(C).
4. Pursuant to SFCC §14-3.1(F)(2)(a)(vii) an Early Neighborhood Notification (ENN) meeting is not required for variances requesting construction of an individual single-family dwelling and appurtenant accessory structures.
5. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the Commission approve the variances, subject to certain conditions (the Conditions) set out in such report.
6. The information contained in the Staff Report and the testimony and evidence presented at the hearing is sufficient to establish with respect to the Applicant's request for a variance from the requirements of SFCC §14-3.16(C) that: (1a) existing topography does not contain sufficient area with a minimal slope to the meet the terrain management regulations; (1b) special circumstances exist, in that the Property is a legal nonconforming lot created prior to the adoption of the Ordinance; (2) the special circumstances make it infeasible to develop the Property in compliance with the Ordinance and §14-8.2 based on terrain

Exhibit "3"

constraints, the proposed location for construction is the most optimal site for their development, which proposes the least disturbance to the property and natural terrain; (3) the intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the Ordinance, in that the Property is permitted to be developed under applicable SFCC requirements with one primary dwelling unit, which is consistent with the Application and with development on other lots in the Subdivision; (4) the variances are the minimum variances that will make possible the reasonable use of the Property, in that without the variances the Property could not be developed for the residential use for which it was legally platted; and (5) the variances are not contrary to the public interest, in that the proposed residence will be located on the Property and designed to comply with all other applicable requirements of the Ordinance and SFCC §14-8.2 so as to minimize visual impact in accordance with the Ordinance's purpose and intent and to minimize the disturbance of slopes in excess of 30% and having more than one half of the building footprint on slopes exceeding 20% percent.

7. Based upon the analysis contained in the Staff Report and the evidence presented at the public hearing, approving the Application will not adversely affect the public interest as it will permit the development of the Property for the residential use for which it was created and minimize visual impact and disturbance of slopes in excess of 30% and having more than one half of the building footprint on slopes exceeding 20% percent in accordance with the stated purposes and intent of the Ordinance and §14-8.2.
8. SFCC §14-3.8(D)(2) provides that the Commission may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

## CONCLUSIONS OF LAW

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

1. The Commission has the power and authority at law and under the SFCC to review and approve with conditions the Applicant's requests for the variances.
2. The Applicant has met the criteria for a variance to SFCC §14-8.2(D)(2)(b) set forth in SFCC §14-3.16(C).
3. The Applicant has met the criteria for a variance to SFCC §14-8.2(D)(3)(b) set forth in SFCC §14-3.16(C).

**WHEREFORE, IT IS ORDERED ON THE 19th OF FEBRUARY 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

That the variances to SFCC §14-8.2(D)(2)(b), (D)(3)(b) are approved as applied for, subject to the Conditions.

**[Signatures to Follow on Next Page]**

_____
Michael Harris
Chair

Date:

FILED:

_____
Yolanda Y. Vigil
City Clerk

_____
Date:

APPROVED AS TO FORM:

_____
Zachary Shandler
Assistant City Attorney

_____
Date:

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

Case #2014-109
Hands of America General Plan Amendment
Case #2014-110
Hands of America Rezoning to C-1
Case #2014-111
Hands of America Lot Split

Owner's Name – Leonel Capparelli
Applicant's Name – Monica Montoya

THIS MATTER came before the Planning Commission (Commission) for hearing on January 8, 2015 upon the application (Application) of Monica Montoya, Inc. as agent for Leonel Capparelli (Applicant).

The property is located at 401 Rodeo Road (Property) and is comprised of 3.00± acres with the Future Land Use designation of Rural/Mountain/Corridor (1 Dwelling Unit /Acre) and is zoned R-1 (Residential – 1 Dwelling Unit per Acre)

The Applicant seeks: (1) approval of a lot split to divide 3.00± of land into two lots, each 1.50 acres in order to rezone the southern lot to C-1 (Office and Related Commercial); (2) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the Future Land Use designation of the southern 1.50± acre lot of the Property from Rural/Mountain/Corridor to Office; and (2) to rezone the southern 1.50± acre of the Property from R-1 (Residential, 1 dwelling unit per acre) to C-1 (Office and Related Commercial).

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

## FINDINGS OF FACT

### General

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

Exhibit "A"

3. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
5. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
6. An ENN meeting was held on the Application on July 23, 2014 at the Genoveva Chavez Community Center.
7. Notice of the ENN meeting was properly given.
8. The ENN meeting was attended by the Applicant and City staff; there were thirteen members of the public in attendance and no concerns were raised.
9. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Plan amendment and the rezoning and lot split.

## The General Plan Amendment

11. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
12. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the Plan.
13. The Commission has considered the criteria established by Code §14-3.2(E)(1) and finds the following facts:
    (a) *Consistency with growth projections for the City, economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure [§14-3.2(E)(1)(a)].*
    The subject property lies in the middle of four properties on the north side of Rodeo Road designated Rural/Mountain/Corridor (1 du/acre), a lower density than adjacent residential areas that are designated at 1-3 du/ac and 3-7 du/acre. The large church across the street on the south side of Rodeo Road is designated as Public/Institutional and other properties on the south side of Rodeo Road are designated Office, including Sierra Vista (assisted living), a vacant building (previously the ARK veterinary hospital) and Montecito, a continuum of care community with condominium units and assisted living. A new chapel is currently under construction further to the west at the Rivera Cemetery. These surrounding properties were developed well after the "nonconforming" businesses were established on the north side of Rodeo Road. All four of the properties have direct access to Rodeo Road and rely on water wells and septic.
    (b) *Consistency with other parts of the Plan [§14-3.2(E)(1)(b)].*

The subject property is consistent with other parts of the general plan including compliance with anticipated probable future growth projections for this portion of Rodeo Road which over the years has developed partially into non-residential uses.

(c) *The amendment does not: (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character of the area; (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or (iii) benefit one of a few landowners at the expense of the surrounding landowners or the general public [§14-3.2(E)(1)(c)].*
The use is not significantly different or inconsistent from surrounding development and is not at the expense of surrounding landowners or the general public. The property is directly across from a mix of uses that are permitted in C-1. Approval of an office/gallery use would be consistent with the historic use of the property.

(d) *An amendment is not required to conform with Code §14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification [§14-3.2(E)(1)(d)].*
The proposal conforms with § 14-3.2(E)(1)(c) and is consistent with the City's land use policies, ordinances, regulations and plans as they relate to the City's desire to maintain a compact urban form, encourage infill development and mixed use neighborhoods.

(e) *Compliance with extraterritorial zoning ordinances and extraterritorial plans [§14-3.2(E)(1)(e)].*
This criterion is no longer relevant since the adoption of SPaZZo and the relinquishment of the land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) *Contribution to a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development [§14-3.2(D)(1)(f)].*
The proposed use of the 3,768 square foot building will support Santa Fe's economic base by providing space for an office and a gallery and employment opportunities. The completion of the office/gallery building will be an important addition and improvement to this section of Rodeo Road and surrounding area. The C-1 designation is an effective transition from the mix of uses on the south side of Rodeo Road to the residential uses to the north.

(g) *Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.*
This request is consistent with the City's land use policies, ordinances, regulations and plans as they relate to the City's desire to maintain a compact urban form, encourage infill development and mixed use neighborhoods.

14. The Commission has considered the criteria established by Code §14-3.2(E)(2) and finds the following facts:

(a) *the growth and economic projections contained within the general plan are erroneous or have changed.*
The 2009 Annexation and General Plan designation did not take into account the historic use of this property.

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

The existing land use was approved in the County, and per the terms of SPaZZo, the City accepted and honored those approvals.

(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.*

The character of East Rodeo Road has existed for many years. The proposed amendment will bring the general plan up to date with the historic use and character of the area.

The Rezoning

15. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map)
16. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
17. Code §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.
18. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following facts:
    (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 Plan or other adopted City plans [Code §14-3.5(C)(1)(a)].*
    The property was designated at the least intense zoning R-1 without consideration of historic use or prior County permits. The neighborhood has not experienced significant changes since annexation. The rezoning would reflect the actual and historic use and character of the property. A number of different uses are permitted in the C-1 (Office and Related Commercial) as principally permitted uses. These include arts and crafts studios, galleries and shops, gift shops for the sale of arts and crafts.
    (b) *All the rezoning requirements of Code Chapter 14 have been met [Code §14-3.5(C)(1)(b)].*
    All the rezoning requirements of Code Chapter 14 have been met.
    (c) *The proposed rezoning is consistent with the applicable policies of the Plan [Section 14-3.5(C)(1)(c)].*
    The proposed rezoning is consistent with the Plan as set forth in the Staff 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 [Code §14-3.5(C)(1)(d)].*
    The City currently has a good amount of office space, however, such space in this section of Rodeo Road could accommodate an already established use as it was

annexed into the city. Additionally, the C-1 district serves as a buffer to residential districts.

(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 [Section 14-3.5(C)(1)(e)]*; Infrastructure and public facilities are available to serve the proposed development of the property. Any new development will require connection to the City public sewer.

19. The Commission has considered the criteria established by Code §§14-3.5(D) and finds, subject to the Conditions, the following facts:

    (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.*
    Roadway infrastructure is available to adequately serve the site as it currently exists. If City water or wastewater becomes available to the new lot, prior to development of that lot, new development will be required to connect to either or both water or sewer, whichever is available at such time.

20. Staff has amended its condition regarding the construction of the sidewalk. The sidewalk must either be completed, inspected and approved prior to recordation of the Lot Split, or an Agreement to Construct the sidewalk and financial guarantee must be provided for the full cost of sidewalk construction at the time of recordation of the Lot Split or at the time of any further construction.

## The Lot Split

21. The Applicant has complied with the submittal requirements of SFCC §14-3.7(B)(4)(b).
22. Based upon the information contained in the Staff Report, the Lot Split complies with the Approval Criteria, subject to the Conditions. If City water or wastewater becomes available to the new lot, prior to development of that lot, new development will be required to connect to either or both water or sewer, whichever is available at such time.

## CONCLUSIONS OF LAW

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

### General

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

The General Plan Amendment

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

The Rezoning

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

The Lot Split

6. The Lot Split plat is approved, subject to the Conditions.

**WHEREFORE, IT IS ORDERED ON THE _____ DAY OF FEBRUARY, 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

A. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the Plan amendment.
B. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to C-1.
C. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission approves the Lot Split, subject to the Conditions.

_____ _____
Date:

Michael Harris, Chair

FILED:

_____ _____
Yolanda Y. Vigil Date:
City Clerk

APPROVED AS TO FORM:

_____ _____
Zachary Shandler Date:
Assistant City Attorney

# City of Santa Fe, New Mexico

# memo

**DATE:** February 6, 2015 for the February 19, 2015 Meeting

**TO:** Planning Commission

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

**FROM:** Daniel Esquibel, Land Use Planner Senior, Current Planning Division

**DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT**

**Case #2014-118. Delgado Compound Preliminary Subdivision Plat**. David Smith, representing Next Wave Ventures, requests Preliminary Subdivision Plat approval to create four lots located at 209 and 211 Delgado. The 0.66± acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay) (Dan Esquibel, Case Manager)

**RECOMMENDATION**

The Land Use Department recommends **PRELIMINARY PLAT APPROVAL** subject to the conditions listed on Exhibit A:

## I. SUMMARY

The applicant is requesting Preliminary Subdivision Plat approval to subdivide 0.66 ± acres into four residential lots (Lots 8-A1: .16± acres, 8-A2: .18± acres, 8-A3: .16± acres, and 8-A4: .16± acres). The property is zoned RC8AC (Residential Compound = 8 dwelling units per acre, with an Arts and Crafts District Overlay). The property is also located within the Downtown and Eastside Historic District and Historic Downtown Archaeological Review District. Development on the property will require Historic review and approval. This property will also trigger an archaeological clearance permit for 2,500 square feet or more of land disturbance.

**ACCESS**

The property is accessed off of Delgado Street through a 20 foot wide easement with an existing 10' wide driving surface into the property. The proposed subdivision adds a total of 4 lots and a maximum of 4 dwellings that will access the existing driveway easement for a total of 5 lots and 6 dwellings.



Exhibit "5"

City Code allows a minimum 10 foot Driveway (Table 14-9.2-1 Design Criteria for Street Types) for access to 8 or fewer lots. However, the 2009 International Fire Code (IFC) widths for dead end roads over 150 feet require a 20' road. The Fire Marshal has granted a variance to the IFC standards allowing a 16' wide driving surface because the applicant has opted to sprinkler all dwellings within the proposed subdivision. No negative comments have been received from the City Traffic Engineer.

**WATER AND SEWER**
City water and sewer are available in this area. The Applicant is proposing to connect to City utilities for water and sewer. Comments and conditions received from City Water Division and Sewer Division can be found in Exhibit B. All relevant conditions have been made part of the conditions list in Exhibit A.

**TERRAIN MANAGEMENT**
Subdivision detention ponding will be lot specific and addressed at the time of building permit. No negative comments were received from the City Engineer for Land Use.

**SANTA FE HOMES PROGRAM**
A proposal has been signed and accepted by the Santa Fe Homes Program (attached).

**EARLY NEIGHBORHOOD NOTIFICATION (ENN)**
The ENN meeting was held on December 17, 2014 at the Inn at the Alameda Conference Room. There were 15 constituents in attendance. Exchange of questions and answers ensued with no concerns raised (reference Exhibit D).

## II. SUBDIVISION APPROVAL CRITERIA

*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.*

*(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 (§14-3.7(C)2). 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).*

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

*(4) A plat shall not be approved that creates 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.*

(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.*

III. CONCLUSION:

Staff's review with due regard to Section 14-3.7(C) *"Approval Criteria"* finds that the proposed subdivision is located within an RC-8AC Zone District, Downtown and Eastside Historic and Historic Downtown Archaeological Review Districts Overlays. The subdivision of 0.66± acres would allow the development of up to 4 lots with an average lot size of ± .16 acres, and 4 dwelling units with customary accessory structures on each lot. The applicant will be remodeling the existing dwelling units on what is to be Lot 8-A2 to eliminate nonconforming dwelling units, and there is virtually no stress on the environment, or city resources. The subject property is located in an area of the City with suitable infrastructure and utilities to accommodate the subdivision and future development. The proposed subdivision complies with standards established by Chapter 14 for Preliminary Subdivision approval subject to conditions.

The Land Use Department recommends **PRELIMINARY PLAT APPROVAL** subject to conditions (referenced in Exhibit A) of Case **#2014-118 Delgado Compound Preliminary Subdivision Plat**.

## V. ATTACHMENTS:

EXHIBIT A
1. Conditions of Approval

EXHIBIT B: Development Review Team Review comments and conditions
1. Fire Marshal Memorandum, Reynaldo Gonzales
2. Wastewater Management Division Memorandum, Stan Holland
3. Water Division, Dee Beingessner, Water Division Engineer
4. Traffic Division, Sandra M. Kassens, Engineer Assistant
5. Technical Review Division, Risana B. Zaxus, City Subdivision Engineer

EXHIBIT C: Maps
1. Vicinity Map

EXHIBIT D
1. ENN meeting notes

EXHIBIT E: Applicant Materials
1. Survey Plat

February 19, 2015
Planning Commission
Case # 2014-118

**Delgado Compound**
**Preliminary Plat**

# EXHIBIT A

Conditions

**Conditions ' \pproval**
Planning C. .nission
Case #2014-118 – **DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAt**

| | Department | Staff |
|---|---|---|
| **Prior to any new construction these requirements must be met or automatic sprinkler systems may be required.**<br>1. All Fire Department access shall be no greater that a 10% grade throughout.<br>2. Shall meet 150 feet driveway requirements as per IFC and/or fire department turn-around meet the IFC requirements.<br>3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.<br>4. Shall have water supply that meets fire flow requirements as per IFC. | Fire Marshal | Raynaldo Gonzales 1/26/15 |
| The Applicant shall add the following notes to the plat:<br>1. No fences, walls, or other obstructions shall be placed or constructed across or within the utility easements.<br>2. Wastewater UEC fees shall be paid at the time of building permit application.<br><br>The following comments shall be addressed:<br>1. A sewer plan and profile sheet shall be required. Indicate on the P&P sheet that this is apublic sewer line. The P&P sheet shall go from the proposed connection to the existingpublic sewer main to the terminal manhole on-site.<br>2. Deflections in the new sewer main line are not allowed. A manhole, sewer line radius or realignment will be required.<br>3. Indicate the type road surfaces to be used with the project.<br>4. Proposed sewer service line locations shall be shown.<br>5. The City of Santa Fe Wastewater Division Sanitary Sewer Standard Plans and GeneralNotes shall be added to the plan set. | Wastewater Management Division | Stan Holland 1/9/2015 |
| The developer will be required to enter into an Agreement to Construct and Dedicate to abandon the existing main. Easements for the private lines to each property must be established. | Water Division | Dee Beingessner 1/9/2015 |
| The Developer shall remove and replace the existing drive-pad/curb-cut at the access point onto Delgado Street prior to issuance of a certificate of occupancy for any one of the four new lots created by this plat. The new drive-pad shall comply with current City of Santa Fe code. | Traffic Division | Sandra Kassens 1/29/15 |

February 19, 2015
Planning Commission
Case # 2014-118

**Delgado Compound**
**Preliminary Plat**

# EXHIBIT B

DRT Comments and Conditions

# City of Santa Fe, New Mexico

# memo

**DATE:** **January 26, 2015**

**TO:** **Dan Espuibel, Case Manager**

**FROM:** **Reynaldo Gonzales, Fire Marshal** RDG

**SUBJECT:** **Case #2014-118** Delgado Compound

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

**Prior to any new construction these requirements must be met or automatic sprinkler systems may be required.**

1. All Fire Department access shall be no greater that a 10% grade throughout.

2. Fire Department Access shall not be less than 20 feet width to any new construction.

3. Shall meet 150 feet driveway requirements as per IFC and/or fire department turn-around meet the IFC requirements.

4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

5. Shall have water supply that meets fire flow requirements as per IFC.

EXHIBIT B1

City of Santa Fe
New Mexico

# MEMO

## Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

### E-MAIL DELIVERY

Date: January 9, 2015

To: Dan Esquibel, Case Manager

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

Subject: Case 2014-118 Delgado Compound Preliminary Subdivision Plat

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

**The Applicant shall add the following notes to the plat:**

1. No fences, walls, or other obstructions shall be placed or constructed across or within the utility easements.
2. Wastewater UEC fees shall be paid at the time of building permit application.

**The following comments shall be addressed:**

1. A sewer plan and profile sheet shall be required. Indicate on the P&P sheet that this is a public sewer line. The P&P sheet shall go from the proposed connection to the existing public sewer main to the terminal manhole on-site.
2. Deflections in the new sewer main line are not allowed. A manhole, sewer line radius or realignment will be required.
3. Indicate the type road surfaces to be used with the project.
4. Proposed sewer service line locations shall be shown.
5. The City of Santa Fe Wastewater Division Sanitary Sewer Standard Plans and General Notes shall be added to the plan set.

EXHIBIT B2

# City of Santa Fe, New Mexico

# memo

**DATE:** February 11, 2015 for the February 19, 2015 Meeting

**TO:** Planning Commission

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

**FROM:** Zach Thomas, Senior Planner, Current Planning Division ZT

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**Case #2014-119. Ross' Peak Final Subdivision Plat.** James E. Siebert & Associates, agents for Ross' Peak, LLC, request approval of a Final Subdivision Plat for 200 lots located on 31.72+/- acres on Tracts 12 and 13 of the Las Soleras Master Plan. Tract 12 is zoned R-12 and Tract 13 is zoned R-6. The tracts are located south of the Governor Miles Road and Rail Runner Road intersection, immediately east of the Arroyo de los Chamiso. The Preliminary Subdivision Plat was approved by the Planning Commission on August 7, 2014. (Zach Thomas, Case Manager)

**APPLICATION POSTPONMENT**

Additional submittals per the request of staff comments have not been received. The case is postponed for consideration at the March Planning Commission Meeting.



Exhibit "6"

# City of Santa Fe, New Mexico

# memo

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

**TO:** Planning Commission

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

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

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

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

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

## RECOMMENDATION

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

## I. EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

## II. GENERAL PLAN AMENDMENT

### *14-3.2 (E) Approval Criteria*

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

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

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

**Applicant Response:**

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

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

> *Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.*
>
> *Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs and primary industries.*

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

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

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

**Staff Response:**

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

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

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

Regarding the Economic Development Strategy, written in 2008:

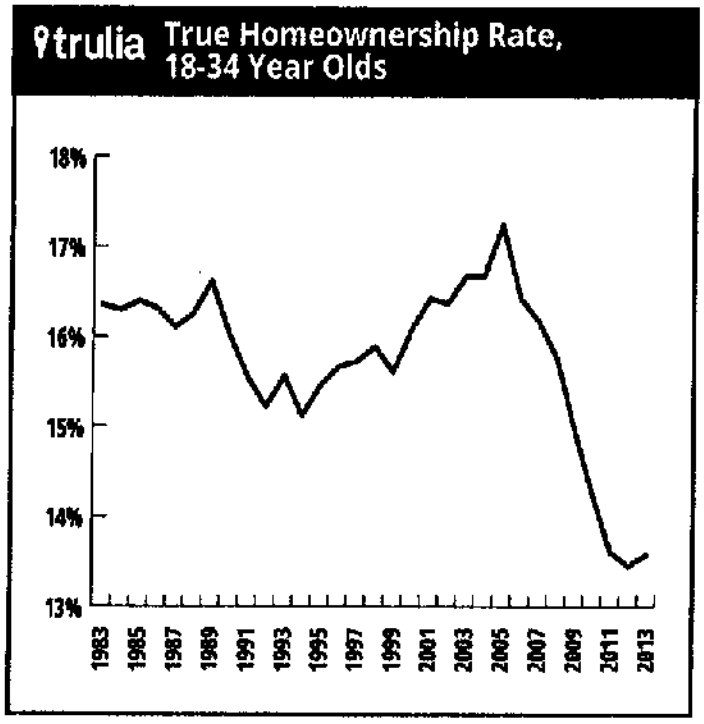
> *The mission of the Economic Development Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs*

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

> *Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.*
>
> ***Actions:***
>
> 1. *Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.*
>  - *Continue to offer inducements such as down payment assistance or tax abatements/decreases for individuals within a certain age or income bracket.*

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

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




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

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

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

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

**Applicant Response:**

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

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

**Staff Response:**

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

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

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

*(c) the amendment does not:*

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

**Applicant Response:**

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

**Staff Response:**

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

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

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

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

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

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

**Applicant Response:**

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

**Staff Response:**

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

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

**Applicant Response:**

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

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

**Staff Response:**

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

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

**Applicant Response:**

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

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

**Staff Response:**

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

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

**Applicant Response:**

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

**Staff Response:**

Staff concurs.

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

**Applicant Response:**

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

**Staff Response:**

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

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

**Applicant Response:**

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

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

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

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

***Transportation Alternatives***

> Reduce automobile dependence and dominance

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

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

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

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

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

**Staff Response:**

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

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

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

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

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

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

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

**Applicant Response:**

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

**Staff Response:**

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

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

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

**Applicant Response:**

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

**Staff Response:**

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

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

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

**Applicant Response:**

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

**Staff Response:**

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

The General Plan on page 4-30:

> *4-4-1-6 The target density for new infill residential development, in order to address affordable housing goals, is a minimum of five units per acre (net) with seven units per acre (net) preferred. The actual net density proposed for an infill site should be in keeping with the density range shown for the property in Future Land Use (Figure 3-2), and should propose a reasonable increase in density over the surrounding neighborhood. The design of the infill project must reflect the character of the surrounding neighborhoods, while maintaining a balance between land use and the traffic carrying capacity of existing streets.*

## III. REZONING

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

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

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

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

**Applicant response:**

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

**Staff response:**

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

> ***Zoning Designation for Newly Annexed Parcels:***
> *All newly annexed parcels shall be considered to be in the R-1 district unless otherwise classified by rezoning.*

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

**Applicant response:**

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

**Staff response:**

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

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

**Applicant response:**

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

**Staff response:**

While C-1 zoning, which applies to the majority of the property, could be compatible with the area, the applicant has made a strong argument for providing a significant amount of rental housing close to downtown and where none currently exists. This proposal has the opportunity to generate additional development especially in the Siler Road area, including goods and services for residents in the vicinity. Ten planning themes in support of the rezoning have been articulated on page 6.

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

**Applicant response:**

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

**Staff response:**

Staff concurs.

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

**Applicant response:**

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

**Staff response:**

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

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

**Applicant response:**

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

**Staff response:**

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

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

**Applicant response:**

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

**Staff response:**

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

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

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

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

**Applicant response:**

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

**Staff response:**

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

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

**Applicant response:**

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

**Staff response:**

Staff concurs.

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

**Applicant response:**

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

**Staff response:**

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

**(D) Additional Applicant Requirements**

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

**Applicant response:**

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

**Staff response:**

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

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

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

**Applicant response:**

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

**Staff response:**

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

## IV. EARLY NEIGHBORHOOD NOTIFICATION MEETING

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

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

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

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

## V. CONCLUSION

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

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

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

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

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

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

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

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

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

**ATTACHMENTS:**

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

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

EXHIBIT C: Maps

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

EXHIBIT D: ENN Materials

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2. ENN Meeting Notes
3. Other Communication
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1. Photographs of site
2. List of permitted uses in the R-1 district (Residential, 1 du/acre); C-1 district (Office and Related Commercial) and R-29 district (Residential, 29 du/acre)
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**Applicant response:**

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# Blue Buffalo

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

| DRT Conditions of Approval | Department | Staff |
|---|---|---|
| **A. REVISIONS TO TIA:**<br><br>In order to better understand the future impacts that this development will have on the surrounding road network; the developer shall provide a revised TIA per the requirements listed below:<br><br>**1. Global Changes:**<br>i. Increase the number of apartment units from 400 to 452;<br>ii. Change the growth rate for capacity calculations from 3% to 1%;<br>iii. Create Trip Distribution maps for the AM peak hour and the PM peak hour.<br><br>**2. Intersection specific** - Analyze the intersection of Agua Fria Street with Harrison Street and the proposed Boylan lane:<br>**i. Types of Analyses**:<br>1. Analyze the Delays and LOS;<br>2. Determine if a Right-turn deceleration lane is warranted for the SB Agua Fria Direction; and<br>3. Determine the Queue distance on Boylan lane during the peak hours.<br>**ii. Additional Background data required:**<br>1. Determine the additional background traffic that will be generated by the Boylan Properties, located immediately to the west of the proposed development, that have recently received zoning changes. Utilize trip generation predictions for the land use with the highest allowed use of the new zoning, i.e., the worst case scenario. Planning Commission approved zoning change to C-2 rather than the requested I-1 at the August 7, 2014 planning Commission meeting.<br>2. Determine background traffic that will be generated by the recently rezoned properties on the southwest corner of the Harrison Road/Agua Fria intersection, formerly known as Corazon Santo, and currently under consideration for Development by Homewise. Final | Traffic Engineering/Public Works | John Romero (per Sandra Kassens) |

EXHIBIT 4

| | | |
|---|---|---|
| subdivision Plat approved at the August 7, 2014 Planning Commission meeting, (Contact Donna Wynant for more information)<br>3. Based on the revised calculations, make recommendations as to:<br>a. The need for a right turn deceleration lane from SB Agua Fria into Boylan lane;<br>b. The distance to the north of Agua Fria Street that Driveway "A" must be located so that it is behind the predicted Queue for EB Boylan Lane; and<br>c. The dimensions of any deceleration or turn lanes that may be indicated by this study.<br><br>B. The Developer shall at the time of Subdivision Plat or Development Plan submittal incorporate design changes as recommended by the Public Works Department, such as turn lanes and deceleration lanes, based on the results of the revised Traffic Impact Analysis requested above. | | |
| 1. If code supports, the developer should provide a public easement for and construct a 10 ft. wide Multi-use trail from Agua Fria Street to the rear of the property aligning with a location where a bridge to connect to the River Trail can be constructed. The exact alignment through the development can be determined in cooperation with City staff and be designed based on the AASHTO Guide for the Development of Bicycle Facilities, 2012 Fourth Edition.<br>2. The developer should work with Santa Fe County on the location for a bridge to connect from the proposed development of the River Trail. If code supports, the developer should construct the bridge connection from the proposed development to the River Trial. Without the bridge connection to the River Trail there is no access to the "City Trail System along the Santa Fe River" as cited as a response to questions around Transportation Alternatives.<br>3. If code supports, the development plan should provide convenient access and routes for pedestrians into and within the development and to transit stops. | SF Metropolitan Planning Organization | Keith Wilson, MPO Senior Planner |
| 1. There is an existing public sewer line to the north of the property. The Applicant is required to submit a Utility Service Application for City sewer service to the Wastewater Division. | Wastewater Management/Pubic Works | Stan Holland |

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

# City of Santa Fe, New Mexico

# memo

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

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

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

**FROM:** Sandra Kassens, Engineer Assistant

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

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

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

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

1. Global Changes:
   i. Increase the number of apartment units from 400 to 452;
   ii. Change the growth rate for capacity calculations from 3% to 1%;
   iii. Create Trip Distribution maps for the AM peak hour and the PM peak hour.

2. Intersection specific - Analyze the intersection of Agua Fria Street with Harrison Street and the proposed Boylan lane:
   i. Types of Analyses:
      1. Analyze the Delays and LOS;
      2. Determine if a Right-turn deceleration lane is warranted for the SB Agua Fria Direction; and
      3. Determine the Queue distance on Boylan lane during the peak hours.

   ii. Additional Background data required:

EXHIBIT B-1

1. Determine the additional background traffic that will be generated by the Boylan Properties, located immediately to the west of the proposed development, that have recently received zoning changes. Utilize trip generation predictions for the land use with the highest allowed use of the new zoning, i.e., the worst case scenario. Planning Commission approved zoning change to C-2 rather than the requested I-1 at the August 7, 2014 planning Commission meeting.

2. Determine background traffic that will be generated by the recently rezoned properties on the southwest corner of the Harrison Road/Agua Fria intersection, formerly known as Corazon Santo, and currently under consideration for Development by Homewise. Final subdivision Plat approved at the August 7, 2014 Planning Commission meeting, (Contact Donna Wynant for more information)

3. Based on the revised calculations, make recommendations as to:
    a. The need for a right turn deceleration lane from SB Agua Fria into Boylan lane;
    b. The distance to the north of Agua Fria Street that Driveway "A" must be located so that it is behind the predicted Queue for EB Boylan Lane; and
    c. The dimensions of any deceleration or turn lanes that may be indicated by this study.

B. The Developer shall at the time of Subdivision Plat or Development Plan submittal incorporate design changes as recommended by the Public Works Department, such as turn lanes and deceleration lanes, based on the results of the revised Traffic Impact Analysis requested above.

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

**Santa Fe Metropolitan Planning Organization**

*"Promoting Interconnected Transportation Options"*

# MEMORANDUM

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

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

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

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

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

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



EXHIBIT B-2

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

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

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

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

**Recommendation**

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

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

# City of Santa Fe, New Mexico

# memo

**DATE:** February 5, 2015

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

**FROM:** Alexandra Ladd, Affordable Housing

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

---

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

EXHIBIT B-3

City of Santa Fe
New Mexico

# MEMO

## Wastewater Management Division
DEVELOPMENT REVIEW COMMENTS

**E-MAIL DELIVERY**

Date: February 5, 2015

To: Donna Wynant, Case Manager

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

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

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

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



EXHIBIT B-4

# City of Santa Fe

# memo

**DATE:** January 9, 2015

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

**FROM:** Dee Beingessner, Water Division Engineer

**SUBJECT:** Case # 2015-121 Blue Buffalo General Plan Amendment & 2014-122 Blue Buffalo Rezoning

---

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

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

EXHIBIT B-5

# City of Santa Fe, New Mexico

# memo

**DATE:** January 20, 2015

**TO:** **Case Manager: Donna Wynant**

**FROM:** Reynaldo D Gonzales, Fire Marshal RDG

**SUBJECT:** **Case #2014-121 & Case # 2014-122 Blue Buffalo**

---

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

1. Shall Comply with International Fire Code (IFC) 2009 Edition.

2. Fire Department Access shall not be less than 20 feet width thru-out the complex.

3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.

4. Shall have water supply that meets fire flow requirements as per IFC, shall meet the IFC distance requirements to the nearest hydrant.

5. All Fire Department access shall be no greater that a 10% grade.

6. Shall meet all dead end requirements as per IFC or provide emergency turn-around as per IFC.

7. As per IFC 2009 D106.1 *Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.*

EXHIBIT B-6

DATE: February 4, 2015

TO: Donna Wynant, Land Use Senior Planner
Case Manager

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

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

---

I have no review comments on this case.

EXHIBIT B-7

# Blue Buffalo

## Legend

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

Scale: 1:4,891

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

EXHIBIT C-1

# City of Santa Fe

# memo

**DATE:** January 9, 2015

**TO:** Dan Esquibel, Land Use Planner, Land Use Department

**FROM:** Dee Beingessner, Water Division Engineer

**SUBJECT:** Case # 2014-118 Delgado Compound Preliminary Subdivision Plat

---

Water Service is available for this subdivision from a main on Delgado St. A proposal to abandon the public water main and install private water service connections was reviewed and approved in concept by the Water Division. The developer will be required to enter into an Agreement to Construct and Dedicate to abandon the existing main. Easements for the private lines to each property must be established.

Fire protection requirements are addressed by the Fire Department.

EXHIBIT B3

# City of Santa Fe, New Mexico

# memo

**DATE:** January 29, 2015

**TO:** Dan Esquibel, Land Use Division

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

**FROM:** Sandra Kassens, Engineer Assistant

**SUBJECT:** **Delgado Compound Preliminary Subdivision Plat. (Case# 2014-118)**

---

**ISSUE:**
David Smith, representing Next Wave Ventures, requests Preliminary Subdivision Plat approval to create four lots. The property is located at 209 and 211 Delgado Street. The 0.66 Acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay).

**RECOMMENDED ACTION:**
Review comments are based on submittals received on January 7, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to the grant of a Certificate of Occupancy unless otherwise noted:

1. The Developer shall remove and replace the existing drive-pad/curb-cut at the access point onto Delgado Street prior to issuance of a certificate of occupancy for any one of the four new lots created by this plat. The new drive-pad shall comply with current City of Santa Fe code.

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

EXHIBIT B-4

SS001.PM5 - 7/95

## ESQUIBEL, DANIEL A.

**From:** ZAXUS, RISANA B.
**Sent:** Wednesday, February 04, 2015 10:16 AM
**To:** ESQUIBEL, DANIEL A.
**Subject:** RE: Terrian Management for Delgado Compound

Mr. Esquibel,

I have no review comments on this proposed subdivision.

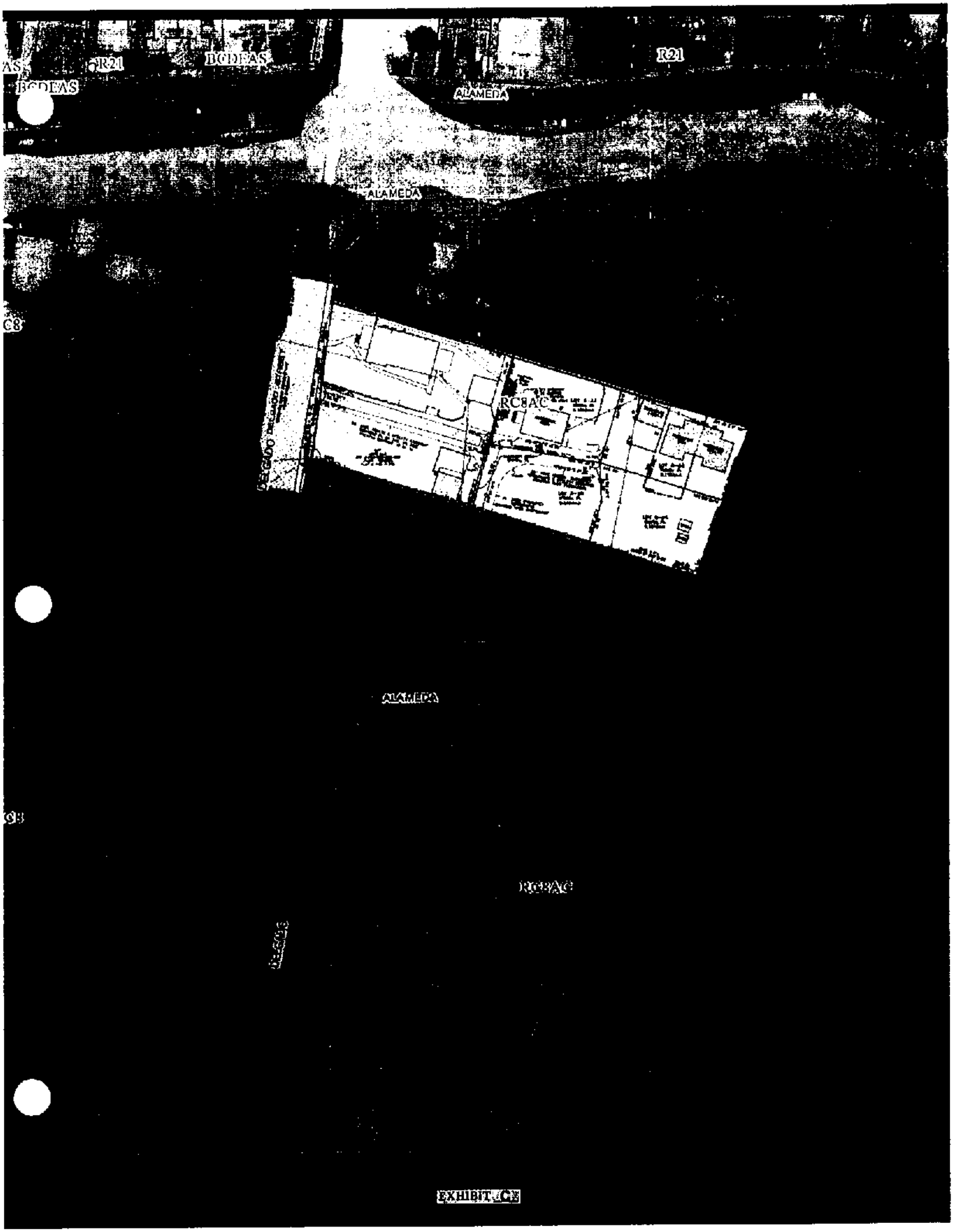
RB Zaxus, PE

February 19, 2015
Planning Commission
Case # 2014-118

**Delgado Compound**
**Preliminary Plat**

# EXHIBIT C

Vicinity Map


R21
BCDEAS
BCDEAS
R21
ALAMEDA
ALAMEDA
RC8AC
ALAMEDA
RC8AC
EXHIBIT 1C8

February 19, 2015
Planning Commission
Case # 2014-118

**Delgado Compound**
**Preliminary Plat**

# EXHIBIT D

ENN Notes

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

| | |
|---|---|
| *Project Name* | Delgado Compound |
| *Project Location* | 207 Delgado Street |
| *Project Description* | 4-lot subdivision |
| *Applicant / Owner* | David Smith, Architect |
| *Agent* | David Smith, Architect |
| *Pre-App Meeting Date* | |
| *ENN Meeting Date* | 12/17/14 |
| *ENN Meeting Location* | Inn at Alameda Conference Room |
| *Application Type* | Subdivision |
| *Land Use Staff* | Zach Thomas |
| *Attendance* | 15 |

**Notes/Comments:**

Meeting started at 5:30. Mr. Thomas gave an introduction about the overall entitlement process, the purpose of the ENN and likely timeframe for this case given that it will be heard by the Planning Commission.

Mr. Smith introduced himself and explained that the new owners of the property are Ivo and Sally Nelson from Texas and explained his relationship to them. He explained that they plan to build their house on the property, sell off the other existing house and maybe build two spec homes on the two vacant lots or perhaps just sell the lots. Either way, the owners plan to live in one of the homes.

Mr. Smith then introduced his own family.

Mr. Smith then went on to explain the details of the proposed project:
-4 lots / 4 dwelling units.
-New private sewer and water lines.
-How drainage will be handles.

-What the setbacks will be.
-How the lots will be access.

In discussing the existing site, Mr Smith explained that the existing duplex and accessory dwelling unit will be combined into a single unit. The other unit on the property will be remodeled and expanded for the owners.

Mr. Smith said that he will be in front of the H-Board on 1-13-15 for remodeling of the existing structure and explained what will be presented to the H-Board.

Mr. Thomas answered a question and explained the process in greater details and gave a likely timeline for the Planning Commission hearing.

Question – What are you doing now with the H-Board.

Mr. Smith – Further explained the H-Board process and timing.

Question – What is the height of the proposed structures and what is going to happened to the existing walls?

Mr. Smith – Explained that the structures will be 14ft tall and that the wall will stay. May have to sprinkle the structures to meet fire code.

Question – Who is the builder going to be?

Mr. Smith – Explained that he is not totally sure because it has not been determined how the owner will manage the process.

Question – How big are the lots, lot coverage and setbacks?

Mr. Smith – Explained the setback affidavit and other code requirements and how the project will comply.

Question – How wide is the access and will it be paved?

Mr. Smith – Explained that the access will likely be base course and how drainage will work and width.

Question – Does parking count as lot coverage?

Mr. Smith – Explained how to calculate lot coverage.

Question – Will the houses have one or two car garages?

Mr. Smith – 1 car garages.

Question – Where will the utilities be located?

Mr. Smith – Explained where the water meter and lines and other utilities will go.

Question – Will the sewer line construction impact the wall?

Mr. Smith – No, it will not impact the wall. They will go within existing easement and be private sewer lines.

No more questions and Mr. Smith concluded the meeting…General discussion ensured.

The meeting ended approx. 6:30

# ENN GUIDELINES

## Applicant Information

Project Name: Delgado Compound

Name: Nelson — Ivo & SAlly
Last — First — M.I.

Address: 233 Delgado St
Street Address — Suite/Unit #

Santa Fe — NM — 87501
City — State — ZIP Code

Phone: ( 505 ) 577 5012 — E-mail Address:dsmitharchitect@mac.com

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

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

***We propose to subdividing existing .67 acre plot into four separate lots. Currently there are four rental units on the property, a duplex and two single family units We will be changing the duplex and one unit to a single family home and remodeling the other home. These will be located on separate lots, leaving 2 vacant parcels to be sold or developed at a later date. We will therefore, not be increasing the density in terms of families residing on the property. The four resulting lots will all be legal in terms of size, utility service, setbacks and easements All existing structures will and future structures will conform to applicable historical and building codes. Therefore, the massing and scale will be compatible with existing structures and streetscape of existing neighborhood..***

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

There are no unusual geographical or physical attributes of the property. Trash generation, water use, parking density, and dry utilities are in placed for four homes already. New city sewer trunk will be added to serve all 4 lots. Fire department access will be upgraded to current standards. In general, the load on city services will be no different than current situation.

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

***There are no know issues of prehistoric or archeological sites and new construction will conform to city codes regarding these issues. The Lots proposed are located in downtown east side historic district the duplex structure has been determined to contribute to the historical character of the area. Another of the houses has been determined to not be contributing to historical character. Any remodeling and any new construction will be reviewed by historical Committee for compliance with historical guidelines in the city code.***

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

*The density will be below the maximum spelled out in Zoning for ACRC8 zoning. Maximum under code would be five lots and we are proposing 4..*

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

*There will be no issues of increased traffic flow due to the fact that the final density will be the same as existing. Vehicular and pedestrian access on the property will be improved and better defined due the new development*

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

*The economic impact will be positive to the degree that a single parcel with rental units will be converted to 4 single family parcels and increase tax base. Short term jobs will be created by remodeling and new construction..*

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

*This project will not affect the affordable housing issue.*

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

*Creating the subdivision will insure that fire, water Sewer and dry utilities are updated to meet city standards on all buildings and lots. Existing private sewer will be replaced by new trunk serving the new existing and proposed structures. Water meters will be relocated to suit Water department and all existing and future structures will have new yard lines from Delgado street. Fire department will have required turnaround and project meets requirements for truck and fire hydrant use.*

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

***There will be no new water meters required since four services are currently being used on property. There will eventually be an increase in bedrooms served, but any additional water use will be offset by conservation such as water saving fixtures. There will be no negative impact on water quality.***

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

***The scale of the project will not materially affect the community integrations since there are already four family units on the property.***

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

***This project is an ideal implementation of infill and updating of infrastructure. Older units will be combined and updated and two potential new residences will comply with all city codes and requirements. Location is ideal for walking to all downtown locations for work and commerce.***

**(l) ADDITIONAL COMMENTS (optional)**

February 19, 2015
Planning Commission
Case # 2014-118

**Delgado Preliminary Subdivision Plat**

# APPLICANT ATTACHMENTS

Applicant Data and Plan Attachments

# DAVID SMITH *architect*

*233 Delgado St* *SANTA FE NM 87501* *CELL 505 577 5012*
*dsmitharchitect@mac.com*
*Architect license #1943*


December 26, 2014

TO: Planning Commission
RE: Preliminary subdivision plat, lot 8A Delgado addition

Dear Board Members,

I respectfully submit this preliminary plat and utility plan for your review.

We propose to divide existing lot 8A into ~~two~~ four conforming lots. Currently there are 4 rental units on the existing lot. Three of the units (209-1/2,211,211-1/2 Delgado Street) will be combined into a single family unit to be on a single proposed lot. 209 Delgado will remain on a separate lot, and two additional vacant lots will be formed.

While the density will remain the same, new and modified utilities are being proposed.

Per conversations with Stan Holland and Dee Beingessner we propose to abandon the city water lines serving the four rental units on lot 8A and 215 Delgado and replace it with 5 new private lines. Meters will be on Delgado street. Per Stan Holland, we propose a new 8" sewer trunk that will serve the same units. These lines will be within the existing 20' easement across lot 7A and the new easement proposed for the division of lot 8A.

Exact location of sewer taps will be determined for final plat.

We look forward to input that we can incorporate into our final plat submission.

Sincerely,

David Smith

## APPROVAL CRITERIA SUBDIVISION OF LOT 8A 209 DELGADO

### EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS

We propose to subdividing existing .67 acre plot into four separate lots. Currently there are four rental units on the property, a duplex and two single family units We will be changing the duplex and one unit to a single family home and remodeling the other home. These will be located on separate lots, leaving 2 vacant parcels to be sold or developed at a later date. We will therefore, not be increasing the density in terms of families residing on the property. The four resulting lots will all be legal in terms of size, utility service, setbacks and easements All existing structures will and future structures will conform to applicable historical and building codes. Therefore, the massing and scale will be compatible with existing structures and streetscape of existing neighborhood..

### EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT

There are no unusual geographical or physical attributes of the property. Trash generation, water use, parking density, and dry utilities are in placed for four homes already. New city sewer trunk will be added to serve all 4 lots. Fire department access will be upgraded to current standards. In general, the load on city services will be no different than current situation.

### IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN

There are no know issues of prehistoric or archeological sites and new construction will conform to city codes regarding these issues. The Lots proposed are located in downtown east side historic district the duplex structure has been determined to contribute to the historical character of the area. Another of the houses has been determined to not be contributing to historical character. Any remodeling and any new construction will be reviewed by historical Committee for compliance with historical guidelines in the city code.

### RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN

The density will be below the maximum spelled out in Zoning for ACRC8 zoning. Maximum under code would be five lots and we are proposing 4..

### EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES

There will be no issues of increased traffic flow due to the fact that the final density will be the same as existing. Vehicular and pedestrian access on the property will be improved and better defined due the new development

### IMPACT ON THE ECONOMIC BASE OF SANTA FE

The economic impact will be positive to the degree that a single parcel with rental units will be converted to 4 single family parcels and increase tax base. Short term jobs will be created by remodeling and new construction..

### EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS

This project will not affect the affordable housing issue.

### EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES

Creating the subdivision will insure that fire, water Sewer and dry utilities are updated to meet city standards on all buildings and lots. Existing private sewer will be replaced by new trunk serving the new existing and

proposed structures. Water meters will be relocated to suit Water department and all existing and future structures will have new yard lines from Delgado street. Fire department will have required turnaround and project meets requirements for truck and fire hydrant use.

**IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS**

There will be no new water meters required since four services are currently being used on property. There will eventually be an increase in bedrooms served, but any additional water use will be offset by conservation such as water saving fixtures. There will be no negative impact on water quality.

**EFFECT ON SANTA FE'S URBAN FORM**

This project is an ideal implementation of infill and updating of infrastructure. Older units will be combined and updated and two potential new residences will comply with all city codes and requirements. Location is ideal for walking to all downtown locations for work and commerce.

Thomas Ketcheson, PE
PO Box 28292
Santa Fe, NM 87592-8292

February 3, 2015

RE: 209 Delgado Street, Preliminary Subdivision Plat
Case 2014-118
Grading and Drainage Considerations

To Whom It May Concern,

I am the Engineer on this project and have made the following preliminary observations in anticipation of the final development.

No grades within the properties will exceed 10%.

The following table shows anticipated ponding requirements for each proposed lot based on City of Santa Fe Stormwater Management Regulations (Section 14-8.2 SFCC 1987). That regulation requires .16 cubic feet of storage per total area of new impervious surface. The formula is generally conservative in comparison to more exacting engineering analysis based on area runoff coefficients (C Values) and 100–year , 24 hour rain event. The following table shows the rough area required given a 1.5 ft depth of active detention within each pond based and expected maximum build out of new structures on the respective properties.

| Lot | New Structures (Sq.ft) | Ponding (Cu Ft) | Diameter for 1.5 ft deep pond (ft) |
|---|---|---|---|
| A2 | 662 | 106 | 9.5 |
| A1 | 1000 | 160 | 11.7 |
| A3 | 2000 | 320 | 16.5 |
| A4 | 1800 | 288 | 15.6 |

We are expecting to complete a more thorough analysis for each lot as they are individually developed. However, this more conservative estimate shows that the ponds will reasonably fit within the proposed properties.

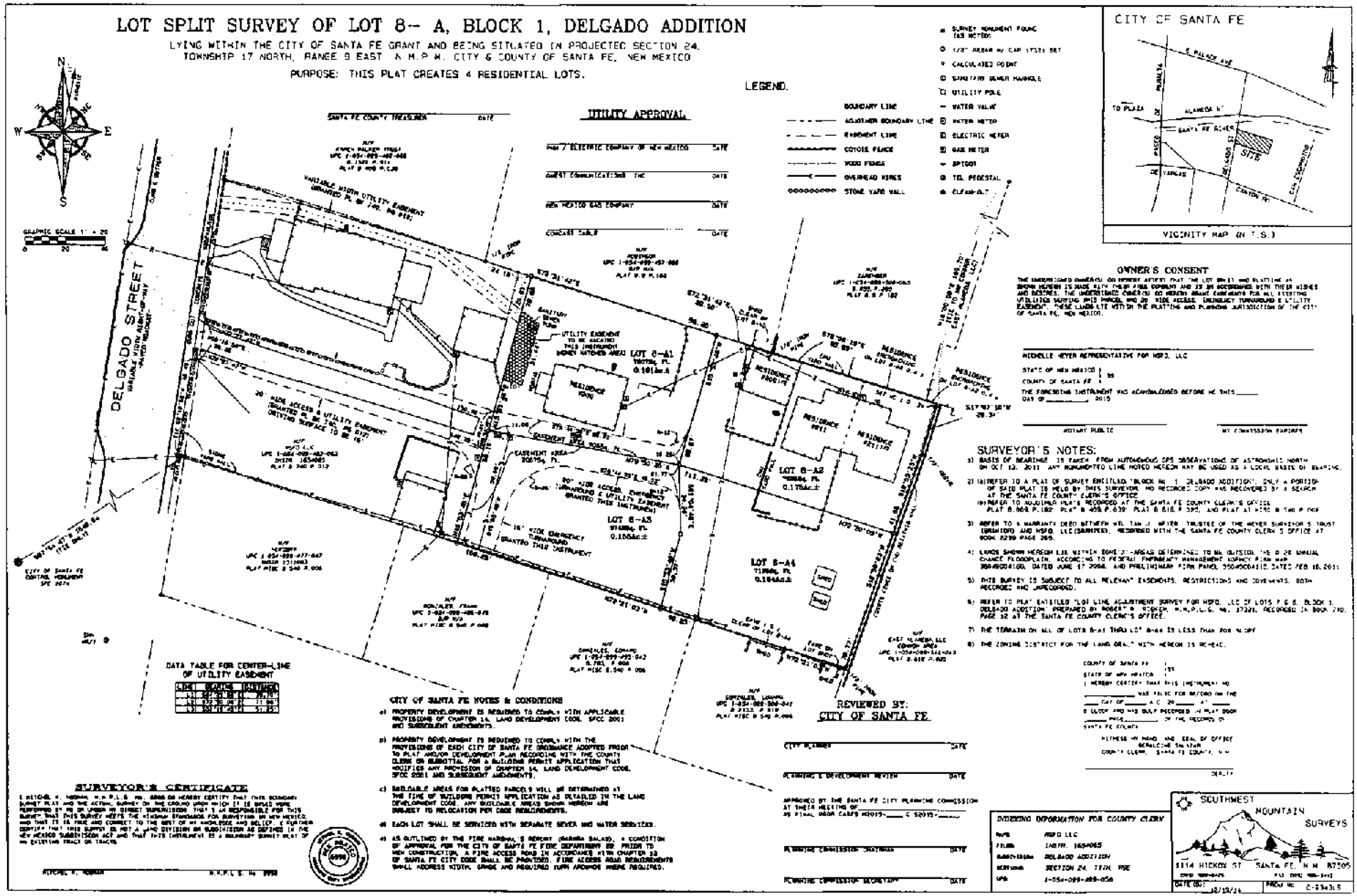
Sincerely,

Thomas Ketcheson, PE

# LOT SPLIT SURVEY OF LOT 8– A, BLOCK 1, DELGADO ADDITION

LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

PURPOSE: THIS PLAT CREATES 4 RESIDENTIAL LOTS.




## UTILITY APPROVAL

SANTA FE COUNTY TREASURER — DATE

PNM ELECTRIC COMPANY OF NEW MEXICO — DATE

QWEST COMMUNICATIONS INC — DATE

NEW MEXICO GAS COMPANY — DATE

COMCAST CABLE — DATE

## OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

MICHELLE MEYER REPRESENTATIVE FOR HSFD, LLC

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015

NOTARY PUBLIC — MY COMMISSION EXPIRES

## SURVEYOR'S NOTES:

1) BASIS OF BEARINGS IS TAKEN FROM AUTOMEDIOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON OCT 13, 2011. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.

2) (a) REFER TO A PLAT OF SURVEY ENTITLED "BLOCK NO. 1 DELGADO ADDITION". ONLY A PORTION OF SAID PLAT IS HELD BY THIS SURVEYOR. NO RECORDED COPY WAS RECOVERED BY A SEARCH AT THE SANTA FE COUNTY CLERK'S OFFICE.
(b) REFER TO ADJOINING PLATS RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE PLAT B.008 P.182 PLAT B.408 P.039 PLAT B.818 P.395, AND PLAT AT HSFD B.540 P.006

3) REFER TO A WARRANTY DEED BETWEEN WILLIAM J. MEYER, TRUSTEE OF THE MEYER SURVIVOR'S TRUST (GRANTOR) AND HSFD, LLC (GRANTEE), RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AT BOOK 0299 PAGE 265.

4) LANDS SHOWN HEREON LIE WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35049C0416D, DATED JUNE 17 2008, AND PRELIMINARY FIRM PANEL 35049C0416E DATED FEB 16, 2011.

5) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

6) REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR HSFD, LLC OF LOTS 7 & 8, BLOCK 1, DELGADO ADDITION" PREPARED BY ROBERT M. HICKEY, N.M.P.L.S. NO. 17331, RECORDED IN BOOK 710, PAGE 32 AT THE SANTA FE COUNTY CLERK'S OFFICE.

7) THE TERRAIN ON ALL OF LOTS 8-A1 THRU LOT 8-A4 IS LESS THAN 20% SLOPE

8) THE ZONING DISTRICT FOR THE LAND DEALT WITH HEREON IS RC-8A.

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT NO _____ WAS FILED FOR RECORD ON THE _____ DAY OF _____ A.D. 20_____ AT _____ O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

## DATA TABLE FOR CENTER-LINE OF UTILITY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | [illegible] | [illegible] |
| L2 | [illegible] | [illegible] |
| L3 | [illegible] | [illegible] |

## CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) AS OUTLINED BY THE FIRE MARSHAL'S REPORT (BARBARA SALAZ), A CONDITION OF APPROVAL FOR THE CITY OF SANTA FE FIRE DEPARTMENT IS: PRIOR TO NEW CONSTRUCTION, A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 22 OF SANTA FE CITY CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND REQUIRED TURN AROUNDS WHERE REQUIRED.

## SURVEYOR'S CERTIFICATE

I, MICHAEL K. HORNER, N.M.P.L.S. NO. 18966 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

MICHAEL K. HORNER — N.M.P.L.S. No. 18966

REVIEWED BY:
CITY OF SANTA FE

CITY PLANNER — DATE

PLANNING & DEVELOPMENT REVIEW — DATE

APPROVED BY THE SANTA FE CITY PLANNING COMMISSION AT THEIR MEETING OF _____
AS FINAL PLAT CASE# H2015-_____ & S2015-_____

PLANNING COMMISSION CHAIRMAN — DATE

PLANNING COMMISSION SECRETARY — DATE

## INDEXING INFORMATION FOR COUNTY CLERK

| | |
|---|---|
| OWNER | HSFD LLC |
| FILING | INSTR. 1654065 |
| SUBDIVISION | DELGADO ADDITION |
| SECTION | SECTION 24, T17N, R9E |
| UPC | 1-054-089-468-058 |

SOUTHWEST MOUNTAIN SURVEYS
3114 HICKORY ST. SANTA FE, N.M. 87505
(505) 988-8425 FAX (505) 988-8452

DATE 08/12/14 — PROJ. NO. C-5943.5

City of Santa Fe

SANTA FE HOMES PROGRAM

PROPOSAL

*"Delgado Street Subdivision"*
*209 – 211 ½ Delgado Street,* Santa Fe, New Mexico

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 3rd day of February, 2015 by Next Wave Ventures, LLC ("SFHP Developer").

## RECITALS

A. SFHP Developer is the developer of ***209 – 211 ½ Delgado St*** hereinafter referred to as the "Property".

B. SFHP Developer desires to subdivide and develop the Property.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

## PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks **preliminary and final subdivision plat** approval.
2. The Property is to be developed as **_2_ for purchase homes, in addition to the rehabilitation of four existing units to condense into two units.**

B. SFHP PLAN. SFHP Developer proposes to build **two (2) dwelling units.** Developer agrees to comply with the Santa Fe Homes Program ordinance. Because the development is comprised of fewer than ten (10) units, the SFHP does not require construction of any SFHP Homes. The SFHP Developer agrees to make a payment of **$8,240** for the fractional

portion of a SFHP Home, as calculated pursuant to SFHP. The payment shall be made to the City of Santa Fe Affordable Housing Trust Fund (AHTF) for affordable housing.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals.

D. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to ensure that the actual sales were in compliance with the SFHP Agreement.

E. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:

*{David Smith, Agent}*

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

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 3rd day of February, 2015, by David Smith.

Roberta Catanach
NOTARY PUBLIC

My Commission Expires:

4-19-2018

OFFICIAL SEAL
Roberta Catanach
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-19-2018

REVIEWED BY:

OFFICE OF AFFORDABLE HOUSING

2/3/15
DATE

Attach: Exhibit 1 - Subdivision layout (proposed)
Exhibit 2 - Pricing Schedule
Exhibit 3 - SFHP calculation worksheet

EXHIBIT 1

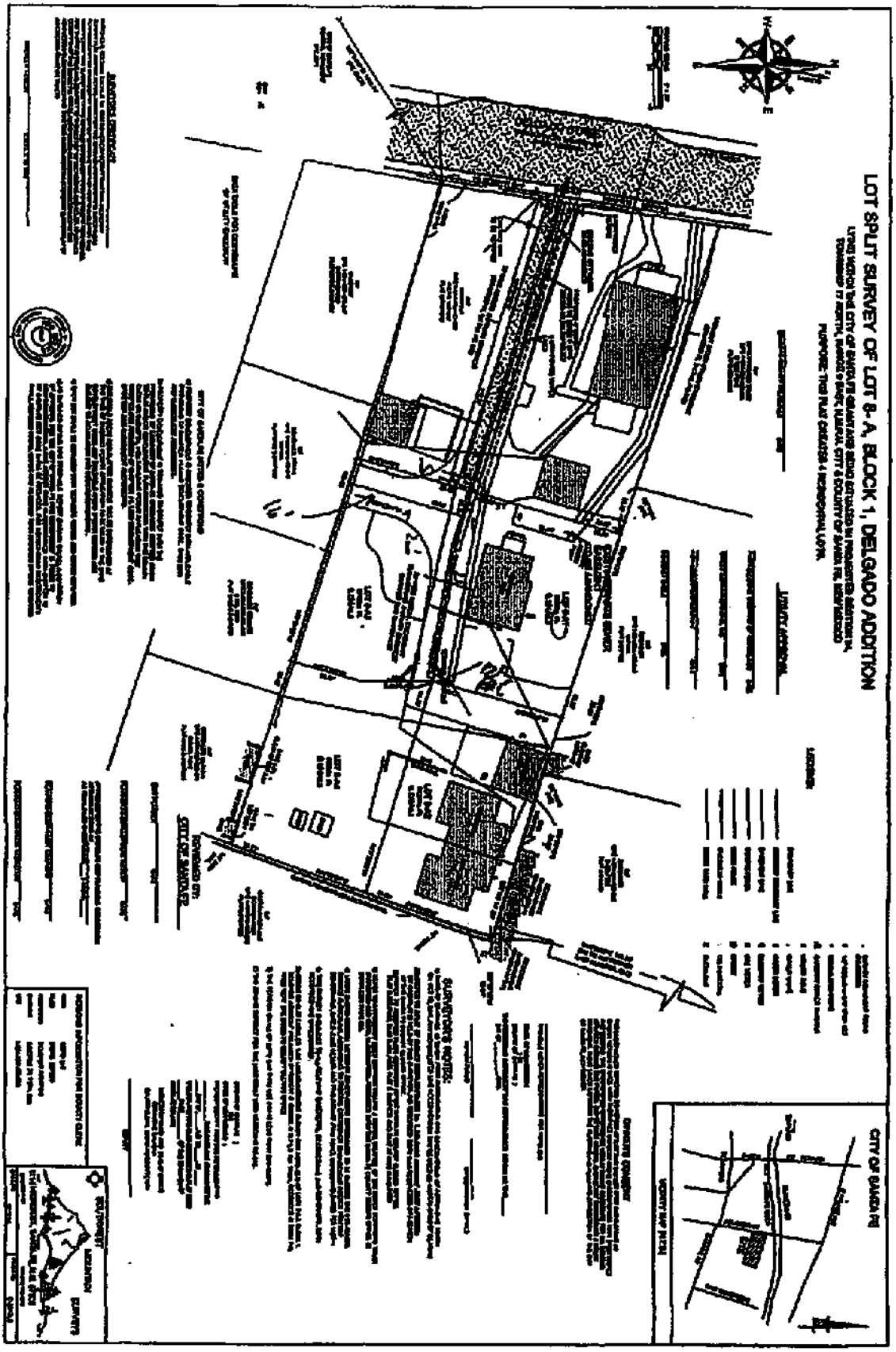

LOT SPLIT SURVEY OF LOT 8-A, BLOCK 1, DELGADO ADDITION
CITY OF SANDIA PR

EXHIBIT 2

# SANTA FE HOMES PROGRAM

# HOME SALES PRICING SCHEDULE

**Effective January 2013***

| *Income Range* | *Two Bedrooms*<br>*1-2 person HH*<br>*(900 sq min)* | *Three Bedrooms*<br>*3-4 person HH*<br>*(1,150 sq ft min)* | *Four Bedrooms*<br>*4-5 person HH*<br>*(1,250 sq ft min)* |
|---|---|---|---|
| 2 (50-65%AMI) | Max. Price: $122,750<br>__0__ Units | Max. Price: $138,000<br>__0__ Units | Max. Price: $153,250<br>__0__ Units |
| 3 (65-80%AMI) | Max. Price: $159,500<br>__0__ Units | Max. Price: $179,500<br>__0__ Units | Max. Price: $199,250<br>__0__ Units |
| 4 (80-100%AMI) | Max. Price: $196,250<br>__0__ Units | Max. Price: $220,750<br>__0__ Units | Max. Price: $245,250<br>__0__ Units |

Prices reflect 2014 HUD median incomes.

Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

# FRACTIONAL FEE SCHEDULE - 2015

**2015 Reduction Fees 2015**

**Based on Income Range 2 three BR Home ($138,000)**

| # of units in development | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| 20% unit fraction | 0.4 | 0.6 | 0.8 | 1 | 1.2 | 1.4 | 1.6 | 1.8 | 2 |
| **70% Reduced Fee** | **$8,280** | **$12,420** | **$16,560** | **$20,700** | **$24,840** | **$28,980** | **$33,120** | **$37,260** | **$41,400** |

Formula=$69,000 (1/2 sales prices of Income Range 2 3 BR home) X unit fraction X.3 (70% Reduction)

---

**NOTE:** The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

EXHIBIT 3

## SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project has an area of approximately __0.75__ acres, zoned R-**C8AC**, permitting **8** dwelling units per acres. The required number of SFHP units is 20% of the total units, 10% each in Income Ranges 2 and 3. The project proposes __4__ new homes and to rehabilitate 2 existing homes.

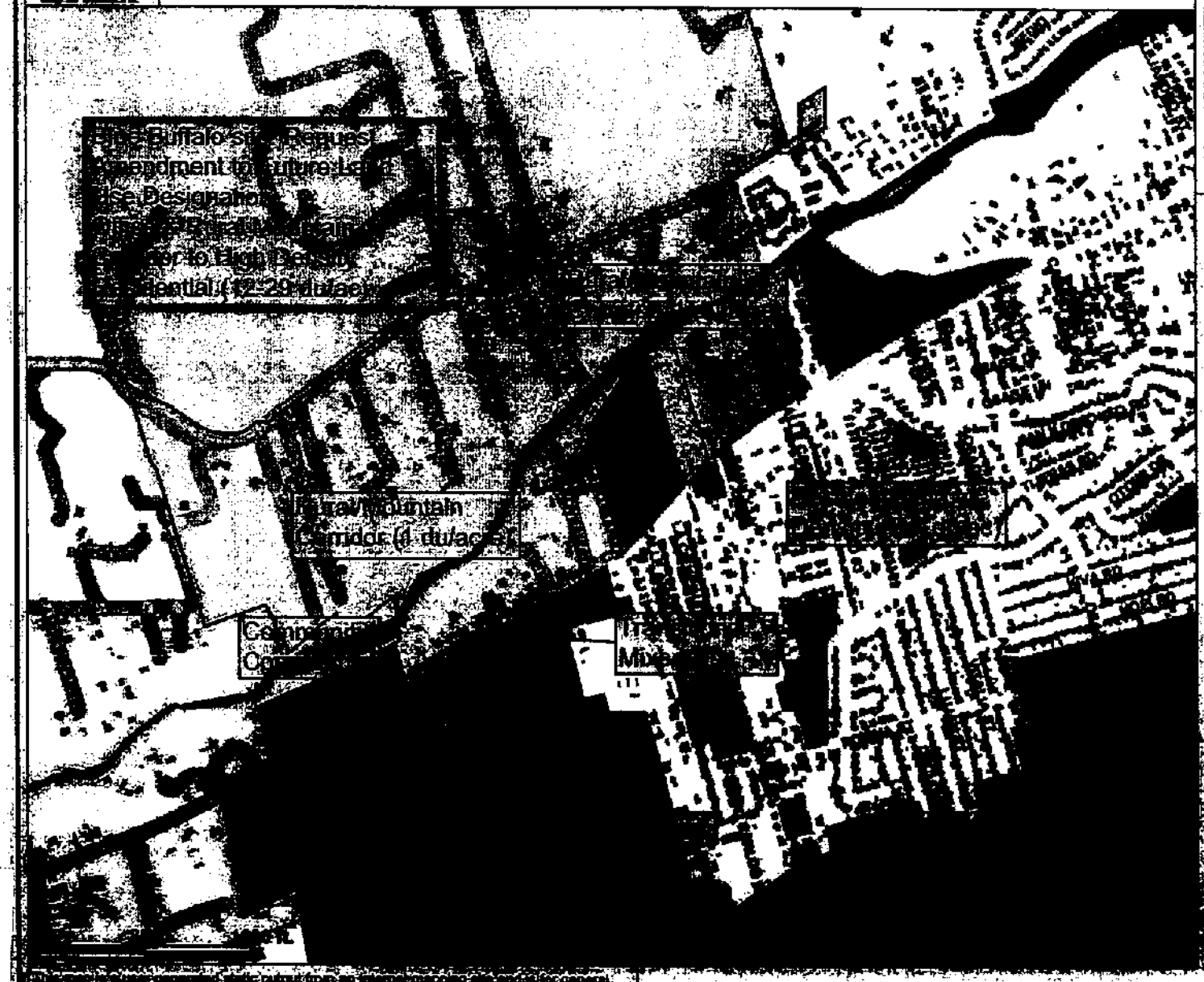
**CALCULATION for the SFHP requirement:**

= Total number of units multiplied by (0.2) = # of Units Required
= **2** total units x 0.2 = **0** **SFHP unit**(s) are required
= **0** units constructed and a fractional fee paid for **2** units

**CALCULATION for the fractional unit fee:**

= Half the Price for a Tier 2, 3 BR Home X Unit Fraction X .30 (70% Reduction)
= $69,000 X **0.4** percent X .3 = **$8,240.00** fractional fee

# Future Land Use




## Legend

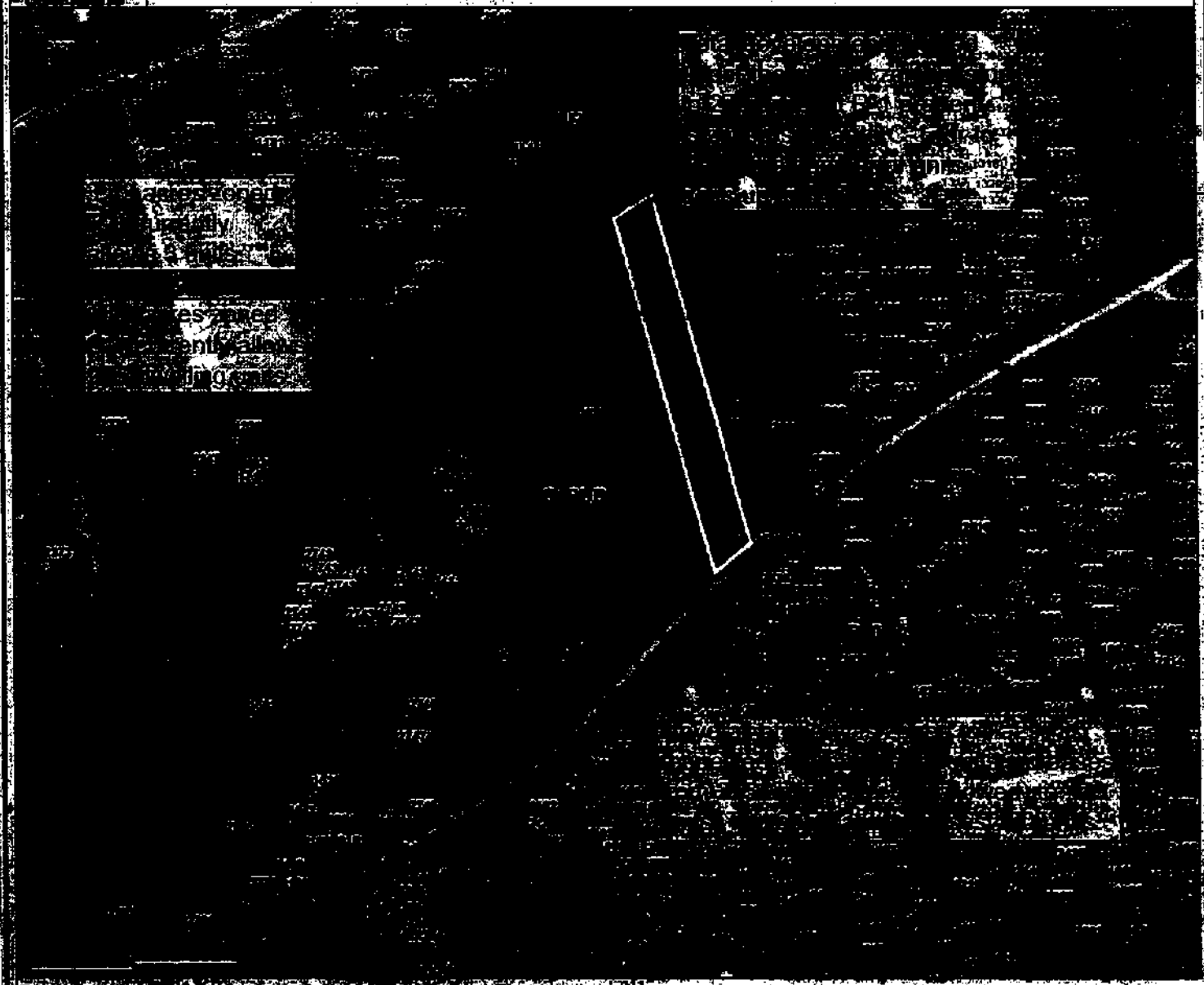
- City/Center
- Rio Rancho Boundary
- Santa Fe River
- Future Land Use
- Mountain/Corridor (1 dwelling per 10+ acres)
- Very Low Density (1-3 dwellings per acre)
- Low Density (3-7 dwellings per acre)
- Moderate Density (7-8 dwellings per acre)
- Medium Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Multi-Functional
- Greenspace
- Park

Scale: 1:13,516

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

EXHIBIT C2

# Zoning Map- showing potential development



Legend

Zoning

Scale: 1:5,144

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

EXHIBIT C-3

# Utilities and Floodplain

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

## Legend

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

Scale: 1:8,456

EXHIBIT C-4

## ENN GUIDELINES

**Applicant Information**

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


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

Address: **915 Mercer Street** (Street Address) (Suite/Unit #)

**Santa Fe** (City) **NM** (State) **87505** (ZIP Code)

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


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

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

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

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

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

EXHIBIT D-1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ADDITIONAL COMMENTS (optional)**

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

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

**Notes/Comments:**

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

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

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

EXHIBIT D-2

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

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

Question – How much will the units cost to rent?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Question – How many access points will the project have?

Eric Faust said it will likely have 2 access points.

Question – Is the property in the City or County.

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

Question – Where will the project get water from?

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

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

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

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

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

Question – Where would people store their bikes?

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

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

Question – What kind of security would the apartments have?

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

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

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

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

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

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

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

**WYNANT, DONNA J.**

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

Hello Donna
This is a follow up to our phone conversation the other day.
Needless to day I am greatly concerned that the developers of the Blue Buffalo project are applying for a zoning change so that they can build an enormous housing complex on Agua Fria Street on the old Ecoversity site.

Here are my points of concern:

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

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

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

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

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



EXHIBIT D-3

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

Most sincerely
Ruth Zaporah

Ruth Zaporah
www.actiontheater.com
505 988 2676

## WYNANT, DONNA J.

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

Dear Ms. Wynant:

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

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

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

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

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

Feel free to call me or contact me by email.

Sincerely,
Kathy Adelsheim
505-474-6921

## WYNANT, DONNA J.

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

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

--

*Peggie Poehler*

## WYNANT, DONNA J.

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

Ms. Wynant,

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

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

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

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

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

Thanks,

Justin

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

505.988.7453
www.biohabitats.com

Biohabitats
SOUTHWEST BASIN & RANGE BIOREGION
*Restore the Earth & Inspire Ecological Stewardship*

3600 Cerrillos Road, Suite 1102
Santa Fe, NM 87507

ASCE- New Mexico Section Younger Member Chair

**WYNANT, DONNA J.**

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

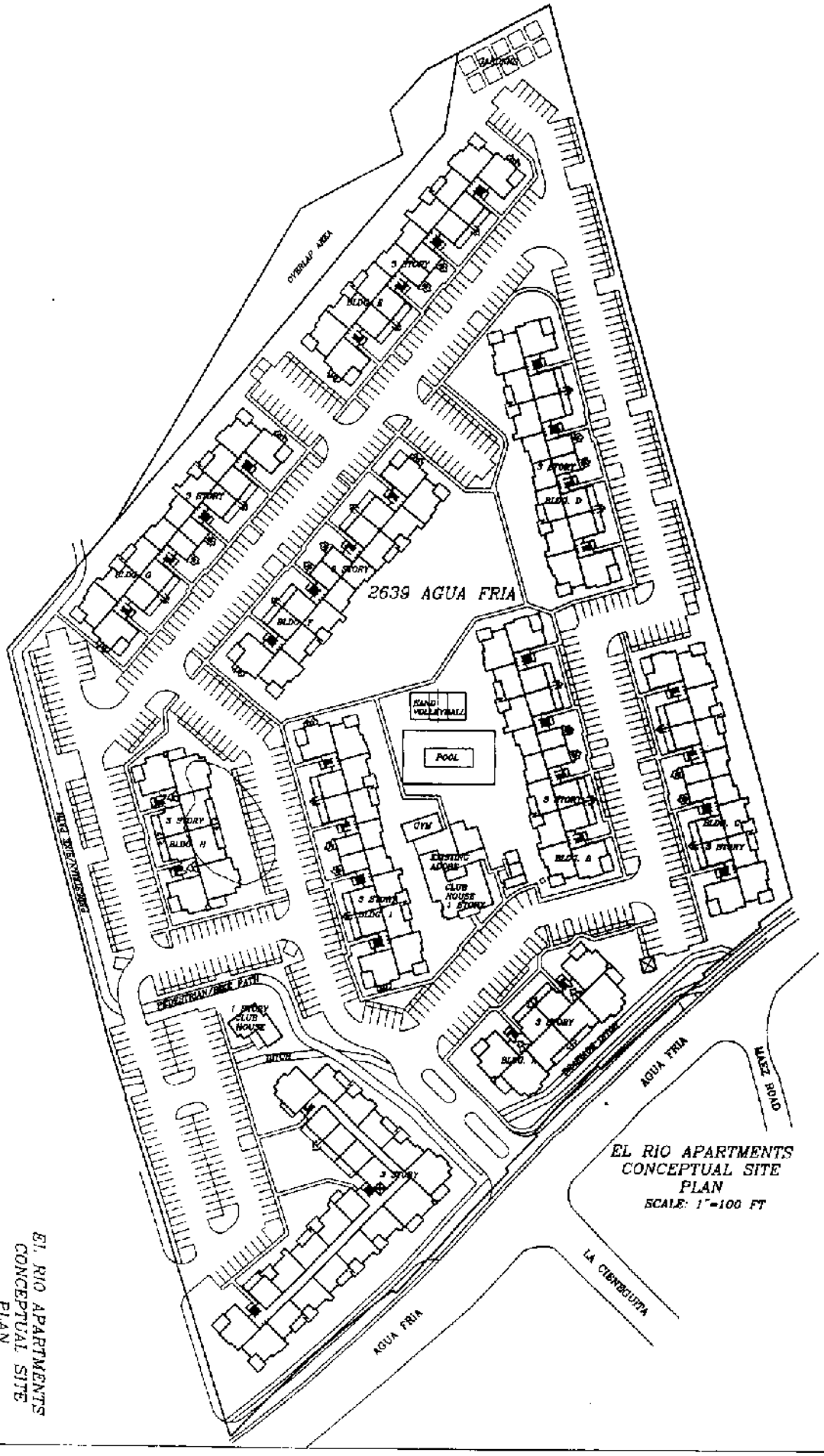
Ms. Wynant,
I am a resident and property owner in the Village of Agua Fria.
I live close to the proposed High Density Projects.
I have many concerns that these projects will effect my quality of life with increased traffic and pollution.
I chose NOT to live in Albuquerque with all their urban and ask you to NOT make Agua Fria or Agua Fria Road into an Albuquerque.

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

THANK YOU FOR YOUR CONSIDERATION

Ricardo Sanchez
871 Chicoma Vista
1985 Goodrich Road

*Original is available in the Clerk's Office.



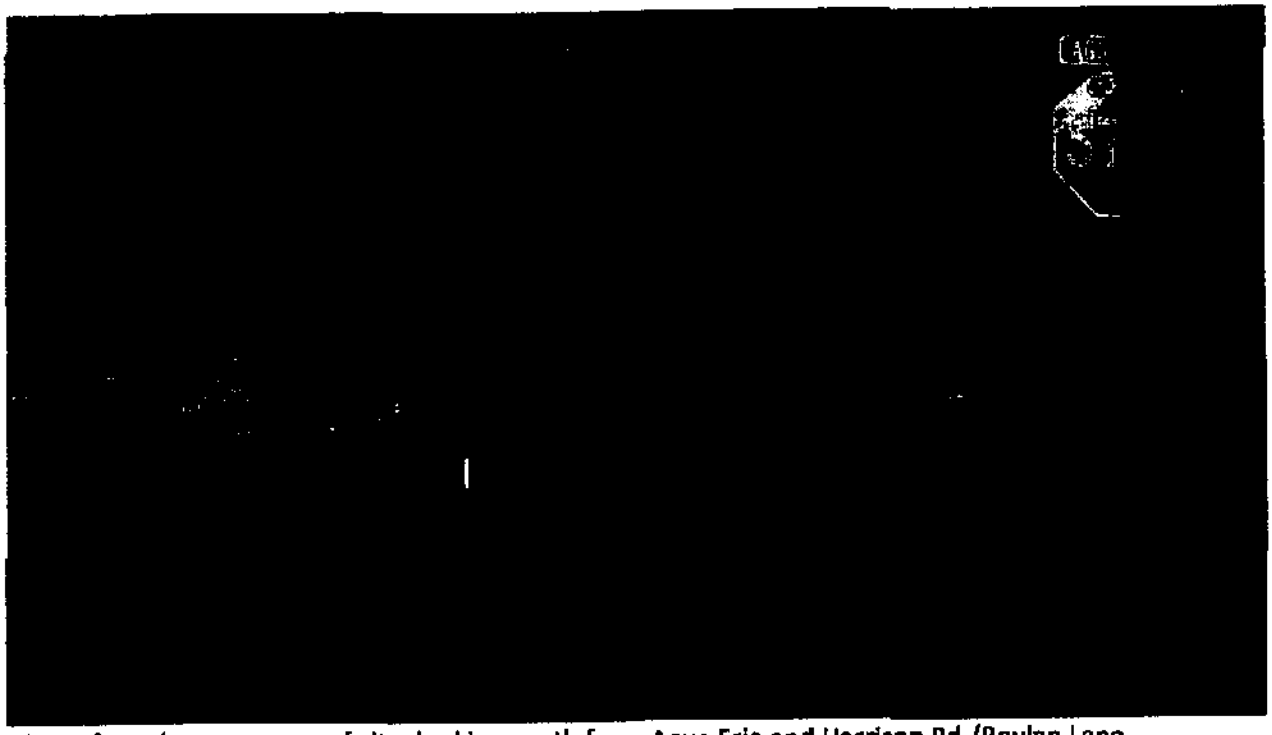

EL RIO APARTMENTS
CONCEPTUAL SITE
PLAN
SCALE: 1"=100 FT

EXHIBIT E-1

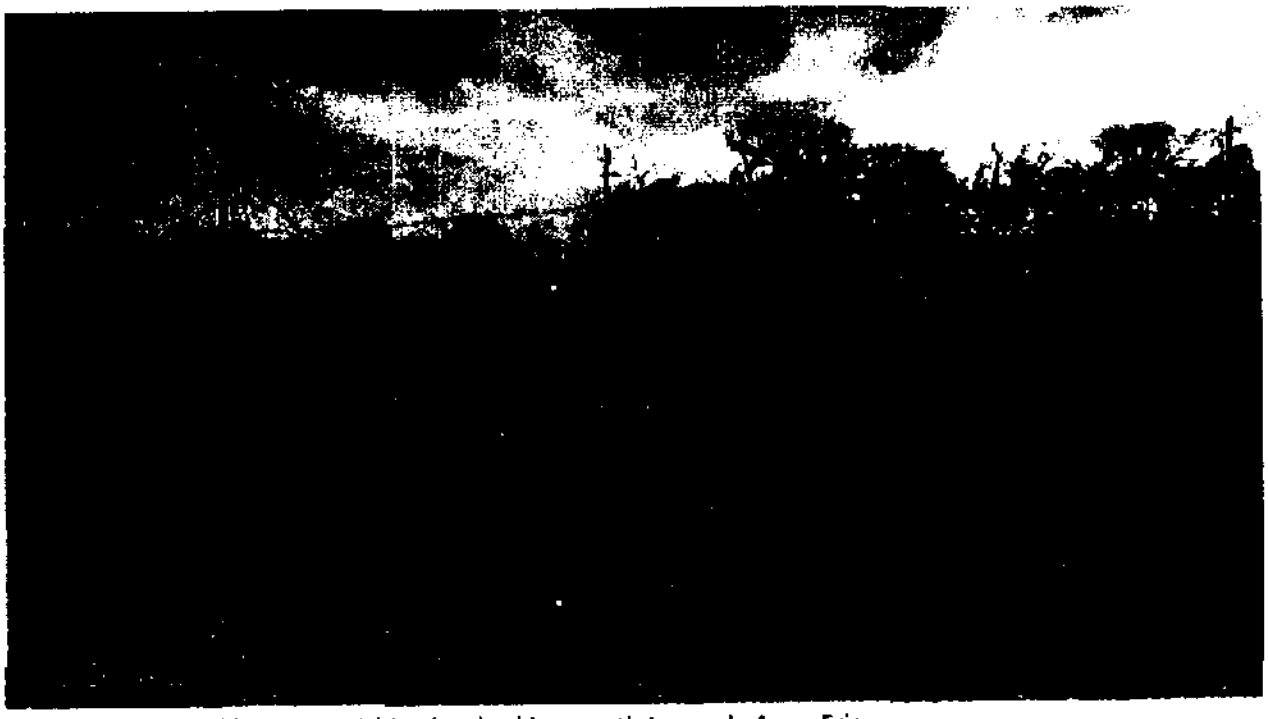
# Blue Buffalo

## Photographs of Site

Case #2014-121: General Plan Amendment
Case #2014-122 Rezoning



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



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

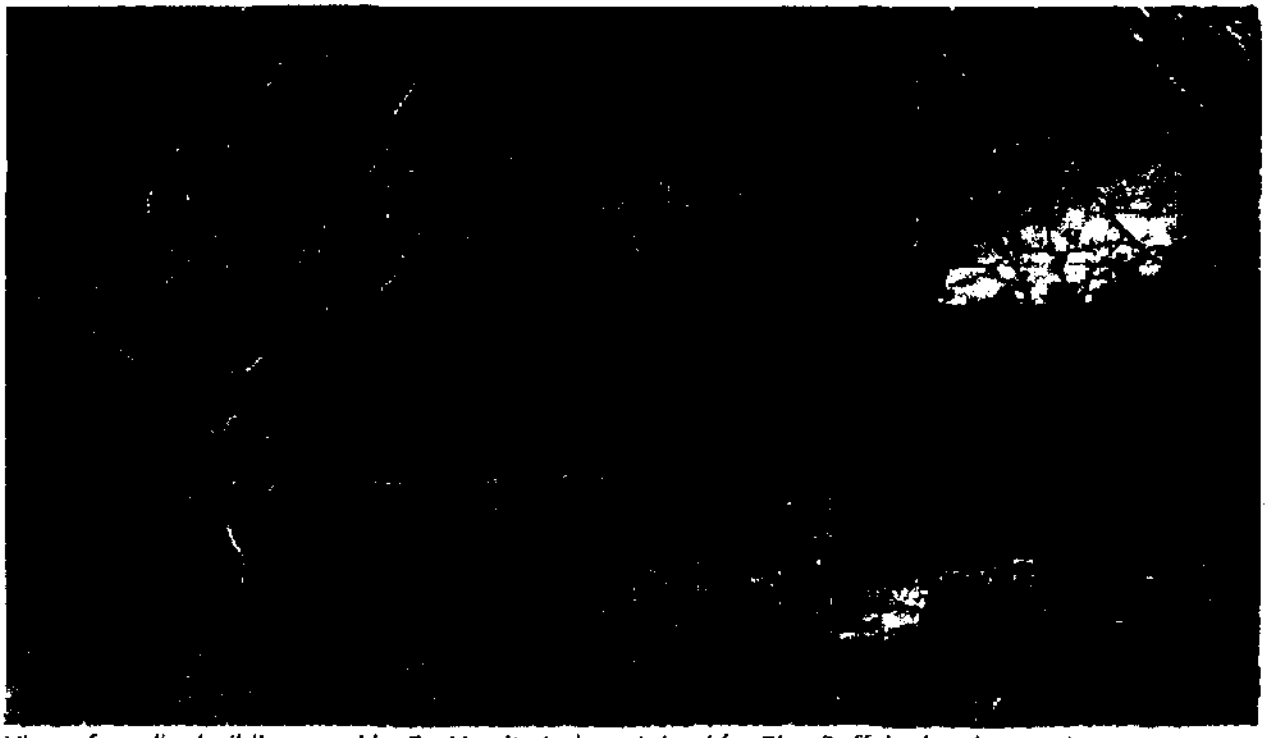
EXHIBIT F-1

# Blue Buffalo

## Photographs of Site

Case #2014-121: General Plan Amendment
Case #2014-122 Rezoning

View of existing residence/EcoVersity building, looking west.



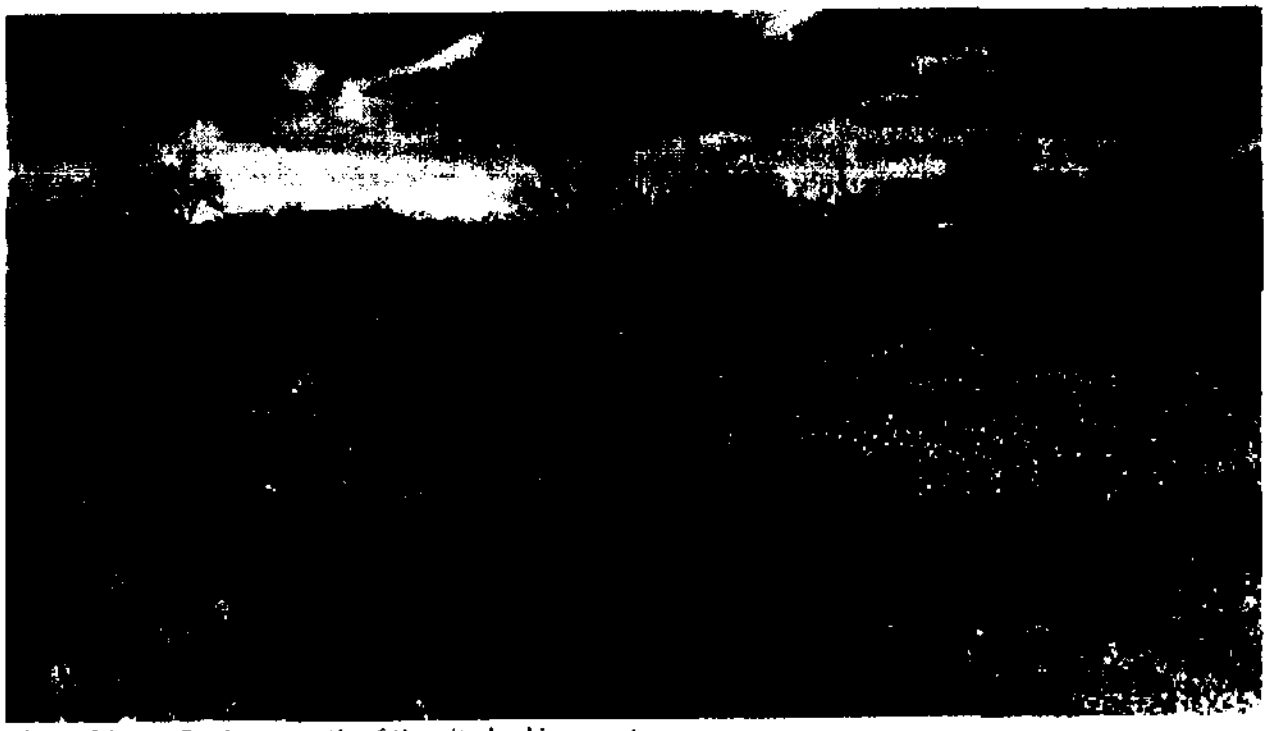
View of smaller building, used by EcoVersity to be retained for Blue Buffalo development.

# Blue Buffalo

## Photographs of Site

Case #2014-121: General Plan Amendment
Case #2014-122 Rezoning

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



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

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

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

**Permitted Uses**

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

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

**Special Use Permits**

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

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

EXHIBIT F-2

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

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

## C-1 Office and Related Commercial District

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

**Permitted Uses**

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

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

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

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

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

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

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

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

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

**Permitted Uses**

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

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

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

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

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

**Accessory Uses**

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

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

| SUMMARY OF UNDEVELOPED HIGH-DENSITY RESIDENTIAL PARCELS (2/7/15) | | | | | | |
|---|---|---|---|---|---|---|
| PARCEL | SIZE (acres) | MAXIMUM DENSITY | NO. of UNITS | DISTANCE TO COMM'L. | DISTANCE TO DOWN-TOWN (miles) | |
| Tierra Contenta | | | | | | |
| Tract 48 | 5.80 | | 99 | 0.33 | | Remaining vacant parcels in |
| Tract 50 | 7.30 | | 124 | 0.15 | | Phases 3-4. Maximum density |
| Tract 60 | 7.70 | | 131 | 0.05 | | 28 du/ac, average density |
| Tract 63 | 6.80 | | 102 | 0.05 | | 17 du/ac |
| Tract 68 | 6.60 | | 119 | 0.05 | | |
| Tract 70 | 4.50 | | 72 | 0.05 | | |
| **TC Subtotals** | 38.70 | | 647 | | +/- 7 | |
| **Wagon Road R-21-PUD** | 14.12 | 21 | 296 | 0.05 | 5.30 | Across Wagon Rd. from SF Place Mall |
| **Las Estrellas Tract** | 12.99 | | 157 | 0.05 | 2.50 | Formerly Santa Fe Estates |
| **Las Soleras R-21 Tracts** | 45.22 | 21 | 950 | .05 to .25 | 6.80 | Near Beckner Rd. west of Cerrillos Rd. |
| **City of SF NW Quadrant** | Unk. | Unk. | Unk. | Unk. | +/- 3 | Data not available 02/07/2015 |
| **CITYWIDE TOTALS** | 111.03 | | 2050.21 | | | |
| **BLUE BUFFALO** | 16.53 | 29 | 450 | 0.6 | 2.71 | |

EXHIBIT E3

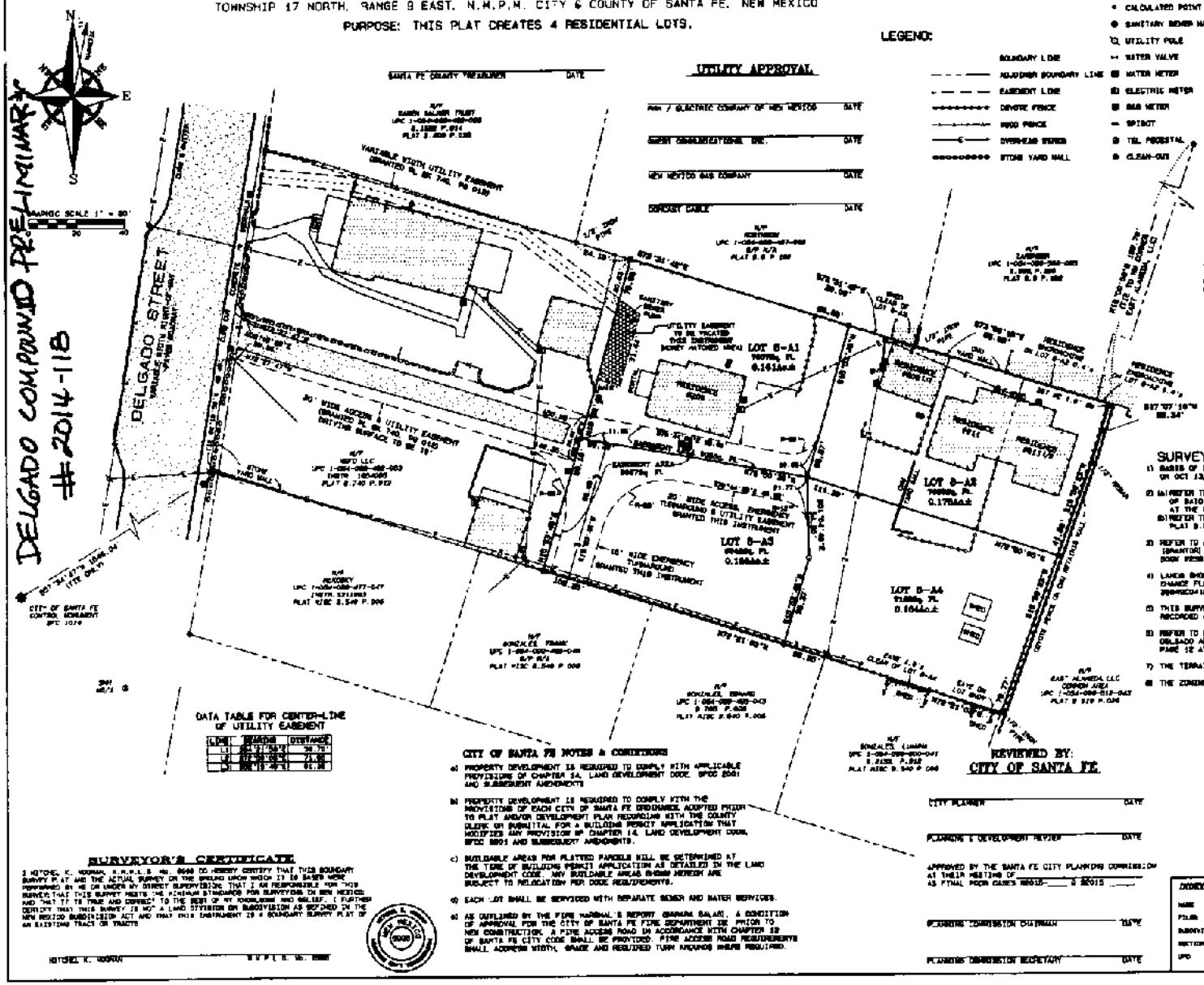
NEW BUSINESS #1

# LOT SPLIT SURVEY OF LOT 8– A, BLOCK 1, DELGADO ADDITION

LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

PURPOSE: THIS PLAT CREATES 4 RESIDENTIAL LOTS.

DELGADO COMPOUND PRELIMINARY #2014-118




LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
- 1/2" REBAR W/ CAP 17325 SET
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- GAS METER
- SPIGOT
- TEL PEDESTAL
- CLEAN-OUT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- DENSE FENCE
- WOOD FENCE
- OVERHEAD WIRES
- STONE YARD WALL

## UTILITY APPROVAL

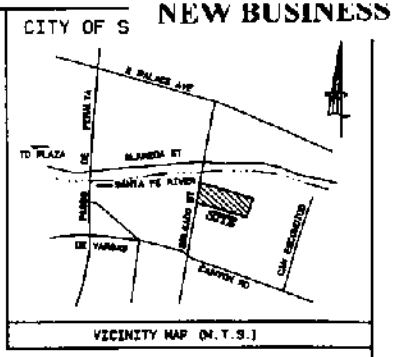
SANTA FE COUNTY TREASURER — DATE

PNM / ELECTRIC COMPANY OF NEW MEXICO — DATE

QWEST CORPORATION, INC. — DATE

NEW MEXICO GAS COMPANY — DATE

COMCAST CABLE — DATE




VICINITY MAP (N.T.S.)

## OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 30' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

MICHELLE MEYER REPRESENTATIVE FOR NMFD, LLC

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC — MY COMMISSION EXPIRES

## SURVEYOR'S NOTES:

1) BASIS OF BEARINGS IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON OCT 13, 2011. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.

2) a) REFER TO A PLAT OF SURVEY ENTITLED, "BLOCK No. 1, DELGADO ADDITION". ONLY A PORTION OF SAID PLAT IS HELD BY THIS SURVEYOR, NO RECORDED COPY WAS RECOVERED BY A SEARCH AT THE SANTA FE COUNTY CLERK'S OFFICE.
b) REFER TO ADJOINER PLATS RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE: PLAT B.006, P.182; PLAT B.408 P.039; PLAT B.518, P.025; AND PLAT AT REC B.540, P.006.

3) REFER TO A WARRANTY DEED BETWEEN WILLIAM J. MEYER, TRUSTEE OF THE MEYER SURVIVOR'S TRUST (GRANTOR) AND NMFD, LLC (GRANTEE). RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AT BOOK 1659 PAGE 000.

4) LANDS SHOWN HEREON LIE WITHIN ZONE "X"-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35049C0410G, DATED JUNE 17, 2008, AND PRELIMINARY FIRM PANEL 35049C0410J, DATED FEB 16, 2011.

5) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

6) REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR NMFD, LLC OF LOTS 7 & 8, BLOCK 1, DELGADO ADDITION" PREPARED BY ROBERT M. MIRENDA, N.M.P.L.S. No. 17321. RECORDED IN BOOK 740, PAGE 12 AT THE SANTA FE COUNTY CLERK'S OFFICE.

7) THE TERRAIN ON ALL OF LOTS 8-A1 THRU LOT 8-A4 IS LESS THAN 20% SLOPE.

8) THE ZONING DISTRICT FOR THIS LAND DEALT WITH HEREON IS RC-5AC.

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD ON THE ____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK AND WAS DULY RECORDED IN PLAT BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
GENALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

_____ DEPUTY

## DATA TABLE FOR CENTER-LINE OF UTILITY EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | [illegible] | 30.70' |
| L2 | [illegible] | 21.00' |
| L3 | [illegible] | 61.30' |

## CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) AS OUTLINED BY THE FIRE MARSHAL'S REPORT (SHANNA SALAZAR), A CONDITION OF APPROVAL FOR THE CITY OF SANTA FE FIRE DEPARTMENT IS PRIOR TO NEW CONSTRUCTION, A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 18 OF SANTA FE CITY CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND REQUIRED TURN AROUNDS WHERE REQUIRED.

## SURVEYOR'S CERTIFICATE

I MITCHEL K. HOOKAR, N.M.P.L.S. No. 8649 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS

MITCHEL K. HOOKAR — N.M.P.L.S. No. 8649

REVIEWED BY:
CITY OF SANTA FE

CITY PLANNER — DATE

PLANNING & DEVELOPMENT REVIEW — DATE

APPROVED BY THE SANTA FE CITY PLANNING COMMISSION AT THEIR MEETING OF _____ AS FINAL PER CASE# MP015-_____ & SD015-_____

PLANNING COMMISSION CHAIRMAN — DATE

PLANNING COMMISSION SECRETARY — DATE

## INDEXING INFORMATION FOR COUNTY CLERK

| | |
|---|---|
| NAME | NMFD LLC |
| FILED | SANTA FE, 1554088 |
| SUBDIVISION | DELGADO ADDITION |
| SECTIONS | SECTION 24 T17N R9E |
| UPC | 1-084-089-408-000 |

SOUTHWEST MOUNTAIN SURVEYS
1154 HICKOX ST., SANTA FE, N.M. 87505
SMS 505-989-9349 FAX 505-989-3412

DATE MD: 12/18/14 — PROJ NO.: C-23436.2

*Full-sized original is available in the Clerk's Office.

SUBD COMPOUND PRELIMINARY PLAT #20144-718

STONE YARD WALL

NEW MEXICO GAS COMPANY DATE

COMCAST CABLE DATE

WIDTH UTILITY EASEMENT (GRANTED PL BK 740, PG 012)

N/F ROBINSON UPC 1-054-099-497-056 B/P N/A PLAT B.9 P.182

N/F ZAREMBER UPC 1-054-099-506-065 B.855.P.288 PLAT B.9 P.182

EXISTINGPRIVATE SEWER EASEMENT TO BE ABANDONED

SANITARY SEWER PUMP

LOT 8-A1 7007Sq. Ft. 0.161Ac.±

5 NEW WATER METERS

EXISTING CITY WATER TO BE ABANDONED

PROPOSED 8" SEWER TRUNK TO SERVE 5 LOTS 209,209-1/2,211,211-1/2,215

5 NEW PRIVATE WATER LINES

EXISTING GAS TO BE RETAINED

20' WIDE ACCESS & UTILITY EASEMENT (GRANTED PL BK 740, PG 012)

N/F MSFD LLC UPC 1-054-099-482-083 INSTR 1864065 PLAT B.740 P.012

RESIDENCE #209

RESIDENCE #209 1/2

RESIDENCE #211

RESIDENCE #211 1/2

RESIDENCE ENCROACHING ON LOT 8-A2 0.4'±

SET WC 1.0' SW

CMU YARD WALL

TERMINAL MANHOLE

20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT GRANTED THIS INSTRUMENT

LOT 8-A2 7625Sq. Ft. 0.175Ac.±

LOT 8-A3 8748Sq. Ft. 0.155Ac.±

LOT 8-A4 7155Sq. Ft. 0.164Ac.±

SHED

215

N/F MCKOSKY UPC 1-054-099-477-047 INSTR 1311083 PLAT MISC B.540 P.006

N/F GONZALES, FRANK UPC 1-054-099-486-045 B/P N/A PLAT MISC B.540 P.006

N/F GONZALES, EDWARD UPC 1-054-099-493-043 B.785, P.006 PLAT MISC B.540 P.006

N/F EAST ALAMEDA COMMON AREA UPC 1-054-099-512 PLAT B.618 P.02

COYOTE FENCE ON CMU RETAINING WALL

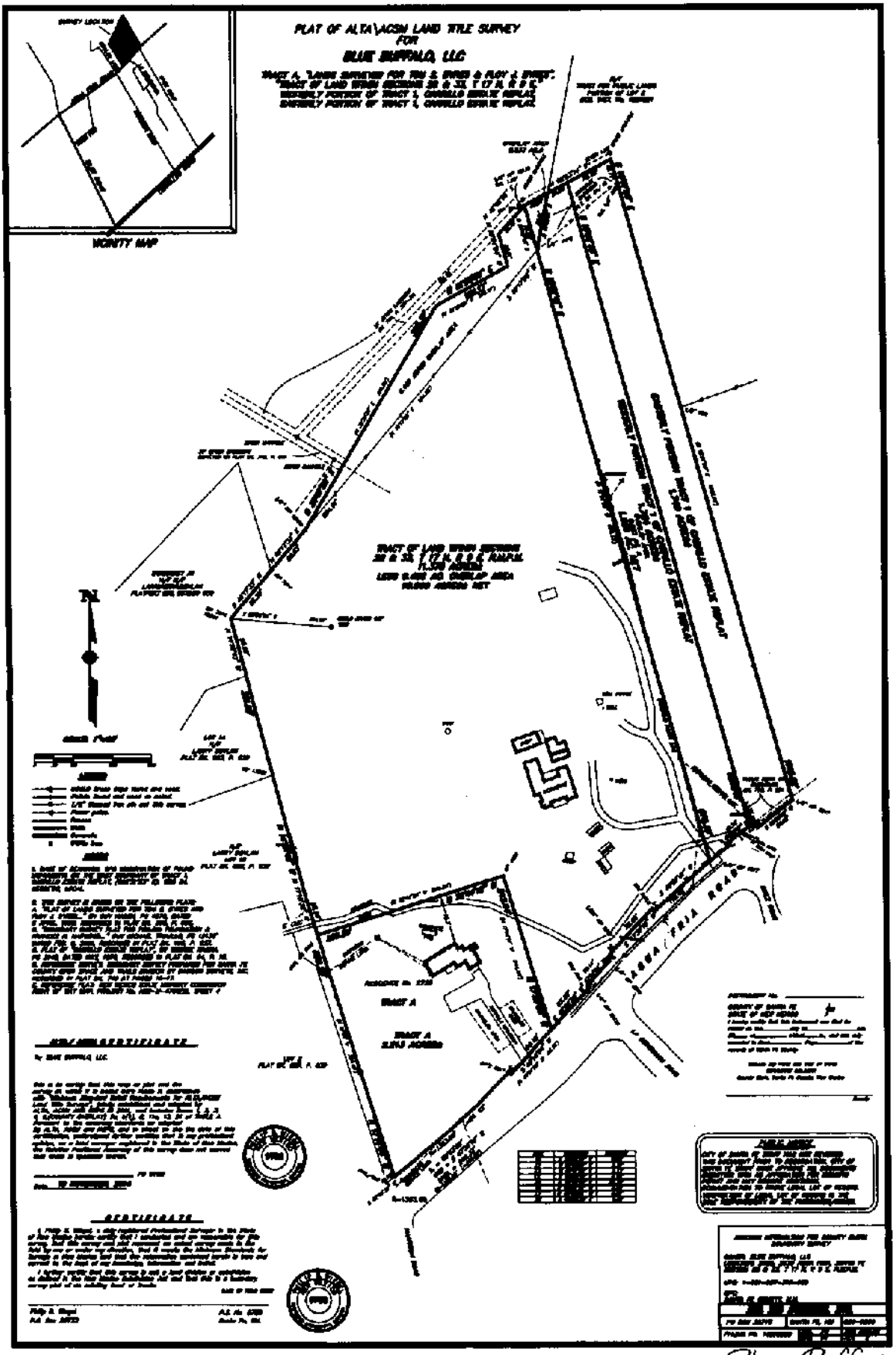
EAVE 1.0'± CLEAR OF LOT 8-A4

EAVE ON LOT BNDY

# PROPOSED UTILITY CHANGES

DATA TABLE FOR CENTER-LINE OF UTILITY EASEMENT

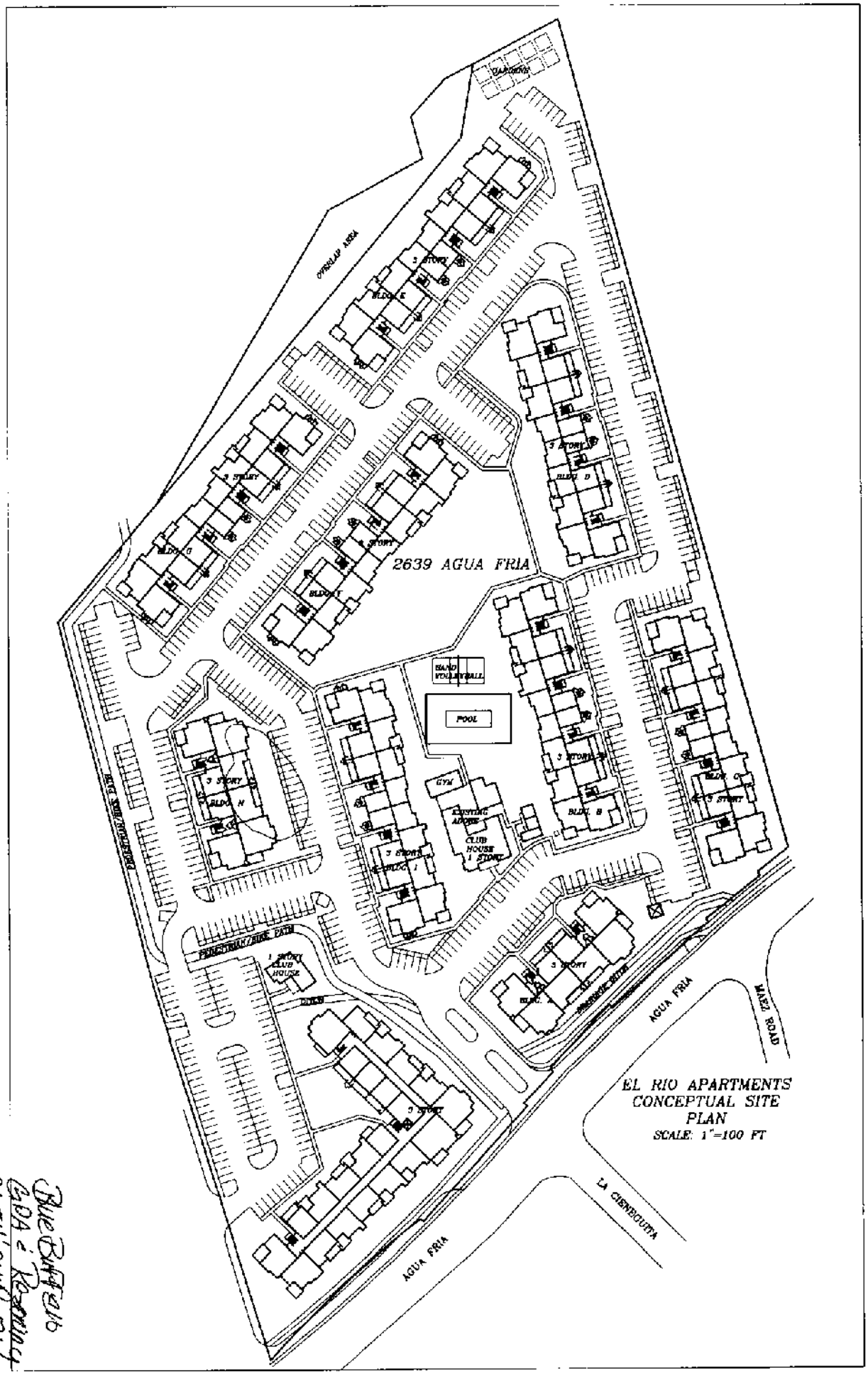
*Full-sized original is available in the Clerk's Office.




*Full-sized original is available in the Clerk's Office.

Blue Buffalo
GPA & Rezoning
CASE# 2014-12P
2014-12Z

NEW BUSINESS #3&4




*Full-sized original is available in the Clerk's Office.

Blue Ribbon
GDA: Rezoning
Case # 2002-121
2001-123

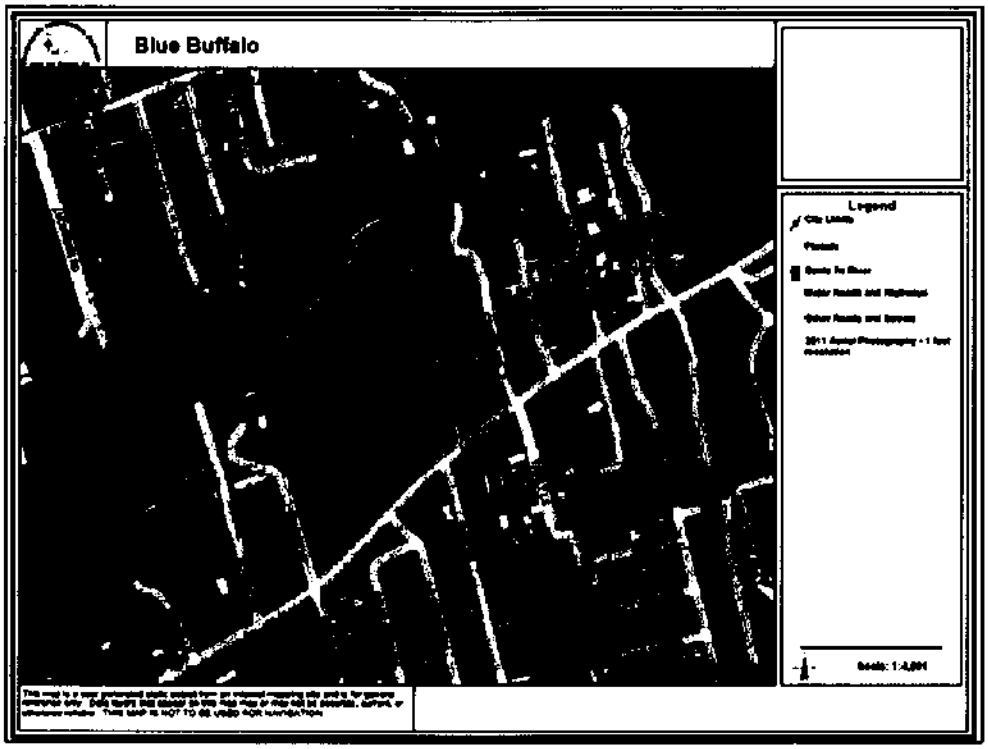
[redacted]

Planning Commission
February 19, 2015

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

Exhibit "8"

| | | |
|---|---|---|
| 1. | **Blue Buffalo LLC.,** (2725 Agua Fria) | 2.213 acres (prior dental office/residence- Byres property) |
| 2. | **PRAJNA Foundation** (2639 Agua Fria) | 10.889 acres (prior EcoVersity) |
| 3. | **PRAJNA Foundation** | 1.691 acres, adjoins EcoVersity property on the east |
| 4. | **Anita Salazar** | 1.740 acres (extends from Agua Fria to Santa Fe River) |

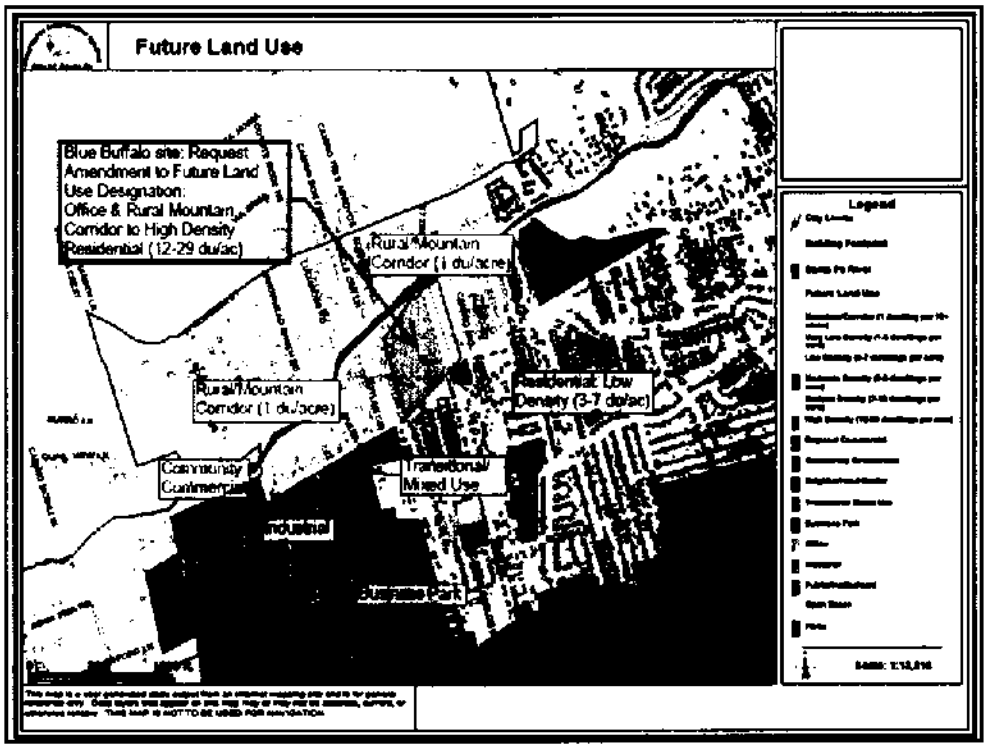



The property is bounded by Agua Fria Road to the south, Boylan Lane to the west, residential properties along Camino Mio to the east and the Santa Fe River to the north. The area identified as "Overlap Area" on the property's north boundary is claimed by Boylan. It is anticipated that the "Overlap Area"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

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

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

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




## GENERAL PLAN AMENDMENT

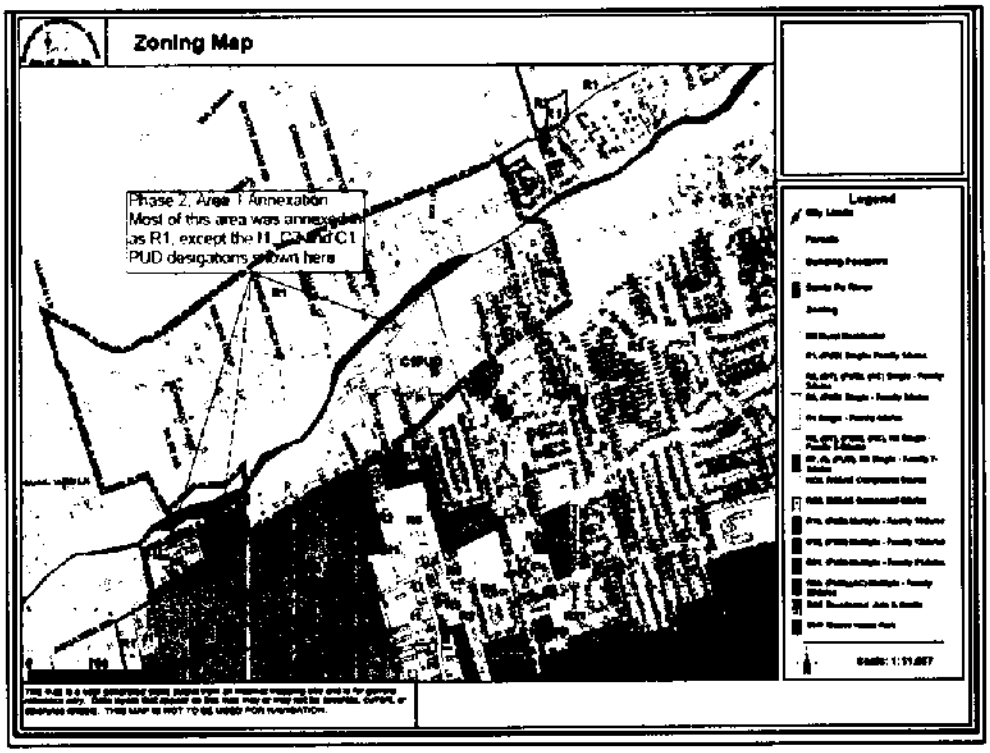
### *14-3.2 (E) Approval Criteria*

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

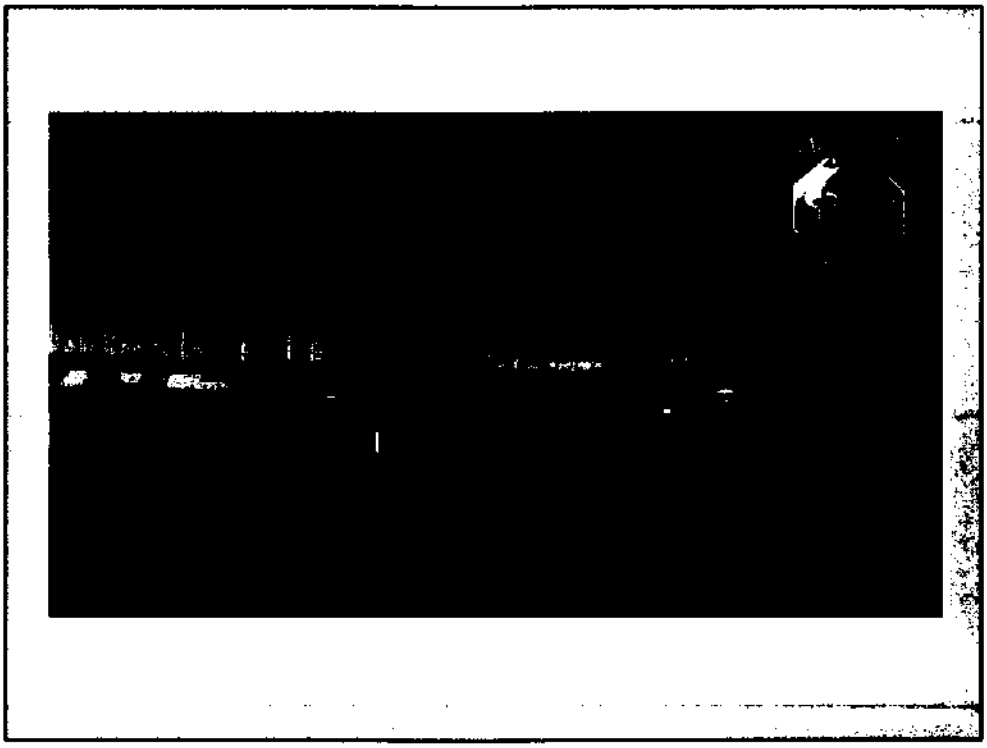
The proposed redevelopment to High Density Residential and Rezone to R-29 is more intense than the 21 units per acre allowed in the C-1 zoning on the two larger properties (EcoVersity and the Byres residence/dentist property) . The C-1 would allow up to 275 units and if that same area were to be rezoned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

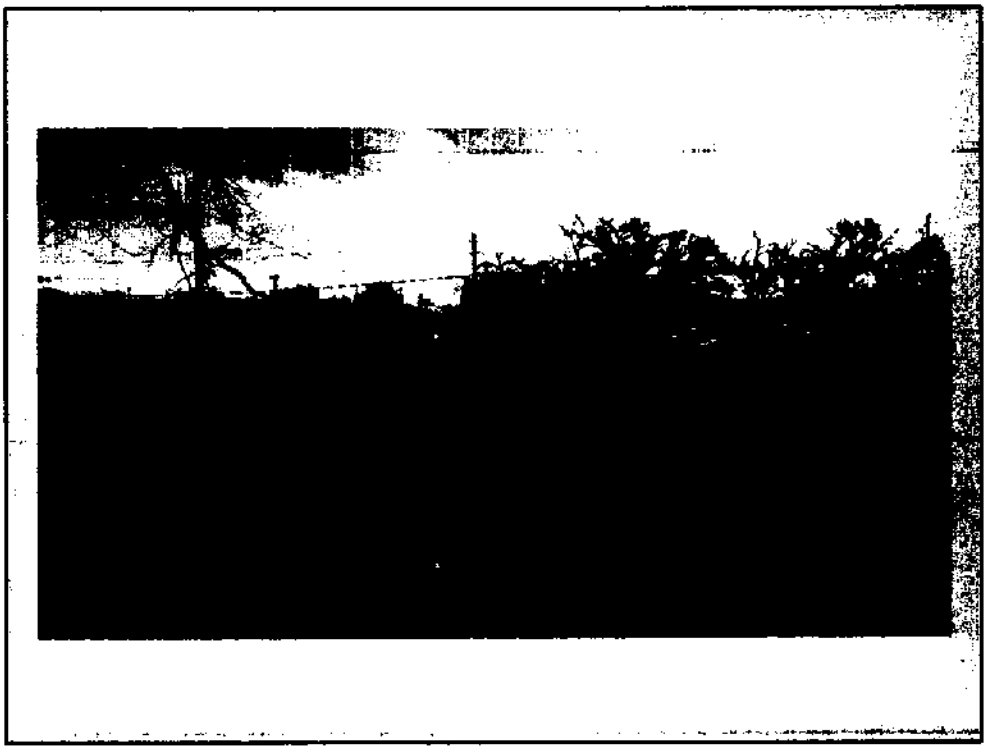
The proposed development at a higher density, although different from much of the surrounding development, could be made compatible if well designed. Landscape screening and buffering, and connections to public transportation and potentially to the river trail could also increase compatibility.

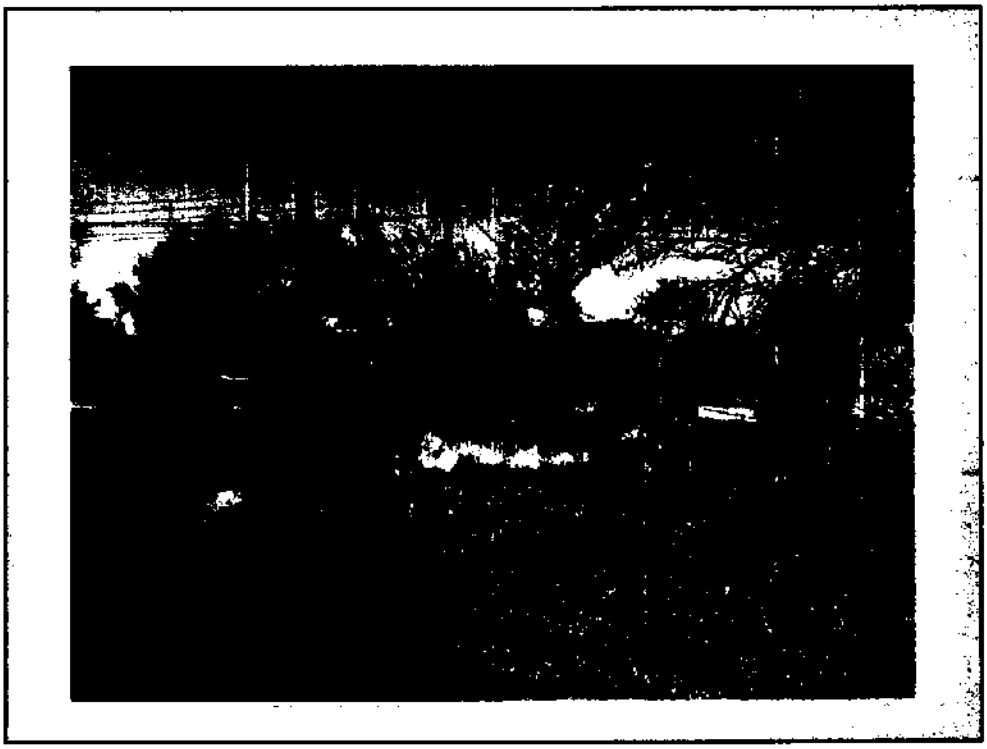
It can be agreed that the proposed development <u>is</u> inconsistent with the existing character of the area; however, a significant change to character is permitted if justified by public benefit. See (d) below. It is the applicant's burden to show that such benefit will be achieved.

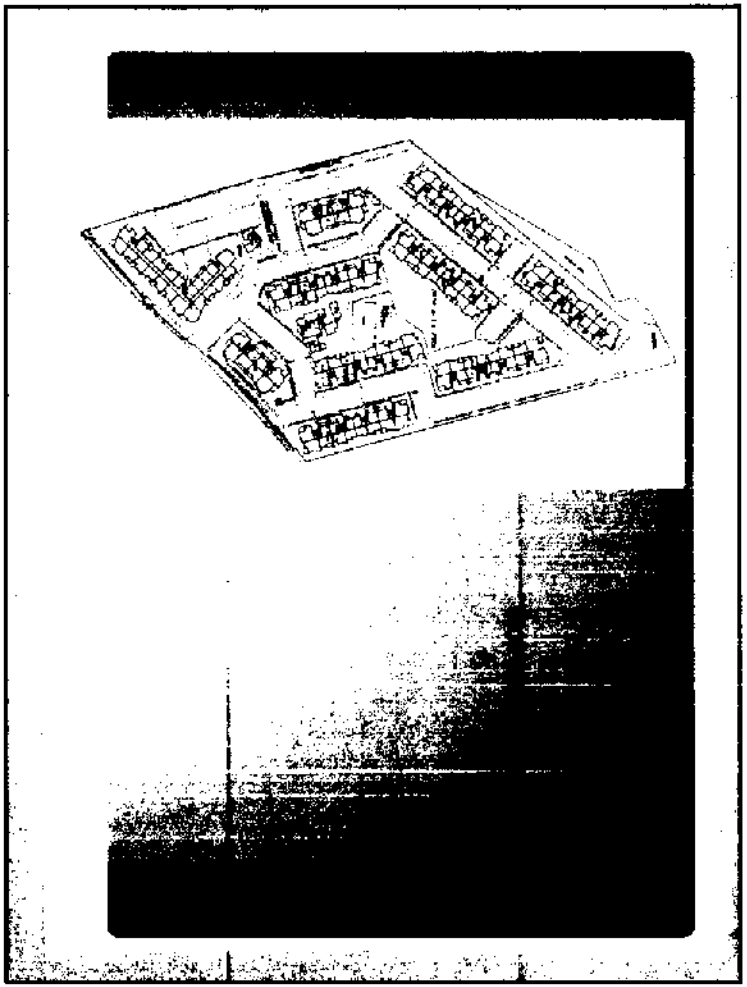

Zoning Map
Phase 2, Area 1 Annexation
Most of this area was annexed
as R1, except the H, C2 and C1
PUD designations shown here
Legend

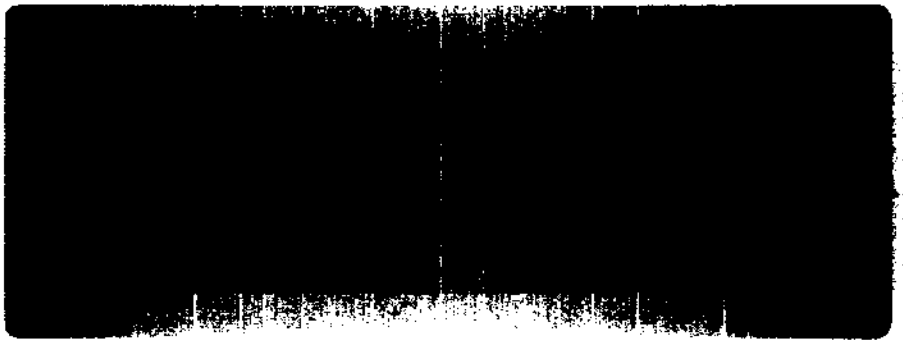
| Property Owner | Size of property | Current Zoning | Potential Development Under Current Zoning | Proposed Zoning | Potential Development Under Proposed Zoning |
|---|---|---|---|---|---|
| Blue Buffalo LLC (2725 Agua Fria) Previous residence and dentist office | 2.21 acres | C-1 (Office & Related Commercial) | Office & Related Commercial development. Residential allowed up to 21 du/ac. | R-29 (Residential, 29 du/ac) | 16.53 acres x 29 units per acre=<br><br>479 units allowed<br><br>450 units are proposed |
| PRAJNA Foundation (2639 Agua Fria) EcoVersity | 10.89 acres | C-1 (Office & Related Commercial) | Office & Related Commercial development. Residential allowed up to 21 du/ac. | R-29 (Residential, 29 du/ac) | |
| PRAJNA Foundation (vacant strip of land east of EcoVersity) | 1.69 acres. | R-1 (Residential, 1 du/ac) | Residential development.1 du/ac. | R-29 (Residential, 29 du/ac) | |
| Anita Salazar (vacant strip of land east of the Prajna strip) | 1.74 acres | R-1 (Residential, 1 du/ac) | Residential development.1 du/ac. | R-29 (Residential, 29 du/ac) | |











**LAND USE DEPARTMENT RECOMMENDATION:**

The Land Use Department recommends **approval** of both cases with staff Conditions of Approval as outlined in this report. Certain conditions will only apply at the time of Development Plan.

**DATE:** February 19, 2015

**TO:** Planning Commission

**FROM:** Land Use Department- Current Planning Division

**RE:** **Additional Correspondence**

---

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

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

- **2nd Amended Memorandum from Traffic Engineering**

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

Exhibit "9"

# City of Santa Fe, New Mexico

# memo

**DATE:** February 17, 2015 [redacted]

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

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

**FROM:** Sandra Kassens, Engineer Assistant

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

---

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

**RECOMMENDED ACTION:**
Review comments are based on the first revision to the Traffic Impact Analysis (TIA) received on February 7, 2015. The comments below should be considered as Conditions of Approval to be addressed prior final approval unless otherwise noted:

A. Revisions to the Traffic Impact Analysis (TIA):
In order to better understand the future impacts that this development will have on the surrounding road network; the developer shall provide a revised TIA per the requirements listed below:

1. Major Revisions:
   i. The trip generation land use assumptions for the Boylan property appear to be too conservative; use the Trip Generation category of Shopping Center for this property;
   ii. Analysis of the Boylan Lane/ Harrison Road & Agua Fria intersection shall be analyzed for the Implementation year (2016) and the Horizon year (2026); and analyze Base Case and Case "Y";
   iii. Trip Distribution and Trip Assignments shall be illustrated for both the AM and PM peak hours (two separate illustrations.) Added trips shall be assigned utilizing the percent entering and percent exiting as indicated in the Trip Generation manual in conjunction with the prevailing traffic trends derived from counts at existing intersections; and
   iv. Provide Titles and captions for all figures and tables; & a list of figures and tables.

2. Specific Details to revise:

| PAGE NO. | Paragraph or Heading | Sentence in paragraph or other identifier | COMMENTS |
|---|---|---|---|
| 1 | ¶ 2 | sentences 2 & 3 | Update this paragraph to 1% growth rate and to include the Boylan and Homewise info. |
| 1 | ¶ 3 | bullet 4 | Add Boylan-Harrison/Agua Fria |
| 2 | 2nd bullet | Intersection Anal. Table | Add Boylan Ln-Harrison/ Agua Fria to end of Table |
| 3 | Study Area Characteristics | | Explain that Agua Fria the major roadway, although it is aligned in a north-easterly/south-westerly direction, for the purpose of this study you have assigned the northbound and southbound directions to Agua Fria. (This will help avoid confusion, especially for the lay person.) |
| 5,6,8,9, 11,12,14,15,17 | Intersection LOS and delay tables | | Add street names next to the left column so that it is clear that SB is Agua Fria, etc. |
| 16 | table | Boylan trip generation | Use Shopping Center (ITE Category 820) for entire 22,000 SF retail. |
| 16 | 2nd to last ¶ | | The assumption that half the trips generated by the future Boylan development will access via Boylan Lane and the other half via Boylan Circle **may be used** since the access spacing between La Cieneguita and Boylan Lane, 275 ft. meets the NMDOT SAMM guidelines. |
| A-130 thru 1-136 | | Trip Generation data | Revise Trip Generation sheets A-130 thru A-136 to reflect the Land Use assumption for Boylan property as revised on page 16 to Shopping Center. |
| 16 & 17 | Intersection 14. | Boylan lane & Agua Fria | 1) Last sentence on p. 16 contradicts first sentence on p. 17; please check and revise. |
| 16 & 17 | Intersection 14. | Boylan lane & Agua Fria | 2) Analyze for both the base case and the "Y" case (2nd access from Blue Buffalo Apartments to Boylan Lane) |
| 16 & 17 | Intersection 14. | Boylan lane & Agua Fria | 3) Analyze for the Implementation year (2016) and the Horizon year (2026). |
| 17 | 2nd ¶ | | 4) Rewrite this paragraph to be consistent with the above analysis. |
| | | | 5) Save recommendation for the Recommendations section. |
| 18 | Recommendations | second sentence | Correct typos, two instances of the use of the word *"on"* when it seems that you meant to use *"an"*. |

| | | | |
|---|---|---|---|
| 18 | Boylan Ln/ Agua Fria St. | | Explain how you arrived at 200 ft. distance that Driveway [redacted] be offset from [redacted] when the trip [redacted] assignments [redacted] sheet where [redacted] calculated (in this case it was A-140). |
| ~~~ TRIP DISTRIBUTION (COUNTS - EXISTING) & TRIP ASSIGNMENTS ~~~ | | | |
| A-4 thru A-8 | Trip Diagrams in general | | 1) Draw Harrison Rd on the diagram; use a line type to indicate existing<br>2) Draw Boylan Ln and Boylan Cir.; use a line type to indicate future or proposed. |
| | | | 3) Add NB with an arrow to clarify how you set up your Analyses. |
| | | | 4) Include data from the latest counts at Agua Fria and Boylan Lane. |
| | | | 5) If possible, enlarge the portion of the diagram showing the intersection of Boylan Ln/ Agua Fria. |
| A-4 | Trip Distribution | Diagram | Create 2 Diagrams:<br>A-4a to show the existing trip distribution for the AM peak hour; and |
| | | | A-4b to show the existing trip distribution for the PM peak hour. |
| A-5 thru A-8 | Trip Assignment Diagrams | ***Create diagrams to show the trip assignments for the base case and for the case "Y"*** | |
| | | ***BASE CASE*** | Show BASE case for **AM Peak hour** with entering and exiting percentages (one drawing) or create two drawings; one for AM entering and one for AM exiting. |
| | | | Show BASE case for **PM Peak hour** with entering and exiting percentages (one drawing) or create two drawings; one for PM entering and one for PM exiting. |
| | | *CASE "Y"* | Show case "Y" for *AM Peak hour* with entering and exiting percentages (one drawing) or create two drawings; one for AM entering and one for AM exiting. |
| | | | Show case "Y" for *PM Peak* hour with entering and exiting percentages (one drawing) or create two drawings; one for PM entering and one for PM exiting. |
| A-12,14,16,18, 20,24,26,30,32,34 & 138 | Intersection Movement Diagrams | Implementation year 2016 | Add a north arrow to these diagrams; Give each sheet a caption and clearly label whether it is the base case, or case "Y" and whether it is the implementation year (2016) or the Horizon year (2026).Do this for each intersection analyzed and make sure to create one for the Agua Fria/ Boylan/ Harrison intersection. |
| A-38,40,42,44, 46,50,52,54,56, 58,60 & Boylan Agua Fria | | Horizon year 2026 | |

| | | | |
|---|---|---|---|
| A-122a | Data Entry Sheet | Boylan Ln / Agua Fria? | Check street names for this worksheet, It looks like this is probably calculations for the Boylan Lane/ Agua Fria intersection, but it is labeled as La Cieneguita. |
| A-122b | Determination of warrants for deceleration lanes | Boylan Lane / Agua Fria? | Same as above; & check street name in note 1. |
| A-129 | Traffic Count Data Sheet | Boylan Ln / Agua Fria | Change the westbound street name to Harrison Street. |
| A-130 thru A-133 | Trip Generation Data | Other retail | Revise Trip Generation sheets A-130 thru A-133 to reflect the Shopping Center Land Use (820 - ITE code) for the Boylan property. |
| A-137 | Projected Turning movement worksheet | Boylan/ Agua Fria Implementation year (2016) | Label westbound as Harrison; Use revised trips for Boylan property & the revised trip distribution/ trip assignment diagrams. Create tables for base case & case "Y" for the implementation year (2016). |
| A-138 | Intersection Movement Diagrams | | Add north arrow; title and caption. (Implementation year (2016); Base case & case "Y" |
| Additional pages? | Turning movement Worksheets & Diagrams | Boylan / Agua Fria Horizon year (2026). | Create pages similar to A-137 & A-138 but for the Horizon year (2026). |

B. The major revisions to this TIA will change the predicted trip generation and the future impact on the roadway system. Therefore, the Traffic Engineering Division cannot make recommendations on the requested General Plan Amendment and Rezoning until the above revisions are submitted.

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

# Blue Buffalo:
# Communications Received

The following emails were received regarding the Blue Buffalo case before the Planning Commission, February 19, 2015. These are listed in the order that they were received.

Search Blue Buffalo- Public Comment (Ctrl+E)

| From | Subject | Received | Size | Categories |
|---|---|---|---|---|
| **Date: Last Month** | | | | |
| **Date: Last Week** | | | | |
| kathy adelsheim | Blue Buffalo Rezoning Request | Mon 02/09/2015 8:35 AM | 13 KB | |
| CenturyLink Customer | Blue Buffalo Project | Mon 02/09/2015 11:51 AM | 13 KB | |
| Justin Lyon | Agua Fria Zoning Support | Mon 02/09/2015 1:20 PM | 40 KB | |
| Ricardo Sanchez | Fwd: Agua Fria High Density Projects | Tue 02/10/2015 5:41 AM | 14 KB | |
| Karen Strickholm | FORMAL REQUEST FOR PLANNING COMMISSION | Thu 02/12/2015 7:48 PM | 35 KB | |
| Alice Bailey | Agua Fria proposal | Fri 02/13/2015 10:27 AM | 9 KB | |
| Karen Strickholm | RE: FORMAL REQUEST FOR PLANNING COMMISSION | Fri 02/13/2015 5:18 PM | 42 KB | |
| **Date: Sunday** | | | | |
| sue rempel | voicing opposition to Blue Buffalo request for rezoning R-1 to R-29 at 2639 and 272... | Sun 02/15/2015 6:47 PM | 12 KB | |
| **Date: Monday** | | | | |
| laurel awishus | Request for 6 month rezoning moratorium of underrepresented city area | Mon 02/16/2015 10:00 AM | 42 KB | |
| judymosher@aol.com | Blue Buffalo | Mon 02/16/2015 10:31 AM | 19 KB | |
| Voice Mail Admin 2010 | Voice Message from Tel: 9054243026 | Mon 02/16/2015 11:35 AM | 247 ... | |
| Shelly Brock | Fw: Concern for development on the former Ecoversity | Mon 02/16/2015 3:41 PM | 20 KB | |
| Tara | Agua Fria apartment development | Mon 02/16/2015 3:38 PM | 16 KB | |
| **Date: Tuesday** | | | | |
| victoria parrill | Here are comments for your consideration regarding the rezoning request from Blue... | Tue 02/17/2015 1:04 PM | 59 KB | |
| Marylou Butler | El Rio Project on Agua Fria St. | Tue 02/17/2015 1:28 PM | 14 KB | |
| DeeDee Downs | Cart Before the Horse | Tue 02/17/2015 1:22 PM | 17 KB | |
| uem | Agua Fria development | Tue 02/17/2015 3:30 PM | 9 KB | |
| **Date: Yesterday** | | | | |
| norma cross | Blue Buffalo project | Wed 02/18/2015 8:43 AM | 14 KB | |
| Helen Abraham | Re: Follow-up info | Wed 02/18/2015 3:25 PM | 96 KB | |
| sue rempel | Re: voicing opposition to Blue Buffalo request for rezoning R-1 to R-29 at 2639 and ... | Wed 02/18/2015 5:40 PM | 24 KB | |
| Karen Strickholm | RE: FORMAL REQUEST FOR PLANNING COMMISSION | Wed 02/18/2015 5:27 PM | 42 KB | |
| Justin Lyon | RE: Agua Fria Zoning Support | Wed 02/18/2015 6:42 PM | 48 KB | |
| Shelly Brock | Re: Concern for development on the former Ecoversity | Wed 02/18/2015 5:27 PM | 30 KB | |
| Justin Lyon | El Rio Planning - Vote of conditional support | Wed 02/18/2015 5:31 PM | 13 KB | |
| Daniel Morgan | High Density Housing at Eco-Versity | Wed 02/18/2015 5:35 PM | 12 KB | |
| **Date: Today** | | | | |
| Gail Rachor | Tonight's planning meeting : Re: EcoVersity campus | Thu 02/19/2015 8:00 AM | 27 KB | |
| kathy adelsheim | Re: Blue Buffalo Rezoning Request | Thu 02/19/2015 7:55 AM | 18 KB | |
| Ellen Fox | Tonight's meeting on Blue Buffalo | Thu 02/19/2015 9:25 AM | 16 KB | |

| | | | | |
|---|---|---|---|---|
| salboyelroy@comcast.net | City Planning meeting today | [illegible] | 14 KB | |
| Susan Shellar | Planning Commission re rezoning meeting 2-19-15 | [illegible] | 15 KB | |
| Lorene Mills | Blue Buffalo | [illegible] | 14 KB | |
| Eleanor Montoya | Blue Buffalo request for Zone Change and High Density Building on Agua Fria | [illegible] | 13 KB | |
| favoritegrama | Against Blue Buffalo's request for rezoning to build apartment complex (s) | [illegible] | 14 KB | |
| dinny@dinnygreen.com | Agua Fria developments plans | [illegible] | 11 KB | |
| victoria parrill | Re: Here are comments for your consideration regarding the rezoning request from ... | [illegible] | 41 KB | |
| Kathryn Sherlock | Response re the Rezoning and Development proposals by Blue Buffalo, being discu... | [illegible] | 40 KB | |
| Susan J. Stokes | rezoning request for Agua Fria St. | [illegible] | 10 KB | |
| Ricardo Sanchez | Fwd: FOR THE SANTA FE PROFESSIONALS | [illegible] | 731 ... | |
| Charles Mullings | Blue Buffalo proposal | [illegible] | 9 KB | |
| kathy adelsheim | Re: Blue Buffalo Rezoning Request | [illegible] | 24 KB | |
| Martha Reagan | Blue Buffalo project | [illegible] | 10 KB | |
| Laura Jolly | Tonights PC Board Meeting | [illegible] | 11 KB | |
| Anna Hansen | Blue Buffalo | [illegible] | 11 KB | |
| Margaret Bost | re planning commission re Agua Fria | [illegible] | 17 KB | |
| Jana Oyler | Proposed Apartment Building Permit Hearing, Agua Fria | [illegible] | 12 KB | |
| TANA ACTON | Aqua Fria infill ? | [illegible] | 9 KB | |
| Mary-Charlotte Domandi | EcoVersity campus | Thu 02/19/2015 [illegible] PM | 17 KB | |
| rebecca malone | Fwd: Rezoning of a R-1 to a R-29 at 2639/2725 Agua Fria SFNM 87505 | [illegible] | 14 KB | |
| Robert Railey | Blue Buffalo proposal | [illegible] | 15 KB | |

**WYNANT, DONNA J.**

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

Hello Donna
This is a follow up to our phone conversation the other day.
Needless to day I am greatly concerned that the developers of the Blue Buffalo project are applying for a zoning change so that they can build an enormous housing complex on Agua Fria Street on the old Ecoversity site.

Here are my points of concern:

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

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

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

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

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



EXHIBIT D-3

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

Most sincerely
Ruth Zaporah

Ruth Zaporah
www.actiontheater.com
505 988 2676

## WYNANT, DONNA J.

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

Dear Ms. Wynant:

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

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

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

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

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

Feel free to call me or contact me by email.

Sincerely,
Kathy Adelsheim
505-474-6921

## WYNANT, DONNA J.

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

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

--

*Peggie Poehler*

## WYNANT, DONNA J.

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

Ms. Wynant,

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

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

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

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

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

Thanks,

Justin

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

505.988.7453
www.biohabitats.com

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*Restore the Earth & Inspire Ecological Stewardship*

3600 Cerrillos Road, Suite 1102
Santa Fe, NM 87507

ASCE- New Mexico Section Younger Member Chair

## WYNANT, DONNA J.

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

Ms. Wynant,
I am a resident and property owner in the Village of Agua Fria.
I live close to the proposed High Density Projects.
I have many concerns that these projects will effect my quality of life with increased traffic and pollution.
I chose NOT to live in Albuquerque with all their urban and ask you to NOT make Agua Fria or Agua Fria Road into an Albuquerque.

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

THANK YOU FOR YOUR CONSIDERATION

Ricardo Sanchez
871 Chicoma Vista
1985 Goodrich Road

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

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

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

## WYNANT, DONNA J.

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

**Importance:** High

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

Karen Strickholm
The Strickholm Company
P | 505.988.4401
C | 505.660.9423
E | KS@KarenStrickholm.com

## WYNANT, DONNA J.

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

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

## WYNANT, DONNA J.

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

Dear Donna,

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

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

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

Sincerely,

Sue Rempel
2314 Camino Hualapai
Santa Fe, NM 87505

**WYNANT, DONNA J.**

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

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

city council district.

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

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

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

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

**Date: 2/16/15**

**To Whom It May Concern:**

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

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

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

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

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

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

- Provide the City with an opportunity to inform Santa Fe River Corridor residents and business owners exactly what the larger vision is for this area.

- Hear from all stakeholders in the development of the Santa Fe River Corridor (developers,residents, river advocates, city planners, business owners, etc.).

- Provide the citizenry an opportunity to voice their own creative ideas, their concerns, and their hopes and dreams for the Santa Fe River Corridor.

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

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

Name: Laurel Awishus, 2410 Calle Amelia

Contact info: Lawishus@gmail.com, 505-690-3349

EMAILED TO THE MAYOR, CITY STAFF AND CITY COUNSELORS:

djwynant@ci.santa-fe.nm.us

jmgonzales@santafenm.gov

pjbushee@santafenm.gov

bdimas@santafenm.gov

cadominguez@santafenm.gov

pnives@santafenm.gov

silindell@santafenm.gov

jmaestas@santafenm.gov

rstrujillo@santafenm.gov

cmrivera@santafenm.gov

## WYNANT, DONNA J.

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

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

RE: Blue Buffalo

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

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

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

Here are my concerns:

1. If crime is a challenge on the west side with R-1 density, how will the city manage increased density? If there extra money in the Police Department Budget to increase services for the west side, why hasn't it happened already? **Patrol is limited.**

2. I understand there is a desire to bring more "Millennials" to Santa Fe and housing is half of the equation. What is being done to bring decent paying jobs to Santa Fe? The under-thirty residents I know who moved away, left because of lack of decent wages and not enough nightlife. Not one left because of inadequate housing. Do you have research to support lack of housing is driving youth away? If you fail to lure the population you desire, the landlords will still need income. What kind of tenement will this project become in 5 or 10 years if your gamble fails? **Not enough certainty behind this risk.**

3. What plans have the city made to handle to greater traffic on Agua Fria? It is already backed up during peak hours. I am concerned you "hope" people will ride buses and bicycles and a new problem is waiting to hatch. **Density is too great for roads and neighborhood compatibility.**

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

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

A YES vote on this, is a vote loud and clear that the Santa Fe's West Side resident, working-middle class are appropriate "collateral damage" for this new "hope."
**Please vote NO to changing the property in question from R-1 to R-29.**

Sincerely, Judy K Mosher, Santa Fe, NM

February 16, 2015

Dear City Planning Commission members,

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

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

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

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

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

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

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

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

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

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

- These 400 young renters will have more visitors and parties than single family homes. That will also increase traffic during more hours and later hours of the night than are currently on Agua Fria.

- This development also needs to be taken into the context of the exciting, but traffic increasing urban renewal along Siler and Ruffina. Theatre Grottesco, Wise Fool, the new Meow Wolf Arts Space and the proposed Creative Santa Fe live/work Arts Space - all exciting, positive additions - will also significantly increase traffic on Agua Fria.

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

Sincerely,

Bette Booth
1317 Ferguson Lane
Santa Fe, New Mexico

**WYNANT, DONNA J.**

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

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

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

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

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

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

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

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

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

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

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

Victoria Parrill 2498 Agua Fria 471-2885

## WYNANT, DONNA J.

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

Dear Councilors Rivera and Dominquez and Senior Planner Wynant

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

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

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

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

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

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

Sincerely,
Marylou Butler
1313 Ferguson Lane
988-2089
marylorbutler44@gmail.com

**WYNANT, DONNA J.**

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

**To:** cadominguez@santafenm.gov, cmrivera@santafenm.gov, djwynant@santafenm.gov

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincere thanks,
DeeDee Downs
Ferguson Lane, 87505

## WYNANT, DONNA J.

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

Dear Donna Wynant,
I want to express my opposition to the proposed plan for the Ecoversity property. Two - lane Agua Fria is crowded already much of the time, turning from Osage and other side streets can be a long wait. Adding so many people will make a nightmare for the community. Agua Fria near Frenchy's has always been a quiet, low key neighborhood and the density of apartments proposed doesn't fit the area.
Also, three story buildings are not suitable for the neighborhood.
Please turn down the proposal as it stands.

Thank you, Ursula Moeller

1913 Hopi Rd.
Santa Fe

**WYNANT, DONNA J.**

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

to the City Planners and the Planning Commission:

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

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

This study needs to be overseen by the residents of the westside, and supported by the city. The residents of the Santa Fe river corridor are not opposed to development, however it must be thoughtfully executed and beneficial for all.
Any development that takes place in the future must be sustainable, must be based on community need, and must not be detrimental to the existing neighborhoods.

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

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

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

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

## WYNANT, DONNA J.

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

Ms. Wynant,

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

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

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

1) A pedestrian and bike assessment for that stretch of Agua Fria (including street lighting)

2) Certain development requirements that provide for a corner store or other commercial shops so that the new residents (as well as the existing ones) won't all need to pass through Osage or Siler to run a quick errand on Cerrillos.

3) I would personally like to see a healthy combination of live/work/commercial for the housing developments. That may already be included, I have not seen the plans.

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

Thanks,

Justin

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

Norma Cross
Camino Mio
Santa Fe
505-438-8474

## WYNANT, DONNA J.

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

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

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

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

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

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

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

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

Danielle Morgan
997 Calle Carmelita
Santa Fe, NM 87505

February 19, 2015

Dear Councilor:

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

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

Sincerely,

Gail Rachor, 909 Nicole Place, Santa Fe, 87505

## WYNANT, DONNA J.

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

Donna-

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

My thanks
Kathy Adelsheim
> On Feb 18, 2015, at 3:22 PM, WYNANT, DONNA J. <djwynant@ci.santa-fe.nm.us> wrote:
>
> Hi Kathy
>
> Thanks for your email. I attached it to the Planning Commission staff memo. I received several other emails that came in after the report was printed and distributed to the Planning Commission. Those will be copied and given to the Planning Commission tomorrow evening:
>
> The attached 5 letters made it into the staff memo (as Attachment D-30) prior to publication.
>
> . Ruth Zaporah
> . Kathy Adelsheim
> . Peggie Poehler
> . Justin Lyon
> . Ricardo Sanchez
>
> Other 10 communications received to date, as of 2:30 Wednesday, 2/18/15 (via email) are attached. These will be given to the Planning Commission as a "Late Communication" at the beginning of the meeting Thursday evening.
>
> . Karen Strickholm
> . Alice Bailey
> . Sue Rempel
> . Laurel Awishus
> . Judy Mosher
> . Bette Booth
> . Shelly Brock
> . Tara Mowbray
> . Victoria Parrill
> . Marylou Butler
> . DeeDee Downs
> . Norma Cross
>
> Any others received up to 5:00 pm tomorrow will also be copied and given to the Planning Commission.
>

> Thanks again,
>
> Donna J. Wynant, AICP
> Land Use Senior Planner
> City of Santa Fe Land Use Department
> 200 Lincoln Ave., Box 909
> Santa Fe, NM 87504-0909
> (505) 955-6325
> (505) 955-6829 (fax)
> djwynant@santafenm.gov
>
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> -----Original Message-----
> From: kathy adelsheim [mailto:kadelsheim@gmail.com]
> Sent: Monday, February 09, 2015 8:33 AM
> To: WYNANT, DONNA J.
> Subject: Blue Buffalo Rezoning Request
>
> Dear Ms. Wynant:
>
> I wish to express serious concern over this request and planned project as well as the adjacent project proposed by Homewise. These 2 developments on adjoining properties will total 400 apartments (800 cars), 40 homes (120 cars), and 80,000 sq feet of commercial (200-400 cars). This part of Santa Fe has small housing areas and rural homes on large river lots. This whole development is inappropriate which is why it is not zoned for it.
>
> Our only option for driving is Agua Fria which is congested, overused and exceptionally dangerous now that they have added the center lane. The lane is designated a turn lane BUT it is used as a passing lane and an acceleration lane by ignorant and unsafe drivers. Almost every day I find myself waiting to turn left onto Calle Carmilita with someone accelerating toward me in the "turn lane". The speed limit here is 35 mph with most inbound traffic going 45-50 when there is room. At rush hours the traffic is intense and we often have rear end collisions from distracted drivers. Agua Fria has serious curves and we have limited visual access to see the traffic when we enter and exit from Carmilita. Also there is no safe place to cross to access Frenchy's Regional park. Two year ago they built a median sidewalk cut near Pueblo Allegra but there is no crosswalk and no light available for pedestrians with kids and dogs. Please come visit our area and just try to envision it with 1200 more cars passing by 3-4 times per day.
>
> The developer has said "the city will take care of it". I simple don't believe the city has the resources and besides it is a county road.
>
> The Elks have proposed selling 2.5 acres off Old Santa Fe trail for an assisted living facility and the neighbors don't want it. I would much prefer an assisted living facility with a few employee vehicles each day to the nightmare of 400 apartments that Blue Buffalo has proposed.
>

> We are moderate income people in in small homes and do not have big bucks to hire the fancy law firms. Please hear us and protect this part of the city. You know this would not fly on the east side; please do not do it to us.
>
> Feel free to call me or contact me by email.
>
> Sincerely,
> Kathy Adelsheim
> 505-474-6921
> <2-19-15 PC Agenda.pdf><Blue Buffalo- Staff Memo.pdf>

## WYNANT, DONNA J.

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

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

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

**WYNANT, DONNA J.**

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

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

The amount of traffic an apartment complex like this will bring to an already very busy street is just as, or more important to think about than the water situation. For each family that moves in, will bring one to three cars per apartment. Think about this when you are trying to get to work in the morning. An added 400-1000 cars on Agua Fria, which is a two lane road. How will anyone be able to pull out of their neighborhood streets? Forget trying to turn left which is next to impossible to as it is now during the morning and afternoon rush hours! What about the exhaust and noise pollution the extra traffic will bring to our little river front community?
Most of the larger apartment buildings in Santa Fe are built with access on four lane roads such as Zia Road, Airport Road, St. Francis Dr. St. Michaels Dr. and Cerrillos Rd. These roads are capable of handling this kind of traffic. Agua Fria just is not made for such an increase in traffic density

.
Thank you for your help in this matter.

Sincerely,

Melissa A.Salas
505-690-1301
salboyelroy@comcast.net

## WYNANT, DONNA J.

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

kDear Planning Commission Members:

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

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

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

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

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

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

Sincerely,
Susan Shellar

**WYNANT, DONNA J.**

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

Dear Ms. Wynant:

This afternoon, before 5 p.m., I shall bring to the Current Planning Division a paper copy of the attached letter concerning the proposed City Council actions re the rezoning and development proposal by Blue Buffalo. The paper copy has my actual signature and signatures of two others in my neighborhood.

I hope you will have the time to read my attached two-page letter. Thank you for consideration of my request.

Sincerely,

Kathryn C. ("Kitty") Sherlock

Kathryn C. ("Kitty") Sherlock, Ph.D.
1004 Camino Oraibi
Santa Fe, NM 87505
February 18, 2015

Donna J. Wynant and City Councilors
Senior Planner
Current Planning Division
City of Santa Fe

Dear Ms. Wynant:

I am writing to express my deep concern regarding the request for rezoning and approval of the development plan proposed for the former Ecoversity and adjacent land "(Case #2014-121 and Case # 2014-122) at 2725 and 2639 Agua Fria and two adjoining properties to the east."

There are many reasons for objection and denial of this request. **For the reasons listed below, we add our voices to the request by the Las Joyas Neighborhood Association for the City Council to declare a six-month moratorium on rezoning and development, to include much discussion with the many neighborhoods who constitute a very large part of Santa Fe, living on or near Agua Fria Road and using it daily.**

**Reasons to Deny the Proposal:**

**1. Lack of Adequate Community Notice:** This concern greatly affects people living on or near Agua Fria from (at least) St. Francis Drive to the end of Agua Fria at Airport Road. Although there was an Early Neighborhood Notification meeting held on November 24, 2014 (which only 30 people attended), a very large portion of the population **who will be negatively affected by this proposal** never knew about the meeting. The city requirements for notification are too weak, considering the impact this project would have.

**2. Who Will Live in This Proposed Complex**: The proposal had the arrogance to state (page 19 of the Executive Summary) that filling this complex with "young professionals" would rid the neighborhood of the "vagrant population." First, there is the large assumption that at least 452 young professionals will have jobs and can afford the rents (which have already risen since the proposal made on Nov. 24). This is a fantastic assumption. **We need jobs first for these young professionals to be able to come here or stay here or they, too, will become part of the "vagrant" population.** I do not understand how adding richer people to this complex will make any dent on the "vagrant" population. Also, such a "vagrant" population is living all over Santa Fe - under railroad bridges, in tents in the northeast hills, etc. - not just in this one section of the city. Would this rezoning and project proposal be approved if it were made for the **northeast** side of town?

**3. Impact on the Immediate Environment of Such Rezoning and Development: All aspects** of the environment would be negatively affected by this project. Not only will the overpopulation cause traffic congestion (already existing) to be greatly increased, but this project will inordinately affect water use, waste disposal, air pollution, noise pollution, light pollution, and a total change in the aesthetic atmosphere.

By the "aesthetic" element, I mean that such a **number** of buildings **three stories high** will dominate the landscape. I refer you to the book, *Small Is Beautiful* - which reported what planners across the world have learned: Large-scale is not really cost-effective. "Bigger" is not better. "Bigger, i.e., colossal buildings, results in people being less connected and less owning of their dwellings. Just look at Berlin or the suburbs of Washington, D.C., where there are wall-to-wall mega-apartment buildings and no one knows anyone else.

**4. Cultural Implications:** This plan implies no respect for the historical importance of El Camino Real. I suspect that the traffic congestion will raise the question of converting Agua Fria Road to at least double lanes in each direction. Again, "Bigger" is NOT better. Repeatedly, planners have found that increasing the number of lanes results in faster and more dangerous traffic (e.g., Cerrillos Road, St. Francis Drive).

**This proposal for increased residential density flies in the face of the criteria for residential density for quality Land Use that are stated on page 6 of the Executive Summary. For the above reasons, I vehemently object to the rezoning of this part of Santa Fe and especially to the proposal for the apartment complex.**

Sincerely,

Kathryn C. Sherlock

Kathryn C. Sherlock, Ph.D.

**I concur with the viewpoint expressed in this letter.**

**NAME:** Joan Minto **SIGNATURE:** Joan Minto

**ADDRESS:** 1013 Camino Cerrito 87505

**NAME:** Elizabeth Ares **SIGNATURE:** Elizabeth Ares

**ADDRESS:** 1020 Camino Cerrito 87505

**WYNANT, DONNA J.**

**From:** Ricardo Sanchez <rdognm@gmail.com>
**Sent:** Thursday, February 19, 2015 2:19 PM
**To:** WYNANT, DONNA J.; Ricardo Sanchez; Ali
**Subject:** Fwd: FOR THE SANTA FE PROFESSIONALS

Ms. Wynant,

Please include this letter to the Planning and Zoning Commission for the HIGH DENSITY RENTAL PROPERTY PROJECT ALONG AGUA FRIA.

Dear Planning and Zoning Commission,

In reading the article in The New Mexican on the 16th with regards to high density residential rental projects proposed along Agua Fria, it is all good and well doing to do it for the "young professional."

However, that "do good" feeling should be tempered with reality.

The Federal Fair Housing Act prohibits discriminatory rental practices based on protected categories such as Familial Status.

Landlords can not post advertisement "that could discourage families with children (e.i. ideal for working professionals…)"

I have attached some attachments from Craigslist.

I do believe the Landlords will be in compliment with Federal Fair Housing Laws but to suggest the claim of "for young professionals" to sell the project to the public and/or the Planning and Zoning Commission is not a claim, in the end, the Landlords can make good on.

Thank you for your consideration.

Ricardo Sanchez
Property owner in Agua Fria
1985 Goodrich Road
871 Chicoma Vista

# Fair Housing is Everyone's Right!

**Stating a discriminatory preference in a housing post is illegal**

(Questions? Comments? Check out the fair housing forum)

---

When making any posting on craigslist, you must comply with section 3604(c) of the Federal Fair Housing Act. This law generally pro stating, in any notice or ad for the sale or rental of a dwelling, a discriminatory preference based on any of the following protected categories:

- **Race or Color**
- **National Origin**
- **Religion**
- **Sex**
- **Familial Status** (more)
- **Handicap / Disability** (more)

The Fair Housing Act provides additional protections, and limited exceptions, that are explained in publications from the U.S. Departn of Housing and Urban Development ("HUD") and the Department of Justice.

HUD has issued guidance on advertising, including for roommates.

State and local laws often prohibit discrimination based on other factors (e.g. sexual orientation, age, marital status, or source of inco

You may report housing discrimination to HUD at 1-800-669-9777, or to a fair housing advocate near you.

If you encounter a housing posting on craigslist that you believe violates the Fair Housing laws, please flag the posting as "prohibited

## Examples of Discriminatory Advertisements

Although not an exhaustive list, these examples should give you some idea of what might constitute a discriminatory housing advertisement.

**1. race / color**

- postings stating a preference for the race of a desired applicant (eg. "no blacks," "whites only," etc)
- postings describing the race of current occupants of the complex or neighborhood (eg. "African-American neighborhood," residents are Asian," "lots of Hispanic families," etc)

**2. religion**

- postings stating a preference for the religion of a desired applicant (eg. "Christians only," "no Muslims," etc)
- postings describing the religion of current occupants of the complex or neighborhood (eg. "nice, Christian neighborhood," family seeks roommate," etc)

**3. national origin**

- postings stating a preference for a certain national origin (eg. "no immigrants," "no foreigners," "Irish preferred," etc)
- postings posted only in a language other than English
- postings describing the national origin of current occupants of the complex or neighborhood (eg. "predominately Latino neighborhood," "mostly Asian residents," etc)

**4. handicap / disability**

- postings stating a preference for able-bodied tenants (eg. "no wheelchairs," "must be able to live independently," etc)
- postings describing the complex as unable to accomodate people with disabilities (eg. "units are not accessible", "no pets seeing eye dogs", etc)

**5. familial status**

- postings stating a clear preference for families without children (eg. "no children," "no kids and no pets," "single occupancy
- postings that could discourage families with children (eg. "ideal for working professionals," "perfect for single or couple," "nic mature, neighborhood," etc)

**6. sex / gender ***

- postings stating a preference for one sex over another (eg. "no young men," "female preferred," etc)

* as discussed above, the prohibitions on advertising a preference based upon sex do not apply to shared housing situations.

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# City to consider apartments for young professionals

Print Font Size:

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Local developers are proposing to build a 450-unit, multistory apartment complex for young professionals on the site of the now-defunct EcoVersity school on Agua Fría Street. Luis Sánchez Saturno/The New Mexican

Posted: Sunday, February 15, 2015 7:00 pm | *Updated: 12:02 pm, Mon Feb 16, 2015.*

By Anne Constable
The New Mexican | 25 comments

More than 10 years ago, EcoVersity, a school for "sustainability practitioners" founded in 1999 by Frances "Fiz" Harwood, was humming with classes in solar power, natural building, vegetable gardening, beekeeping and water harvesting at its campus along the Santa Fe River west of Frenchy's Field Park on Agua Fría Street.

The school since has become defunct, but if the city gives its approval, the land once dedicated to sustainable living will become the site of a 452-unit apartment complex designed for young professionals.

## WYNANT, DONNA J.

**From:** Charles Mullings <cmullings@msn.com>
**Sent:** Thursday, February 19, 2015 2:32 PM
**To:** WYNANT, DONNA J.
**Subject:** Blue Buffalo proposal

I'm concerned about the increased traffic this development will put on to Agua Fria Street and Osage Avenue. Both are very busy now. The developer needs to address this in detail. This should happen before any zoning change is approved.

Thank you,

Charles Mullings

## WYNANT, DONNA J.

**From:** kathy adelsheim <kadelsheim@gmail.com>
**Sent:** Thursday, February 19, 2015 2:37 PM
**To:** WYNANT, DONNA J.
**Subject:** Re: Blue Buffalo Rezoning Request

Donna

Here are my questions- I will bring copies tonight

I did receive the email yesterday but could not open the agenda/packet
I found the agenda online but no packet

Thanks
Kathy

PS- I did contact Chapman re: ADA concession for standing- he said we should be able to think of something but did not say what

BLUE BUFFALO PLANNING COMMISSION
FEB. 18, 2015

I WILL NEED THE ANSWERS TO THE FOLLOWING QUESTIONS BEFORE I HAVE ENOUGH INFORMATION TO KNOW WHETHER I WANT TO OBJECT TO THE PROPOSED REZONING.

1- WILL THE UNITS BE BUILT TO CONDOMINIUM STANDARDS?

2- IS THERE A PLAN OR AN INTENTION TO SELL AS CONDOS? IF SO, WHEN?

3- WILL THE PERCENTAGES AND NUMBER OF AFFORDABLE UNITS SOLD AS CONDOS CONFORM TO THE EXISTING REGULATIONS FOR RENTAL UNITS AT THAT TIME?

4- WHAT ARE THE EXACT SIZES (SQUARE FEET) AND NUMBER OF UNITS BEING PROPOSED? THE "AVERAGE 850 SQUARE FEET" IS INSUFFICIENT INFORMATION.

5- WHAT IS THE CITY OF SANTA FE PROVIDING AS OFFSET, SUBSIDIES, "HELP", ASSURANCES ETC. I WOULD LIKE TO KNOW THE ACTUAL COMMITMENT OF THE CITY OF SANTA FE.

6- WHAT IS THE COUNTY PROVIDING? ARE THEY SUBSIDIZING OR SUPPORTING THE PROJECT?

7- PLEASE PROVIDE DETAILED INFORMATION AS TO THE WATER RIGHTS THAT HAVE BEEN ACQUIRED. DO YOU HAVE RETIRED RIGHTS? ADDITIONAL WATER FROM THE CITY? OFFSETS?

8-WHAT IS GOING TO HAPPEN TO THE WELLS ON THE PROPERTY? IF THAT WATER IS PLANNING TO BE USED FOR IRRIGATION THEN THE PROJECT CANNOT BE ACCOUNTABLE FOR WATER USED AS WE WILL NEVER KNOW HOW MUCH IS BEING DRAWN FROM THE AQUIFER.

9- WHERE IS THE FINANCING COMING FROM? IS THERE ANY PUBLIC MONEY INVOLVED?

On Feb 19, 2015, at 12:29 PM, WYNANT, DONNA J. <djwynant@ci.santa-fe.nm.us> wrote:

Hi Kathy,

If you want to send your list of questions, I can print it off as another email for the Planning Commission's "Late Communications" to receive just before the meeting starts. If time permits, I'll try to answer any questions as you send them to me. Thanks.

By the way, I'm still checking in to how we can do a sign in to speak at the podium to avoid standing in line for so long. I'll let you know. Seems simple enough.

Donna J. Wynant, AICP
Land Use Senior Planner
City of Santa Fe Land Use Department
200 Lincoln Ave., Box 909
Santa Fe, NM 87504-0909
(505) 955-6325
(505) 955-6829 (fax)
djwynant@santafenm.gov

-----Original Message-----
From: kathy adelsheim [mailto:kadelsheim@gmail.com]
Sent: Thursday, February 19, 2015 7:50 AM
To: WYNANT, DONNA J.
Subject: Re: Blue Buffalo Rezoning Request

Donna-

Thank you for your informative correspondence. I have 2 questions. First, I have a list of questions about the Blue Buffalo proposal. Should I send them to you today or just ask them tonight? Secondly, I do want to speak tonight but I will not be able to stand in line for a long time as we often do at the Council meetings. Will there be a way we can sign in and then sit until it is our turn to speak? I would much appreciate it if you could make this possible.

My thanks
Kathy Adelsheim

On Feb 18, 2015, at 3:22 PM, WYNANT, DONNA J. <djwynant@ci.santa-fe.nm.us> wrote:

Hi Kathy

Thanks for your email. I attached it to the Planning Commission staff memo. I received several other emails that came in after the report was printed and distributed to the Planning Commission. Those will be copied and given to the Planning Commission tomorrow evening:

The attached 5 letters made it into the staff memo (as Attachment D-30) prior to publication.

- Ruth Zaporah
- Kathy Adelsheim
- Peggie Poehler
- Justin Lyon
- Ricardo Sanchez

Other 10 communications received to date, as of 2:30 Wednesday, 2/18/15 (via email) are attached. These will be given to the Planning Commission as a "Late Communication" at the beginning of the meeting Thursday evening.

- Karen Strickholm
- Alice Bailey
- Sue Rempel
- Laurel Awishus
- Judy Mosher
- Bette Booth
- Shelly Brock
- Tara Mowbray
- Victoria Parrill
- Marylou Butler
- DeeDee Downs
- Norma Cross

Any others received up to 5:00 pm tomorrow will also be copied and given to the Planning Commission.

Thanks again,

Donna J. Wynant, AICP
Land Use Senior Planner
City of Santa Fe Land Use Department
200 Lincoln Ave., Box 909
Santa Fe, NM 87504-0909
(505) 955-6325
(505) 955-6829 (fax)
djwynant@santafenm.gov

-----Original Message-----
From: kathy adelsheim [mailto:kadelsheim@gmail.com]
Sent: Monday, February 09, 2015 8:33 AM
To: WYNANT, DONNA J.
Subject: Blue Buffalo Rezoning Request

Dear Ms. Wynant:

I wish to express serious concern over this request and planned project as well as the adjacent project proposed by Homewise. These 2 developments on adjoining properties will total 400 apartments (800 cars), 40 homes (120 cars), and 80,000 sq feet of commercial (200-400 cars). This part of Santa Fe has small housing areas and rural homes on large river lots. This whole development is inappropriate which is why it is not zoned for it.

Our only option for driving is Agua Fria which is congested, overused and exceptionally dangerous now that they have added the center lane. The lane is designated a turn lane BUT it is used as a passing lane and an acceleration lane by ignorant and unsafe drivers. Almost every day I find myself waiting to turn left onto Calle Carmilita with someone accelerating toward me in the "turn lane". The speed limit here is 35 mph with most inbound traffic going 45-50 when there is room. At rush hours the traffic is intense and we often have rear end collisions from distracted drivers. Agua Fria has serious curves and we have limited visual access to see the traffic when we enter and exit from Carmilita. Also there is no safe place to cross to access Frenchy's Regional park. Two year ago they built a median sidewalk cut near Pueblo Allegra but there is no crosswalk and no light available for pedestrians with kids and dogs. Please come visit our area and just try to envision it with 1200 more cars passing by 3-4 times per day.

The developer has said "the city will take care of it". I simple don't believe the city has the resources and besides it is a county road.

The Elks have proposed selling 2.5 acres off Old Santa Fe trail for an assisted living facility and the neighbors don't want it. I would much prefer an assisted living facility with a few employee vehicles each day to the nightmare of 400 apartments that Blue Buffalo has proposed.

We are moderate income people in in small homes and do not have big bucks to hire the fancy law firms. Please hear us and protect this part of the city. You know this would not fly on the east side; please do not do it to us.

Feel free to call me or contact me by email.

Sincerely,
Kathy Adelsheim
505-474-6921
<2-19-15 PC Agenda.pdf><Blue Buffalo- Staff Memo.pdf>

**WYNANT, DONNA J.**

**From:** Laura Jolly <laura.jolly@earthlink.net>
**Sent:** Thursday, February 19, 2015 2:43 PM
**To:** WYNANT, DONNA J.
**Subject:** Tonights PC Board Meeting

Dear Ms. Wynant.
Thank you for helping with submitting my statement here to tonight's PC board meeting.
I am ill and unable to attend, but I strongly oppose any changes of zoning in this area with respect to the proposed development off of Harrison Rd. and Agua Fria.

I have lived off of Agua Fria close by Harrison for 28 years, and have watched developments such as this move in reckless, and unsustainable directions. We do NOT need more traffic, noise, crime, water usage, and related impacting variables in this neighborhood; the scale of this development is by far too grand!!

Have any studies of ensuing impacts on local traffic or water usage even been done? Will these homes house individuals who can even find as many jobs as homes are proposed?? It seems to me that Santa Fe has a very serious challenge to provide job security & solid employment options for our community as it grows more consciously.

Thank you kindly for your service with respect to this proposal. I appeal to the board to halt this ill conceived project in it's tracks.

Sincerely,

Laura Jolly
Casa Alegre Area
Santa Fe, NM 87505

## WYNANT, DONNA J.

**From:** Jana Oyler <janaoyler@gmail.com>
**Sent:** Thursday, February 19, 2015 3:04 PM
**To:** WYNANT, DONNA J.
**Subject:** Proposed Apartment Building Permit Hearing, Agua Fria

I am a resident of Pueblo Alegre, across Agua Fria from Frenchy's Field. I am appalled at the proposed size (over 400 units) and height (3 stories) of the apartment complex that is seeking permission to build on Agua Fria near Maes Road. Such a development would be totally out of keeping with the nearby neighborhood and would have a massive impact on the Santa Fe River watershed and on traffic at this already busy -- sometimes congested -- part of Agua Fria. Adding 800-1000 cars a day to a street that is one of only 4 main through-roads in Santa Fe, and the only one that goes through such close-to-the-street neighborhoods, is short-sighted. Nor have the developers demonstrated a need for this amount of new housing.

Count me in opposition.

Jana Oyler
921 Placita Chaco
Santa Fe, NM 87505

## WYNANT, DONNA J.

**From:** TANA ACTON <tanaacton@cybermesa.com>
**Sent:** Thursday, February 19, 2015 3:13 PM
**To:** WYNANT, DONNA J.
**Subject:** Aqua Fria infill ?

comment on Blue Buffalo plan
infill is fine, but we cannot widen Agua Fria Rd and there would need to be another stop light there If this plan were downsized by at least 1/2 it would all make more sense and where do the water rights come from...
?????
we go along acting as if it will last forever....mining water will NOT last nor will the rivers we claim to count on.
It would be fine to create housing for 30 somethings...etc...can they get the jobs to but these units?
Do the math on the traffic and the water and reduce by AT LEAST 1/2....please....Tana Acton 971a Chicoma Vista, Santa Fe ,

## WYNANT, DONNA J.

**From:** Mary-Charlotte Domandi <mcdomandi@gmail.com>
**Sent:** Thursday, February 19, 2015 3:36 PM
**To:** WYNANT, DONNA J.; DOMINGUEZ, CARMICHAEL A.; BUSHEE, PATTI J.; LINDELL, SIGNE I.
**Subject:** EcoVersity campus

Dear Councilors,

I would like to express my opposition to the proposed rezoning to make possible an Ecoversity apartment complex.

Agua Fria is a narrow street with compromised sidewalks and bike lanes. It is a historically rural street that has already been forced to accommodate more traffic than is healthy. Those of us who live on the street, or side streets that feed onto it, are already having trouble getting onto or off of Agua Fria during traffic hours. A complex with over 450 rental units and ever more drivers would mean impossible traffic conditions on Agua Fria.

I believe it is the responsibility of city council and city planners to keep this a livable city. Approving a rezoning of this kind would be going in the wrong direction. We also wonder why we on Agua Fria should be asked to approve something so entirely out of character with Santa Fe. This would never be approved in any other part of town, and we don't think it should be pushed onto us.

Respectfully,

Mary-Charlotte Domandi
Montaño Street Neighborhood Association

623 Velarde St.
Santa Fe 87505

**WYNANT, DONNA J.**

**From:** Margaret Bost <mdbost@comcast.net>
**Sent:** Thursday, February 19, 2015 3:37 PM
**To:** WYNANT, DONNA J.
**Subject:** re planning commission re Agua Fria

Good Afternoon~

I am unable to attend the planning commissions meeting tonight due to work but I would like to make a couple of comments on the proposed apartment complex on Agua Fria.

I live in Pueblo Alegre across from Frenchy's Field and very close to the land that is being considered for development. I have heard from many neighbors their strong opposition to the plan be it from the angle of increased traffic, size of the proposed complex, increased water use, lack of long term planning for this area and the belief that Santa Fe needs to focus on bringing jobs to the city before bringing housing. I can see the validity in all of the arguments.

I, though, feel that the land will be developed and so I would like to see it done well and thoughtfully. I am not against an apartment complex and do feel that there is a lack of well made, fairly affordable housing options for people who now live and work in Santa Fe. I am a state worker and have many co workers who commute to Rio Rancho, Albuquerque, Las Vegas and even as far as Los Lunas because they are unable to afford to live in Santa Fe. They would like to. I'm not naive enough to think that this one complex would solve all of our housing problems but do think its a start. I am SO against sprawl and feel that infill, done well, is better for the environment and creates a more vibrant community.

I worry about the future of Santa Fe. What I wish is that affordable apartments would be built "downtown", that people could live above Maloof (Packards) or Santa Fe Dry Goods or other locations really downtown. I worry that the school for the arts will close and therefore no children left going to school downtown. I go downtown for work or when friends come to town but otherwise it isn't a part of life for most Santa Feans who have to make a living here. I worry that Santa Fe is becoming a city of retirees who want to close the door and not let anyone else in unless they live off of Airport Road or in Las Campanas. People complain about the lack of service at stores and businesses

complain that they can't find good help but where are those working people supposed to live?

I did not participate but once in the conversations swirling around concerning the proposed development because there is such divisiveness and vitriol and it is so exhausting to try and have a civilized discussion when there are such divergent world views. I don't have all the answers to making Santa Fe a more livable, vibrant city but I did want to put my two cents in that some of the neighborhood is ok with development.

I have lived in Santa Fe for 28 years so am not "fresh off the bus", I vote in every election without fail and feel incredibly lucky that I was able to purchase a home where I did. I struggle financially to keep my home but am grateful for my home and the area I live. I want others to be able to live in what I consider now the center of town. Was it John Edwards who spoke of two America's all those years ago (before his scandal)? I see there are two Santa Fe's and the two rarely meet. The South side and the East/North side. People who I see as decent, liberal Santa Feans have no problem "segregating" a huge population of the city to one area. I do. I want neighborhoods that have elderly, wealthy, struggling, young families with children, middle aged single women and men, young adults on their first jobs~ I want rich, full, vibrant neighborhoods where all are welcome.

Ok, enough. If the proposed complex is built I do so hope it is not shoddy construction. Maybe I will downsize someday and want to live there as well.

Thanks

Margaret Bost
1012 Camino Oraibi
Santa Fe, NM 87505
(505)982-4143

## WYNANT, DONNA J.

**From:** rebecca malone <malone.bec@gmail.com>
**Sent:** Thursday, February 19, 2015 3:52 PM
**To:** WYNANT, DONNA J.
**Subject:** Fwd: Rezoning of a R-1 to a R-29 at 2639/2725 Agua Fria SFNM 87505

---------- Forwarded message ----------
From: **rebecca malone** <malone.bec@gmail.com>
Date: Thu, Feb 19, 2015 at 3:50 PM
Subject: RE: Rezoning of a R-1 to a R-29 at 2639/2725 Agua Fria SFNM 87505
To: cmrivera@santafenm.gov, cadominguez@santafenm.gov, djwynant@santafenm.gov.com

Dear Chris Rivera, Carmichael Dominguez and Donna Wynat,

I am writing to express my concern in regards to the request to rezone the old Ecoversity properties into apartment complexes. Apartment complexes do not fit the character or culture of the Agua Fria Road/ Neighborhood area!
I understand the complexity of a growing city and the exchange of capital, money tends to override what we should protect and embrace. The entire run of Agua Fria Road has seen growth and change over the years, but I think a person needs to truly stop and think about what it means to build apartment complexes. The roadway (TRAFFIC), houses and especially the Santa Fe River cannot sustain such a rezoning, it would overwhelm and in turn devastate the area. Santa Fe is already building itself out the open spaces.... lets try to not ruin the older sections of Santa Fe, New Mexico.

Yo quiero ver la belleza de Santa Fe, incluso si es solo pequenos bolsillos de aqui y de alla....

Sincerely,
Rebecca Malone

## WYNANT, DONNA J.

**From:** Robert Railey <robert.railey@gmail.com>
**Sent:** Thursday, February 19, 2015 4:02 PM
**To:** WYNANT, DONNA J.
**Subject:** Blue Buffalo proposal

Ms. Wynant,
Please submit my letter for consideration to the Planning Commission board members.

Dear Planning Commission Board Members,

I wish to express my reservations regarding the proposed zoning changes for the properties that are intended for use by Blue Buffalo for the planned apartment project. It seems that this development isn't particularly suited for this area, both in terms of density and of aesthetic impact on the surrounding neighborhood. The area under consideration is part of a generally open space that borders the river, and both sides of the river have a primarily rural feel to them. Situating nine three story buildings in this area will give it the look of Soviet-era housing blocks, arbitrarily placed in an environment that doesn't offer any graduation of scale as every other building in the area with the exception of the former Nambé factory is either single story or at most a two story that has a larger bottom floor.

The other issue with the density of the development is the amount of traffic that will be added to an already congested street, traffic at times practically precludes crossing the street to make a left turn, and adding this many additional residents in such a small area will exacerbate this problem. Keeping the current zoning won't stop development of these apartments, but it will reduce the total number of units allowed.

In short I would suggest that you request that new plans be created with a lower density and attention be paid to the type and scale of buildings that are to be constructed, and that the re-zoning request be denied.

Thank you,

Robert Railey

965 Camino de Chelly

Santa Fe, NM 87505

el RIO

Smart Living on Santa Fe's River Trail

*Original, in its entirety, is available in the Clerks' Office.

Exhibit "D"

BLUE BUFFALO PLANNING COMMISSION
FEB. 18, 2015

I WILL NEED THE ANSWERS TO THE FOLLOWING QUESTIONS BEFORE I HAVE ENOUGH INFORMATION TO KNOW WHETHER I WANT TO OBJECT TO THE PROPOSED REZONING.

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2- IS THERE A PLAN OR AN INTENTION TO SELL AS CONDOS? IF SO, WHEN?

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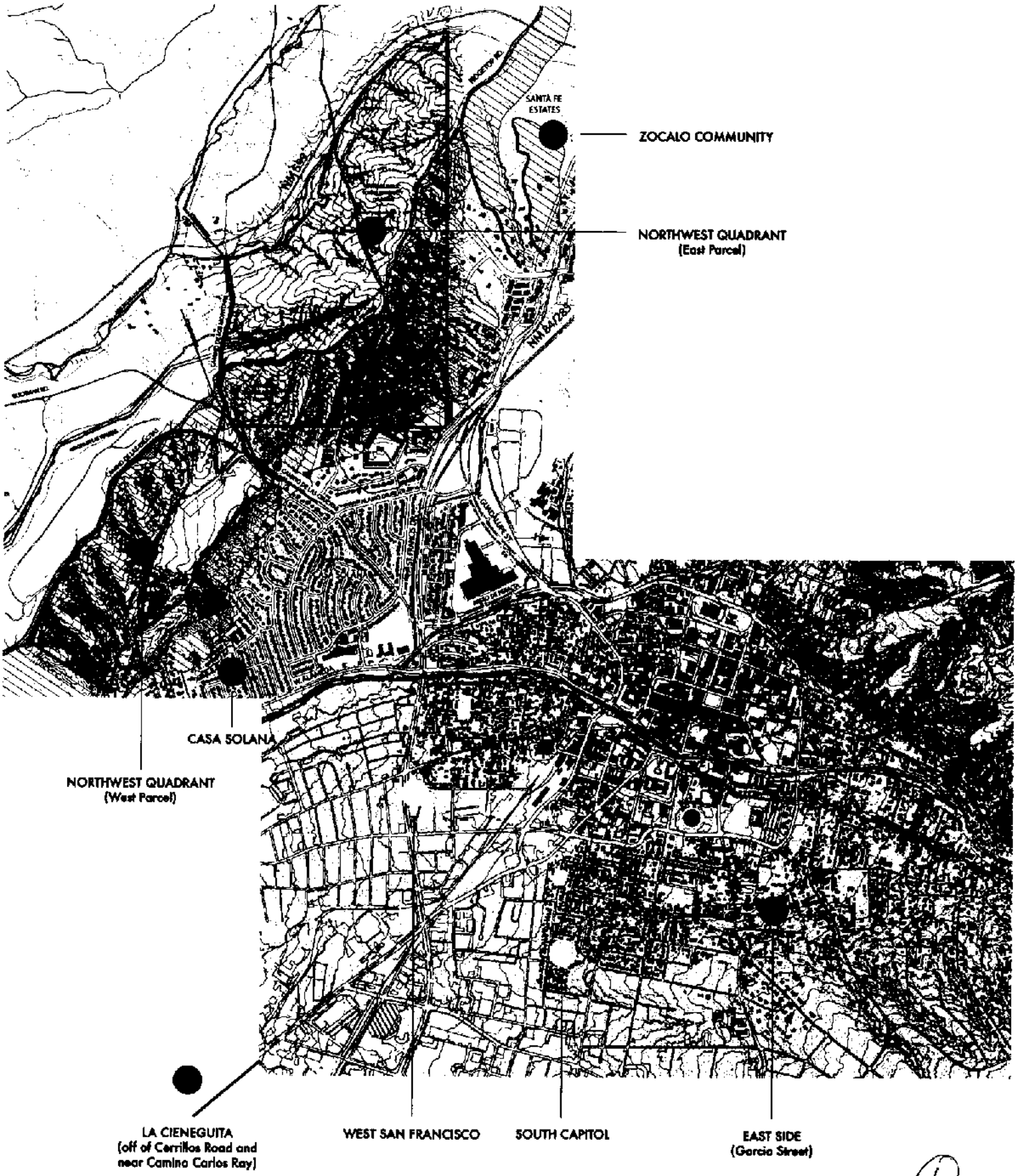
9- WHERE IS THE FINANCING COMING FROM? IS THERE ANY PUBLIC MONEY INVOLVED?

Kathy Adelsheim
2410 Calle Amelia

Exhibit "12"




(1)

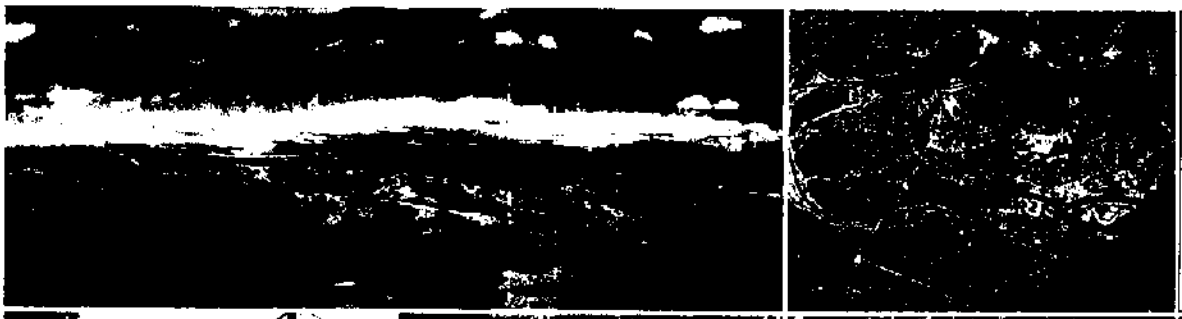
**NORTHWEST QUADRANT** | MASTER PLAN

Design Workshop · Suby Bowden + Assoc. · Bohannan Huston

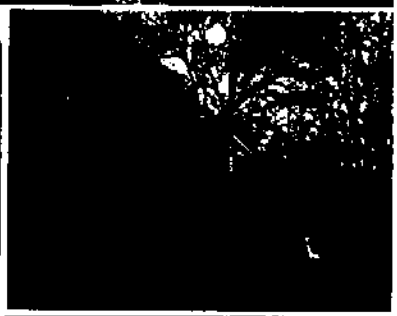
# HOUSING DISCUSSIONS

Exhibit "3"

MARCH 27, 2007

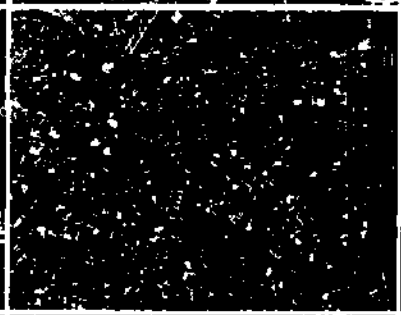



**Northwest Quadrant: Rural and Preserve**



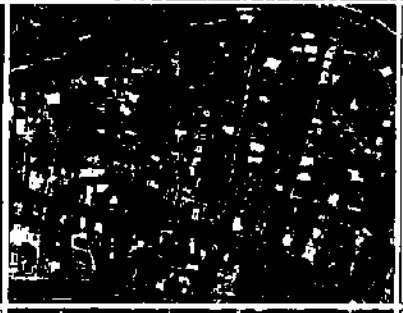
**East Side Neighborhood (Garcia Street)**

*1.6 Units Per Acre*



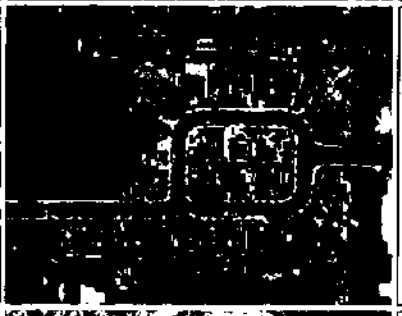
**Casa Solano Neighborhood**

*3.7 Units Per Acre*



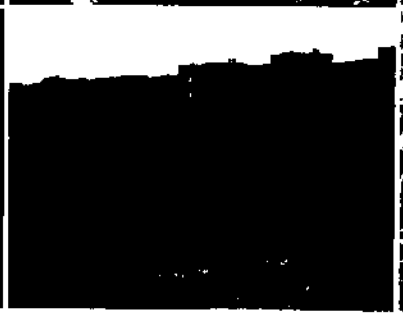
**West San Francisco Neighborhood (or South Capitol)**

*5.1 Units Per Acre*



**La Cieneguita Neighborhood (Affordable Housing)**

*10 Units Per Acre*



**Zocalo Community in Santa Fe (or San Miguel, Mexico)**

*7.3 - 14 Units Per Acre*

2

## 1. Neighborhood Center

*Figure 4 - 10: DOWNTOWN SANTA FE WITH PLAZA AT 12 TO 29 DUA*

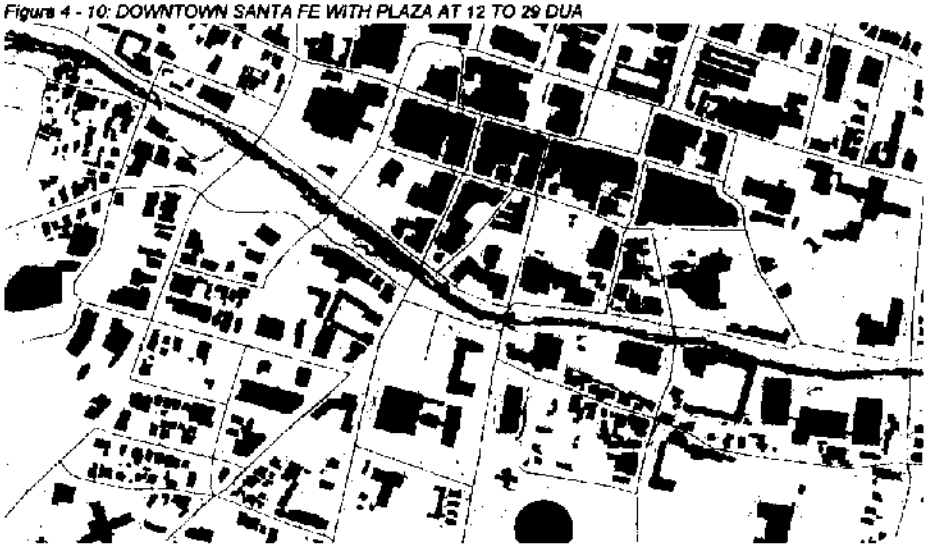


*Figure 4 - 11: NWQ NEIGHBORHOOD CENTER CONCEPT WITH PLAZA AT 12 TO 29 DUA*

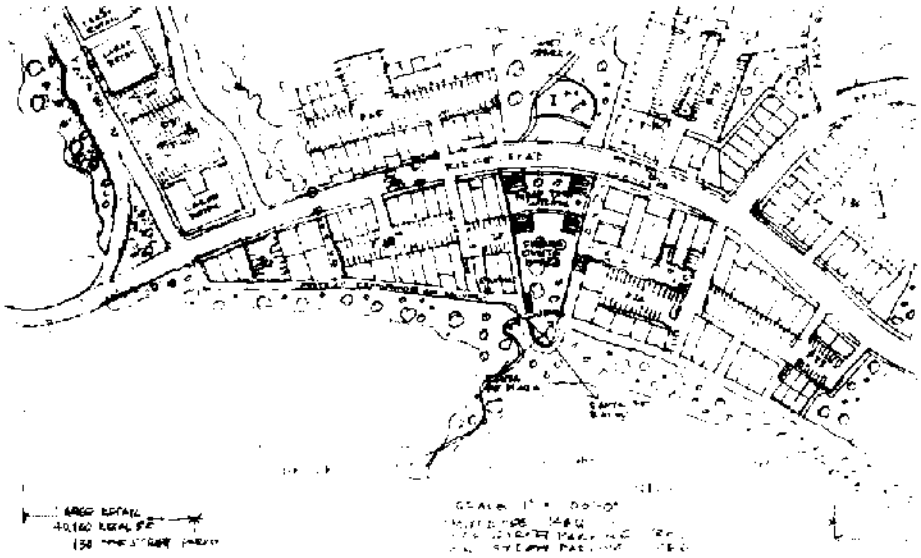
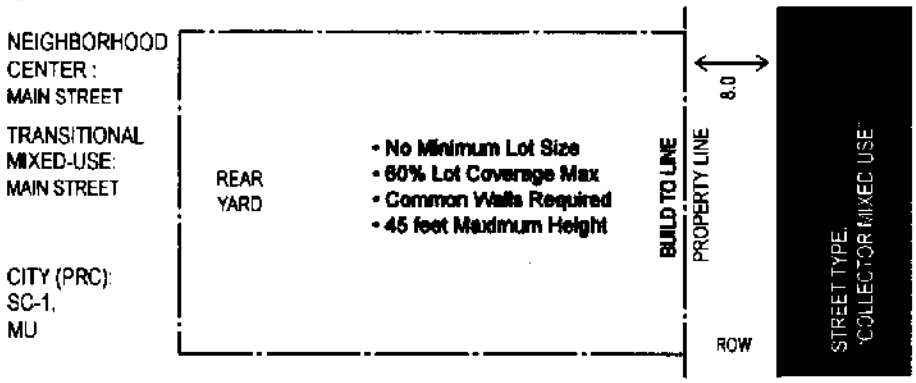


*Figure 4 - 12: NEIGHBORHOOD CENTER - LOT PLAN DIAGRAM*




### Main Street - Neighborhood Center

**Intent**

The Main Street section of the Northwest Quadrant will consist of higher density, mixed-use building types that will accommodate commercial development, retail, offices, townhouses, and apartments. It will provide for buildings set close to the frontages, with wide sidewalks and steady street tree planting. The zoning for this area will provide flexibility in use intensity, so that the Main Street area can evolve over time, depending on the current needs of the neighborhood and surrounding community.

**Standards**

- The Neighborhood Center will be zoned SC-1 and MU, with the ability to have residential units, commercial square footage, and mixed use.
- The Neighborhood Center area will be the only area that provides active uses after dark, following the City's noise ordinance.
- Primary parking is required to be off street with guest parking on and off streets.
- Build-to lines are dictated for three property lines fronting streets.
- For requirements on form within the Neighborhood Center areas, see *Figure 4-12*.
- For requirements on allowed uses, see *Table 3-1: Permitted Uses*.
- Exceptions to terrain management standards are allowed within the Neighborhood Center area.

3

*Image 4-16: Contemporary Colorful Mainstreet*

*Image 4-21: Contemporary 3 to 4 Story*

*Image 4-17: Historic Center Zone*

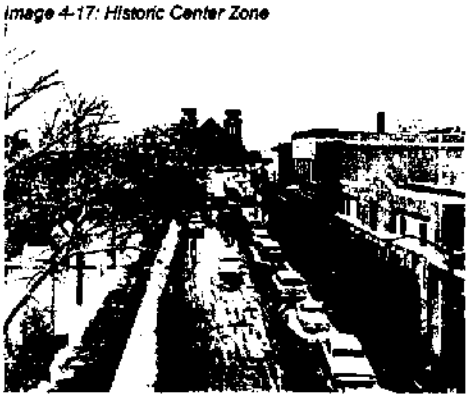


*Image 4-20: Story Structures*

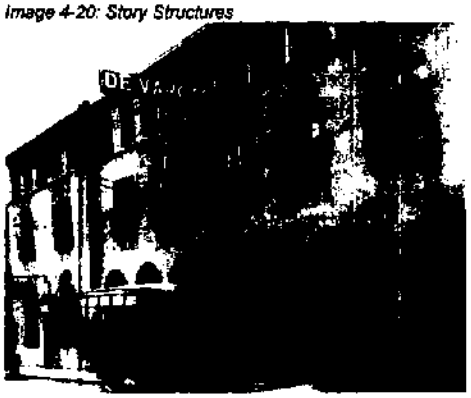


*Image 4-22: Art Accents on Building Tops*

*Image 4-18: Public Amphitheatre*

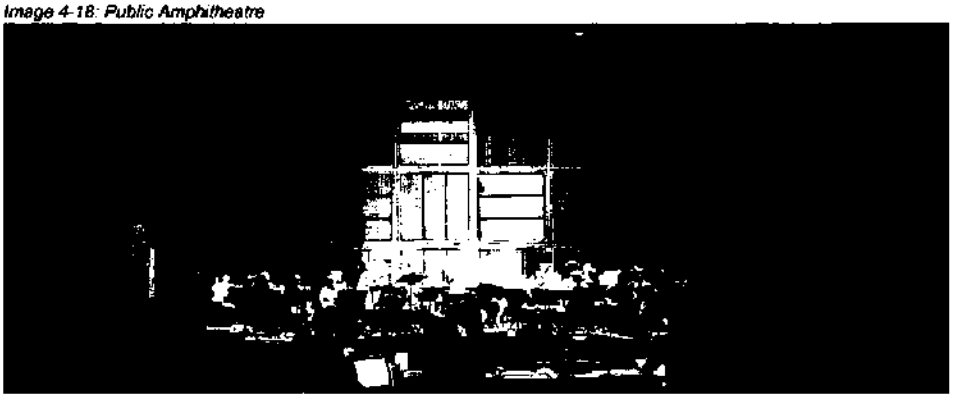


*Image 4-23: Historic San Francisco Street*

*Image 4-19: Street Furniture*

*Image 4-24: Historic Plaza*

*Image 4-25: Hilltown Massing*

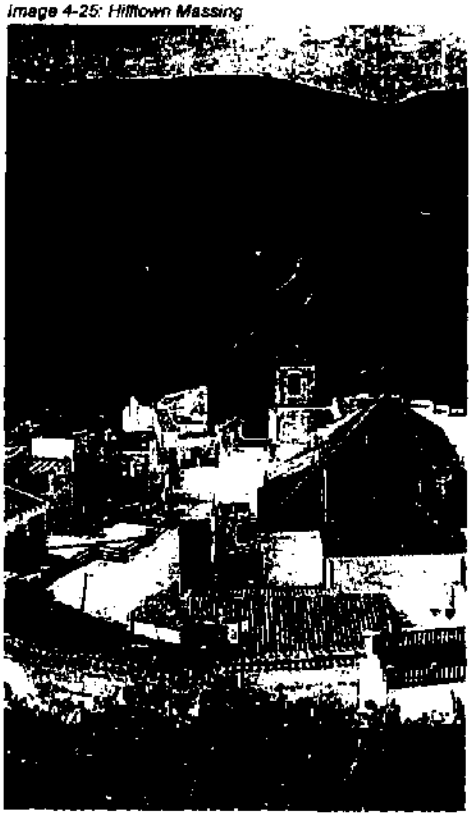


*Image 4-26: Passive Solar Design*

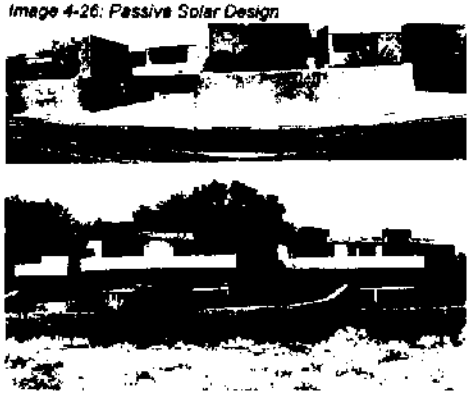


*Image 4-27: Santa Fe Three-story*

*Image 4-28: Buildings Hug Streets*

*Image 4-29: Rural Lane*

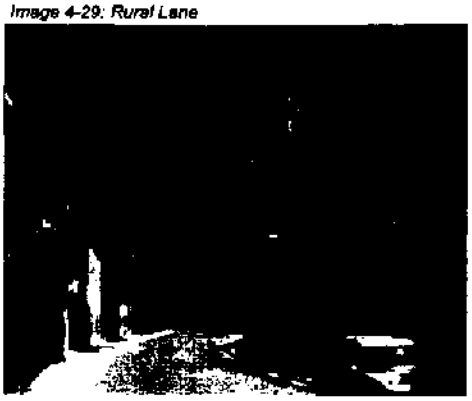


*Image 4-30: Hilltop Massing*

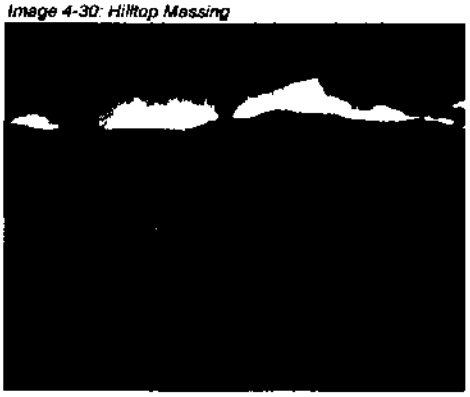


*Image 4-31: Santa Fe Eastside*

*Image 4-32: Hilltown Massing*

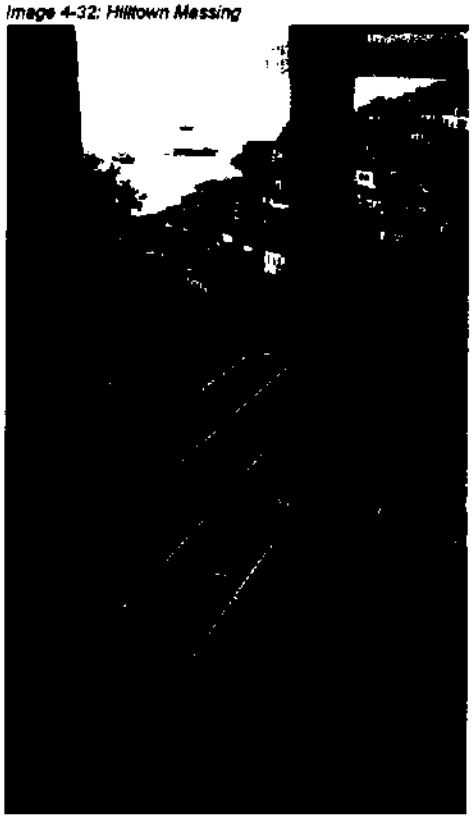


*Image 4-33: Pueblo Massing*

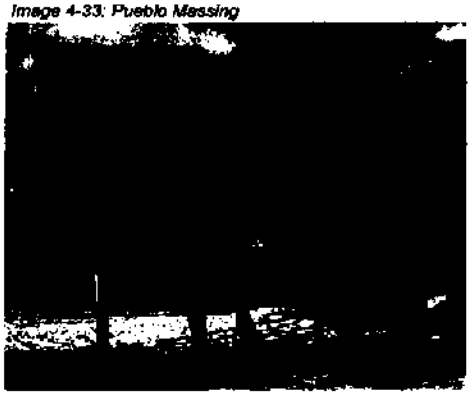
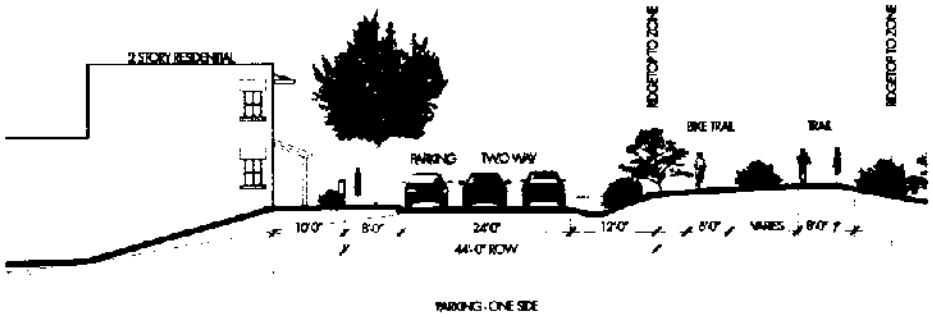


*Image 4-34: Zocalo Neighborhood*

*Figure 4 - 7: SETBACK DIAGRAMS continued*

## Subcollector - parking one side

(Similar to Montezuma in scale)

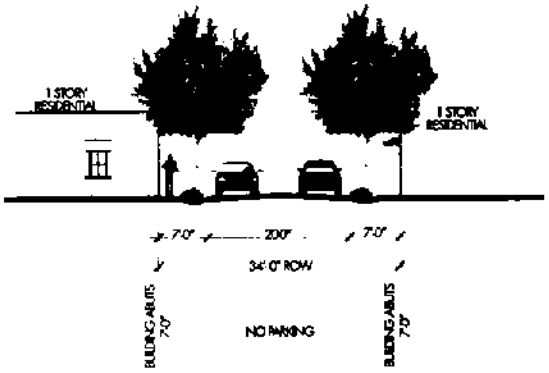



## Subcollector Residential

(Similar to Acequia Madre in scale)

## Urban Lane

(Similar to East De Vargas in scale)




## Rural Lane

(Similar to Acequia Madre in scale)

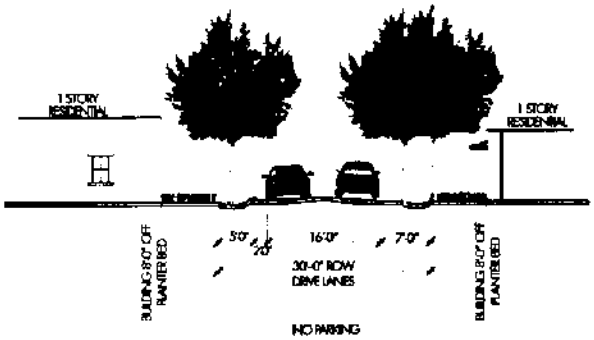


*Table 4-2: DIMENSIONAL STANDARDS + MEASUREMENTS*

| | | Maximum Gross Density [1] (du per acre) | Minimum Lot Size [2] | Maximum Height of Structures [3] (ft) | Minimum Setback Requirements [4] (ft) | Maximum Lot Coverage (%) | Minimum Distance Between Buildings [5] (ft) |
|---|---|---|---|---|---|---|---|
| | MU | A common landscaped open area with seating shall be provided with a min size of 500SF per acre of development, open to the sky, suitably lighted and designed to encourage social interaction<br><br>No single commercial tenant shall exceed 20,000 SF<br><br>Bldgs of 25 foot height or less shall not exceed a max of 12 dwelling units per acre<br><br>Bldgs of 35 foot height or less shall not exceed a max of 14 dwelling units per acre<br><br>Each unit shall have a 250SF open space | No minimum lot size, except as may be needed to satisfy other limitations applicable to an MU District<br><br>Also see Chapter 14-7.2 (B) (8) for open space | 35 feet (permitted where 2 or more stories are included in one building)<br><br>Where the mixed use development is adjacent to residential zoning, all buildings and structures within 70 feet of the adjoining residential property line shall not exceed 25 feet in height<br><br>Also see Chapter 14-7.2 (B) (8) for step back<br><br>**NWQ recommends increased height allowances with a 45 foot height max (four stories) in the 'Main Street' neighborhood in one mapped location.**<br>**NWQ recommends decreased height allowances to two stories in several mapped locations.** | FRONT: Equal to minimum yard requirements in adjoining residential district, if not separated by a street. Otherwise no setback.<br>SIDE: 30 feet from property line when abutting a residential district. 5 feet if not abutting residential. Right of way may be counted as setback.<br>REAR: 30 feet from property line when abutting a residential district. 10 feet when not abutting residential. Right of way may be counted as setback.<br><br>Also see Chapter 14-7.2 (B) (8).<br>**NWQ requests variance of sideyard setback abutting residential districts, to enable common wall conditions.** | No maximum lot coverage, except as may be needed to satisfy other limitations applicable to an MU District.<br><br>Also see Chapter 14-7.2 (B) (8) for footprint requirements and residential requirements | See setbacks in MU<br><br>Also, see Chapter 14-7.2 (B) (8) for separation of uses<br><br>**See MU setbacks.** |
| | SC-1 | | 5 acres (minimum district and lot size).<br><br>**NWQ recommends decrease to 2.236 acres (maximum district and lot size) based on 14-4.3 (I)(7)(d)(i) calculation.** | 35 feet<br><br>**NWQ recommends decreased height allowances to two stories in several mapped locations.** | Shall be equivalent to the minimum yard requirements in any adjoining zoning district<br><br>**NWQ requests variance of MU sideyard setback abutting residential districts, to enable common wall conditions.** | No max lot coverage | Shall be equivalent to the minimum yard requirements in any adjoining zoning district.<br><br>**See SC-1 setbacks.** |
| | MU | A common landscaped open area with seating shall be provided with a min size of 500SF per acre of development, open to the sky, suitably lighted and designed to encourage social interaction<br><br>No single commercial tenant shall exceed 20,000 SF<br><br>Bldgs of 25 foot height or less shall not exceed a max of 12 dwelling units per acre<br><br>Bldgs of 35 foot height or less shall not exceed a max of 14 dwelling units per acre<br><br>Each unit shall have a 250SF open space | No minimum, except as may be needed to satisfy other limitations applicable to an MU District<br><br>Also see Chapter 14-7.2(B)(8) for open space | 35 feet (permitted where 2 or more stories are included in one building).<br><br>Where the mixed use development is adjacent to residential zoning, all buildings and structures within 70 feet of the adjoining residential property line shall not exceed 25 feet in height<br><br>Also see Chapter 14-7.2(B)(8) for step back<br><br>**NWQ recommends decreased height allowances to 24 feet (two stories) in several mapped locations.** | FRONT: Equal to minimum yard requirements in adjoining residential district, if not separated by a street. Otherwise no setback.<br>SIDE: 30 feet from property line when abutting a residential district. 5 feet if not abutting residential. Right of way may be counted as setback.<br>REAR: 30 feet from property line when abutting a residential district. 10 feet when not abutting residential. Right of way may be counted as setback.<br>Also see Chapter 14-7.2 (B) (8).<br>**NWQ requests variance of sideyard setback, to enable common wall conditions.** | No maximum lot coverage, except as may be needed to satisfy other limitations applicable to an MU District<br><br>Also see Chapter 14-7.2 (B) (8) for footprint requirements and residential requirements | See setbacks in MU.<br><br>Also see Chapter 14-7.2 (B) (8) for separation of uses<br><br>**See MU setbacks.** |
| | RM 12-29 | 12 - 29 | Single Family: 3000 SF minimum. 2000 SF minimum if common open space provided<br><br>Multi-Family: see Chapter 14-7.1 (B)(5) (a and d) for minimum lot and open space. | 24 feet<br><br>**NWQ recommends increased height allowances with a 36 foot height max. (three stories) in several mapped locations.** | See Chapter 14-7.1 (B) (5) (g) for setbacks | Single-Family or Multi-Family (less than 6 units): 40% lot coverage; 70% if private open space is provided. | None |
| Medium Density Residential | RM-LD 12 | See Chapter 14-7.1 (B) (5) (b) for calculation of allowable dwelling units. | Single Family: 3000 SF minimum. 2000 SF minimum if common open space provided.<br><br>Multi-Family: see Chapter 14-7.1 (B) (5) (a and d) for minimum lot and open space | 24 feet | See Chapter 14-7.1 (B) (5) (g) for setbacks | Single-Family or Multi-Family (less than 6 units): 40% lot coverage, 70% if private open space is provided. | None |
| Low Density Residential | R3-R7 | 3 - 7<br><br>Units may be clustered as long as density requirements are met<br>See Chapter 14-7.1 (B) (2) (a) | 4000 SF minimum, no minimum if common open space provided.<br>See 14-7.1 (B) (2) (b) | 24 feet | Setbacks established by a development plan and approved by the Planning Commission | 40% lot coverage. 55% if private open space is provided | 10 feet, except where a provision is made for a common building wall |
| Very Low Residential | R1-R3 | 1 - 3 | Single Family: 4000 SF minimum. 2000 SF minimum if common open space provided<br>**NWQ recommends 3,800 SF maximum building heated area.**<br>Multi-Family: 4000 SF.<br>See Chapter 14-7.1 (B) (5) (a and d) for minimum lot and open space.<br>**NWQ recommends 3,800 SF maximum building heated area.** | 24 feet | FRONT: 7<br>SIDE: 5, 10 for second stories<br>REAR: 15 (or 20% of average depth of lot; no less than 5 feet single stories and 10 feet second stories).<br>**NWQ recommends defined building envelopes to minimize disturbance to open space area.** | 40% lot coverage; 50% if private open space is provided | 10 feet, except where a provision is made for a common building wall |

7

**Catch-Up and Keep-Up [redacted]: County of Santa Fe**

| AMI Range | Existing Conditions: % Current Renter Households | # Current Renter Households | Current Rent Distribution | Max income | Affordable rent | [redacted] %* | # | [redacted] %** | [redacted] | |
|---|---|---|---|---|---|---|---|---|---|---|
| [redacted] | | | | | | | | | | |
| 50.1-60% AMI | 7.9% | 646 | 9.0% | $31,680 | $792 | 7.9% | 48 | 9.1% | 15 | 7 |
| 60.1-80% AMI | 14.2% | 1,161 | 27.8% | $42,250 | $1,056 | 14.2% | 86 | 14.0% | 23 | 10 |
| 80.1-100% AMI | 10.8% | 883 | 8.5% | $52,800 | $1,320 | 10.8% | 65 | 9.1% | 15 | 7 |
| Over 100% AMI | 27.1% | 2,215 | 4.7% | Over $52,800 | Over $1,320 | 27.1% | 164 | 35.6% | 58 | 26 |
| TOTAL | 100.0% | **8,174** | 100.0% | - | - | 100% | [redacted] | 100% | [redacted] | |

*Represents distribution of all current renter occupied households, 2007 Household Survey; **Represents current renter occupied worker households, 2007 Household Survey; Included estimate of new units needed to address overcrowding and rentals in poor condition [redacted]

**County of Santa Fe [redacted]**

| | County of Santa Fe | [redacted] | | |
|---|---|---|---|---|
| Population | 78,542 | - | - | - |
| Housing Units | 32,636 | - | - | - |
| Households | 30,388 | - | - | - |
| Total # Vacant/ Second Homes | **2,298** | [redacted] | | |
| Total % Vacant/Second Homes | 7.0% | - | 8.2% | 8.2% |

*Assumes 8.2% of housing units in 2012 and 2015 are vacant or second homes. Assumption based on County Planning Department Estimates [redacted]

[redacted]

| Agency | Winter Only Emergency Shelter Beds | Year Round Emergency Shelter Beds | Transitional Housing Apartments | Permanent Housing Apartments | Agency Total | [redacted] |
|---|---|---|---|---|---|---|
| Total | 64 | 89 | 59 | 102 | 314 | |

Source: Plan to End Homelessness in Santa Fe in 5 Years

[redacted]

There is a known need for [redacted] of existing homes on the Pueblos, [redacted] totaling approximately [redacted]. Pueblos average annual income of $25,119 which is 60 percent of national norm and amongst the highest affordability gaps in the nation. Pueblo population totals approximately 30,497 for eight Pueblos.

[redacted]

As units are built to serve these households, residents will be vacating existing units that can then serve other residents housing needs. For this reason, existing resident housing problems can help define areas of housing need in the city, but **do not necessarily reflect a numerical increase in units needed within the county.**

**Households Reporting [redacted] County of Santa Fe, 2007**

| | Own | Rent |
|---|---|---|
| 2007 # of households | 22,214 | 8,174 |
| Total % with "housing problems" | 30.1% | 34.5% |
| Total # with "housing problems" | [redacted] | |

*Includes homes in poor condition and households that are cost burdened or overcrowded

(8)

LACRANIQUITA

# NEIGHBORHOOD

**I am signing this petition to show my opposition to the Blue Buffalo/ Tierra Concept project of 450 apartment units, three stories high at the former Ecoversity and adjoining properties abutting Agua Fria St.**

| NAME | ADDRESS | Phone# or Email |
|---|---|---|
| 1 James Holmes | 500 Pachera Apt 108 SFNM 87507 | google1sciar@gmail.com |
| 2 Liona Russell | 668 Altavista #E5 87505 | 577-1721 |
| 3 Marti Reggio | tribdinks@aol.com | 1639 Calle Sotero 84507 |
| 4 Donald Gallegos | 1530 Calle Angelina 87507 | 505 570-9632 |
| 5 Joey Fernandez | 1554 Calle Angelina 87507 | 505 438 4482 |
| 6 [illegible] | 1558 Calle Angelina 87507 | brittandnicole@live.com |
| 7 Marisela Valles | 1561 La Cienequita 87507 | 474-4533 |
| 8 Jerry Segura | 1557 La Cienequita | 660-6151 |
| 9 Angel De La Cruz | 1517 La Cienequita | daniel delac73@hotmail.com |
| 10 Lisa Farrand | 1509 La Cienequita | (505) 930-2298 |
| 11 Mike Eafisk | 1601 La Cienequita | 570-9085 |
| 12 Mary [illegible] | 1005 Camino Anasazi | 660-5139 |
| 13 Connie Ron | 988 Calle Cienelita | 501-2335 |
| 14 Gudrun Hoerig | 223 Gonzales Rd 87505 | 466-2115 |
| 15 Hilario Romero | 1561 La Cienequita 87507 | 474-4533 |
| 16 Orlene Lujan | 1671 Calle Sotero 87507 | 473-1789 |
| 17 [illegible] | 1654 Calle Sotero 87507 | 519-1334 |
| 18 [illegible] | 1655 Calle Sotero | 505-660-[illegible] |
| 19 [illegible] | 1525 [illegible] | [illegible]-5937 |
| 20 [illegible] | 1645 Calle Sotero | [illegible]-1587 |
| 21 [illegible] | 1525 La Cienequita 87507 | 474-4164 |
| 22 Barbara Gage | 1569 La Cienequita | 424-0302 |
| 23 Heidi Lemon | 1628 La Cienequita | 780-1041 |
| 24 John [illegible] | 1624 La Cienequita | 314-2601 |
| 25 Joe Valle | 1535 Calle Angelina | 310 1941 |
| 26 [illegible] | 1665 La Cienequita | 983-2124 |
| 27 Frank Moore | 1664 La Cienequita | 204-2255 |
| 28 Gladys Trujillo | 1672 La Cienequita | 473-4997 |
| 29 Bernice Gardunio | 1676 La Cienequita | 471-6822 |
| 30 [illegible] | [illegible] | [illegible] |
| 31 Frank Montano | 1655 Calle Sotero | 204-9704 |
| 32 Michael Coca | 2313 Callejon Hermano S.F. 87505 | mcoca44@comcast.net |
| 33 Ana Lopez | 1605 Calle De Oriente Norte | 505-692-0920 |
| 34 Ram Berkowowitz | 1609 Calle de SF 87507 | 505-310-5123 |

Exhibit "H"

## [illegible] NEIGHBORHOOD

**I am signing this petition to show my opposition to the Blue Buffalo/ Tierra Concept project of 450 apartment units, three stories high at the former Ecoversity and adjoining properties abutting Agua Fria St.**

| | NAME | ADDRESS | Phone# or Email |
|---|---|---|---|
| 35 | ~~103~~ Bryce Hromby | 1161 Calle de Oro Norte | hromby1617@comcast.net |
| 36 | ~~104~~ Lynette Hromby | 1617 Vecino Drive North | " |
| | ~~105~~ Maria De Anda | 96 Acequia de los Joyas SF | 699-5659 |
| | ~~106~~ | | |
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