



# Agenda

**PLANNING COMMISSION  
SPECIAL MEETING  
June 12, 2008 – 12:00-2:00 P.M.  
120 SOUTH FEDERAL PLACE  
THIRD FLOOR, ROOM 326**

**A. ROLL CALL  
B. STUDY ITEM**

1. Presentation and discussion of the Northwest Quadrant Master Plan. (Director, Office of Affordable Housing, Kathy McCormick, Housing Special Projects Manager, Lee DePietro, Master Planner, Claudia Meyer-Horn, Design Workshop and Architect, Suby Bowden, Suby Bowden & Associates)

**C. ADJOURNMENT**

**NOTES:**

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) 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 be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.  
**\*An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice.  
Please call 955-6521**

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**PLANNING COMMISSION STUDY SESSION**

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**MINUTES OF**  
**CITY OF SANTA FE**  
**PLANNING COMMISSION STUDY SESSION**

**June 12, 2008**

A study session of the City of Santa Fe Planning Commission was called to order by Chair Estevan Gonzales at approximately 12:00 p.m. on this date at 120 South Federal Place, Third Floor, Room 326, Santa Fe, New Mexico.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Angela Schackel Bordegaray  
Signe Lindell  
Matthew O'Reilly  
Bonifacio Armijo  
Estevan Gonzales, Chair  
Ken Hughes, Vice Chair

**MEMBERS ABSENT:**

Shayna Lewis  
Gloria Lopez  
John Salazar

**STAFF PRESENT:**

Tamara Baer, Planning Manager  
Kelley Brennan, Assistant City Attorney  
Frank Katz, City Attorney  
Wendy Blackwell, Director Technical Review Division  
Donna Wynant, Senior Planner  
Tony Raeker, Senior Planner  
Patrick Nicholson, Neighborhood Planner  
John Romero, Traffic Engineer  
Ted Swisabe  
Yolanda Cortez, Building Permit Division Director  
Lucas Cruse, SFMPO Senior Planner  
Lee DePietro, Manager Special Projects, Housing  
Greg Smith, Director Current Planning  
Lou Baker, Senior Planner  
Denise Cox, Stenographer

**COUNCILORS PRESENT:**

Chris Calvert

**OTHERS PRESENT:**

Rick Martinez, Neighborhood  
Cheryl Smith, Calle Mejia  
Nicole de Jurenev, Vice President Casa Solana  
Claudia Horn, Design Workshop, Team member  
Suby Bowden, NWQ Team Member  
Kyle Harwood, Harwood Consulting, PC

**B. STUDY ITEM**

1. Presentation and discussion of the Northwest Quadrant Master Plan.  
(Director, Office of Affordable Housing, Kathy McCormick, Housing Special

**Projects Manager, Lee DePietro, Master Planner, Claudia Meyer-Horn, Design Workshop and Architect, Suby Bowden, Suby Bowden & Associates)**

Ms. McCormick explained that Jack Hiatt suggested this meeting on the Northwest Quadrant. She said this is a cutting edge project that the neighborhoods are very passionate about. This is an opportunity to have a study session with the intention of submitting the plan for review in the next two weeks. She introduced those that have been involved in developing the project. They received input from staff and the community. There are various project goals and principles, but the key was to make this a place for people who can live in Santa Fe and work in Santa Fe with the intention based around the affordable housing aspect. She said this community supports affordable housing more than any other community she has ever worked with. This project will have mixed income levels with 37% of the project entry level homes, 33% step up market homes and then 30% market rate units. This will be a sustainable development, exceeding the green codes with cutting edge water use and catchment techniques. They wanted to change how government interacted with the public, so they worked with a homework group consisting of 40 members from the community who were interested in this project. The intent was to figure out how make this the best project with what were the most important elements. The intent was not for everyone to support or agree on the project. The design team took the information and applied their knowledge and expertise to provide multiple goals. This project is in cooperation with the Santa Fe Public Schools and they continue to work with the school district participation. Some of the principles they paid attention to were connectivity, live/work opportunities and neighborhood retail space. From the development you can look down into the City with the ability to see different features of Santa Fe. The topography steps down in the non-traditional plaza area and the community will be able to have some events there. The commercial space flexes so it can change from live/work to work only over time. This is designed according to the cascading density concept. Sixty percent of the site will be single family homes. She pointed out some of the features including the pedestrian trails, bicycle connections and parking garage. There will be some small convenience uses where the bus stop is. There is the strong possibility of a Fire Station in this area.

Kyle Harwood, water consultant, stated that he has been working on the water resource issues for the northwest quadrant. Most recently he has been working on the site water budget for this project. He is trying to come up with a realistic and progressive site water budget knowing how homes use water in Santa Fe and the reasonable, low numbers that are possible for water use. The estimated need is 200 acre feet of water which is a significant amount of water, but the city utilities deliver 10,000-12,000 acre feet per year to all the customers. They are also looking at how to maximize stormwater captured and how to use grey water. With regards to the grey water they have been looking at whether water could be discharged to the river. The idea of treating the water and reusing it are being explored although there are reasons that this is not typically done because the facilities are not popular in neighborhoods and it does require maintenance and expense. They continue to explore ways to re-use water. This is part of the process of sorting out some of the components of the site water budget. The master plan will be turned over to the private sector, so they are trying to plan out as many of the guideposts that the developer will need to follow as possible.

Mr. Harwood then reviewed the compliance issues specifically the requirement that all new construction offset the new water demand by creating savings in the existing system. This program continues to run today despite premature estimates of its demise. The Council in 2005 passed an ordinance called the water rights transfer ordinance. There were some amendments done in 2006 and now a new re-vamped ordinance is being proposed. New projects have a number of requirements to comply with regarding water resources. There is a new proposal to pledge some of the city's existing water resources to this project so that when the project is proposed to the master developer there is some certainty that the lofty goals can be met within the financial constraints. The resolution introduced over a year ago identified that the City has acquired a water right portfolio. He pointed out that the City typically does not pay for water rights that are held in aggregate and dedicate them to various projects. The City has had this particular water right for over 15 years. It is a discreet water right and has never been dedicated for a particular use, so staff is asking Council to dedicate this to the project. This water right would be committed to the most affordable end of the housing mix. The developer would comply with the regular rule for the market rate housing and some of the water right could possibly be used for the step up housing.

Chair Gonzales asked for a definition of step up homes.

Ms. McCormick said these are units that are priced for someone earning 100-150% of the area median income. It picks up where the Santa Fe Homes Program drops off which would mean units priced from approximately \$175,000-400,000. The intent is that it is for people that have bought their first home and are looking to step up.

Mr. Harwood explained that it is atypical for the City to commit water for anything other than the most affordable. Homes would contribute \$10,000 back into the fund for replacement rights which would support approximately 4 homes. Water rights cost between \$15,000-20,000 an acre foot. They would be contributing a pretty tremendous amount of money on an acre foot basis to the replacement water. The rationale for this proposal is that applying the straight water support to this project could mitigate the concern the master developer has about developing.

Mr. Harwood addressed some of the concerns he has heard at the meetings with this project. One concern is the proposal for such a large development with the uncertainty of supply and continuing drought. He said the long range water supply plan and transmission and distribution master plan anticipate a 1-2% demographic growth in the region. This assumption goes into the plan and is supported by statistical information. This seems like an appropriate number given demographic changes in the area. Plans do not identify where that growth will be, although this project is well within the service area. The plans all contemplate this kind of potential development. The Buckman direct diversion coming on line in 2010 will provide a more reliable water supply for a longer period of time. The main issue that has come up is proposal of a new development with the other realities.

Councilor Calvert commented that if the Council supports any kind of growth it will serve the whole community. He said it should be targeted in that respect, as they will not support just any growth.

Commissioner O'Reilly thought it would be better for the City to use its bargaining power to get all the water rights required at a lower rate and sell them to the master developer rather than finding rights on their own.

Councilor Calvert stated that they are actively pursuing water rights acquisition. In terms of this project they are trying to get reassurances that there are certain things taken care of to entice developers to bid on this project. He said if they have to go out and get their own water it could be difficult. This gives the reassurance while the City is continuing to look for water.

Mr. Harwood stated that in 2005 staff looked at that issue. The challenge is that the City is ill equipped to be a major player in this market as there are more procurement rules and the City has difficulty with acting nimbly in the market and taking risks. The nature of water rights is that there is no adjudication. A developer is better suited to spend money on that venture.

Claudia Meyer-Horn reviewed the site plan. They hope to create this energetic mix of homes with a connection to downtown. The target is 758 homes. This project will be interconnected with bicycle and pedestrian trails as well as the open space. They are proposing a new bus route. This area is within two miles of the plaza. Stormwater will be used for landscaping and they will have swales in the roadway to re-establish the arroyos. They will be doing infiltration with permeable surfaces and it will not shunted off or diverted elsewhere. They are placing the homes to make sure to get good solar orientation and make sure the homes are solar ready. The roof has all the connections to place solar when it is feasible to happen. Green materials, local materials and alternative materials will be used. They will be asking for some variances to what can be used for the main building component for the quadrant. The project will exceed the green code.

Chair Gonzales believes that energy generation is very important. He referred to a project in Henderson, Nevada, where they partnered with a Spanish Company to have concentrated solar that is off the grid. He noted that SFCC has partnered with Santa Fe Prep to do some sort of pilot. He asked what the goal is for energy generation to power the homes in this community. He also wanted to know if they are working with the community colleges.

Ms. Horn stated that they have not yet reached out to those entities, but have researched the potential to use portions of the land for larger energy generation that can be resold.

Chair Gonzales thought they should have a specific goal.

Ms. Bowden said in addition to the passive solar, they will be providing the sloped roofs for photovoltaic or collectors. This would be an extensive initial cost for an affordable community. They have compiled a long list of sources for green funding. One of these is the Enterprise Foundation which provides low cost or no cost flat plate collector programs. The developer can apply to these programs for green funding. PNM alternative rates will be purchased.

Councilor Calvert asked if there will be some sort of performance requirement which will dictate if they have to have solar. He said as the code gets more restrictive it may require measures such as solar.

Ms. McCormick said they researched the photovoltaic. She said they acknowledge that the developer will be looking at state and federal rebates along with the foundation dollars. She was confident that they will get some dollars. Another idea they had is doing an off the grid neighborhood with people committed to doing a pilot.

Commissioner Armijo asked if all the homes will have pitched roofs.

Ms. Bowden explained that all the rooftops are either a flat roof with a deck or a shed roof so they can apply integrated solar systems.

Commissioner Armijo said of the 758 homes how many are mixed use.

Ms. Bowden stated that there are 758 units, but they are phasing the units in. When there is full connectivity the live/work will fill in. This number includes the live/work.

Ms. Blackwell asked Ms. Horn to point out the ridgetop, foothills and 100-year floodplain.

Ms. Horn pointed out the FEMA flood zones, ridgetop and escarpment.

Ms. Blackwell commented that the concept of re-vegetating along the arroyos can be controversial with some people. There are laws that will have to be followed before any kind of work will be done in the arroyos.

Commissioner Bordegaray asked where the access points will be exactly.

Ms. McCormick explained that the entire phase one will be accessed off of Ridgetop. In the second phase they would request the connection to Montoya to support the commercial development. The third phase would contain the second connection.

Ms. McCormick showed the possible school sites; either a 25 acre site or a 15 acre site. These were never designated as school sites. Staff has been talking about the 7-15 acre site for a school requested. She said the school district is interested in a land trade of 15 acres adjacent to a site they own off of Buckman. In concept this would capture the anticipated development in the county and Aldea as well as this project. The school district would participate in how the land is used.

John Romero reviewed the three access points and showed how they looked at different combinations of Ridgetop, Montoyas and Calle Mejia. They found that the Ridgetop interchange could operationally handle all the traffic with re-striping and re-signalization. Until something is done to fix Alamo, Calle Mejia is not a feasible connection. They found that Montoyas would function as is. This adds traffic to the Casa Solana neighborhood, so they have shown what the before and after volumes would be within Casa Solana. He said eventually Ridgetop will have to be signalized.

Ms. McCormick said the design team will argue that as many access points as possible would be preferred. They do recognize that Mejia is not realistic due to the

improvements that need to be done. She said they will present the options to the City Council.

Commissioner Hughes asked how many cars park in the lot for the bus to Los Alamos.

Mr. Romero was not sure.

Commissioner Hughes asked if the objection is the number of cars.

Mr. Romero explained that there are operational failures at the intersection. No more than two cars can stack.

Commissioner Hughes asked if they could reserve Calle Mejia for a bus only lane. He commented that it is quite a bit farther to drive the other way.

Ms. Bowden stated that it would be expensive to upgrade the road.

Ms. Smith stated that for her neighborhood there will be 8000 extra cars a day that will be 20 feet from their front doors.

Ms. DePietro reviewed the pro forma. She said this continues to change as they learn more about the project. She said currently it is a break even situation. Currently, it has no commercial included. The build out will be 7-10 years. She said the biggest drivers are the engineering and earthwork. They have been in discussion with financing the project particularly regarding the infrastructure costs. There are different financial scenarios being proposed and studied.

Chair Gonzales asked if there will be a homeowners association. He urged them to consider this as he lives in Tierra Content which does not have this and it is a problem. The concept is to keep it affordable and the people in the step up are just as concerned as those in the affordable units in keeping the area clean. He said Councilors are fighting to get money to clean the area up. He said that needs to be given consideration as Tierra Contenta has suffered without it.

Councilor Calvert asked what the incentive to the developer is.

Ms. DePietro explained that there is a 5% developer fee which is low.

Ms. McCormick said it will probably have to be a non-profit, although there are several interested parties. They have run the pro forma and there is a lot of negotiating room. She is encouraged people are interested.

Chair Gonzales thought it would be a mistake to limit this to non-profits.

Ms. McCormick said they are not limiting it at all. She expects a non-profit may form in response. She does not know that there is a non-profit in town that could handle this.

Commissioner Bordegaray asked for a comparison to Stapleton in Austin.

Ms. McCormick said Stapleton is much larger.



Ms. Bowden reviewed the variance list presented at the ENN. There are currently 23 variances proposed. The zoning proposed will have limited uses that will be submitted. There are escarpment variances, they are asking for the right to build the ridgetop road crossing over and down to the north bowl which will be exceeding the 1000 square limit. They will try to limit where the crossings occur and the visibility. They are asking for the right to build a structure or feature at one point; this will be an identifying feature for the northwest quadrant. The next variance will be to build the Calle Mejia connection following the ridge. There will be individual city streets that exceed the 1000 square feet and three locations where they are crossing arroyos, so they want to evaluate these on a case by case basis. There will be wastewater variances due to the gravity feed and necessary lift stations. There are three contracts for lift stations and a maintenance contract. There will be a request that the lien be on the lift stations, not on the homes as is normally the case. The other option would be for the City to carry the lien so as not to hinder homeowner's ability to acquire loans. There will be no sewer lines in the arroyos but on trails. Another issue is allowing treated effluent water in the natural zones. Stormwater does require one parcel providing the stormwater or grey water to the area, so they will negotiate how to handle the leases. Street sections requested are the urban lane and alley residential. There are bike lanes along the entire length of the ridge. There will be another variance for a permeable pavement request. There will be a building material variance. Depending on the status of a proposed ordinance, there may be a variance to allow outdoor art in the area in the live/work area. She said they would like to request an expedited process for the affordable homes.

Chair Gonzales asked what the next steps are.

Ms. McCormick said this will all be wrapped up and then the City will be signing an agreement with the school and then there will be an expedited review. They hope to be in front of the Planning Commission at the end of August.

Chair Gonzales thanked staff for the lunch and presentation as well as the consultants.

### **C. ADJOURNMENT**

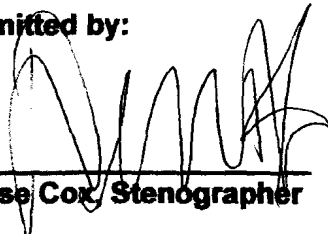
**There being no further matters to come before the Commission, and the Commission having completed its agenda, this meeting was adjourned at 2:00 p.m.**

**Approved by:**

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**Chair Estevan Gonzales**

**Submitted by:**



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**Denise Cox, Stenographer**